



APPLICATION ACCEPTED: January 15, 2015
PLANNING COMMISSION: June 25, 2015

County of Fairfax, Virginia

June 9, 2015

STAFF REPORT

APPLICATION FDPA 2002-MV-040-02

MOUNT VERNON DISTRICT



APPLICANT: Lorton AL Investors, LLC

ZONING: PDH-12 (Planned Development Housing, 12 du/ac)

PARCEL: 107-1 ((7)) E

SITE AREA: 2.94 acres

PLAN MAP: Alternative Uses

FDPA PLAN PROPOSAL: To amend the Final Development Plan for RZ 2002-MV-040 to permit a medical care facility and associated changes to development conditions.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 2002-MV-040-02 for a medical care facility, subject to the proposed development conditions set forth in Appendix 1.

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

Carmen Bishop, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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/



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

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

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



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

Final Development Plan Amendment

FDPA 2002-MV-040-02

Applicant:
Accepted:
Proposed:
Area:

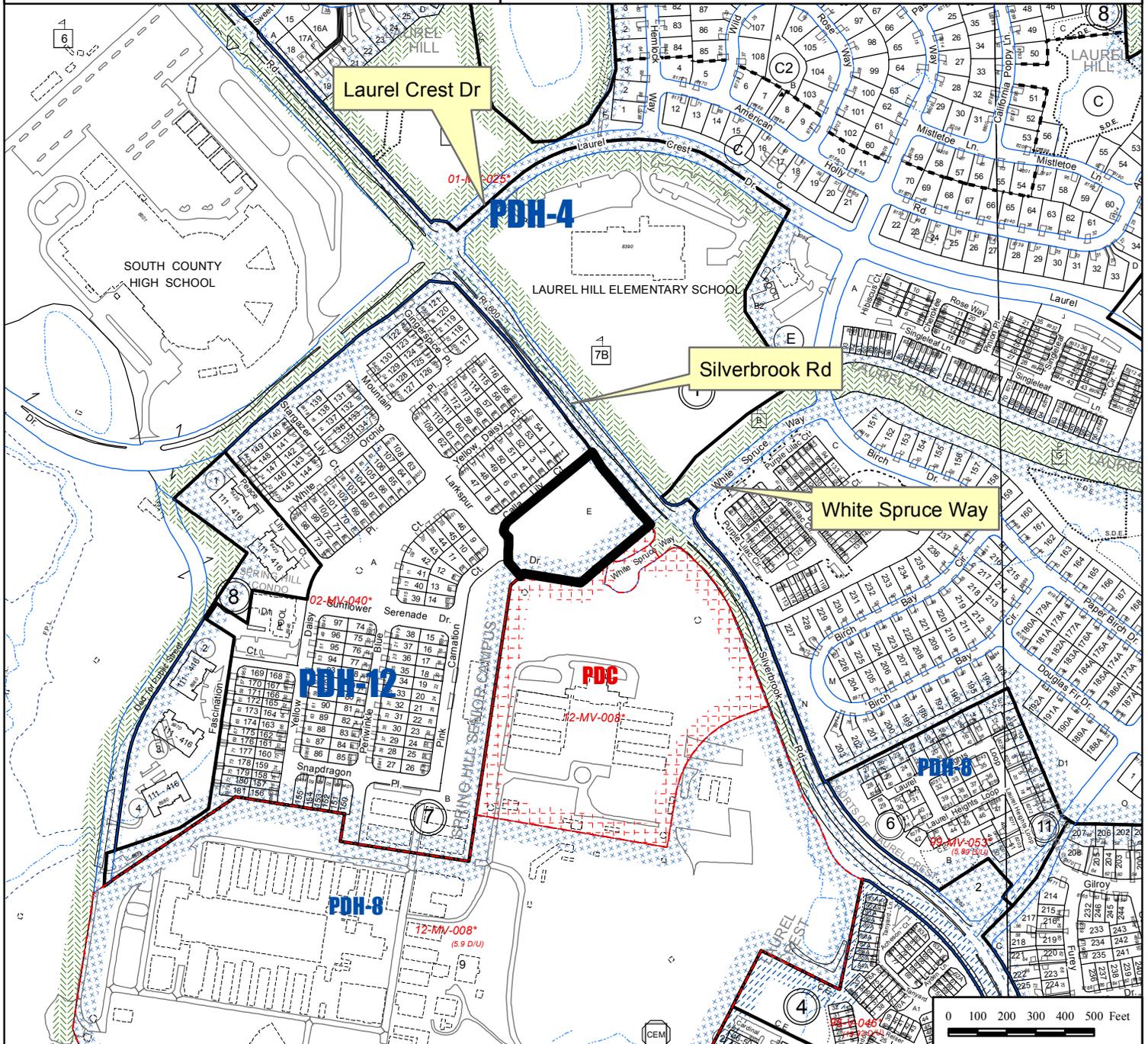
LORTON AL INVESTORS, LLC
01/15/2015
MEDICAL CARE FACILITY
2.94 AC OF LAND; DISTRICT - MOUNT VERNON

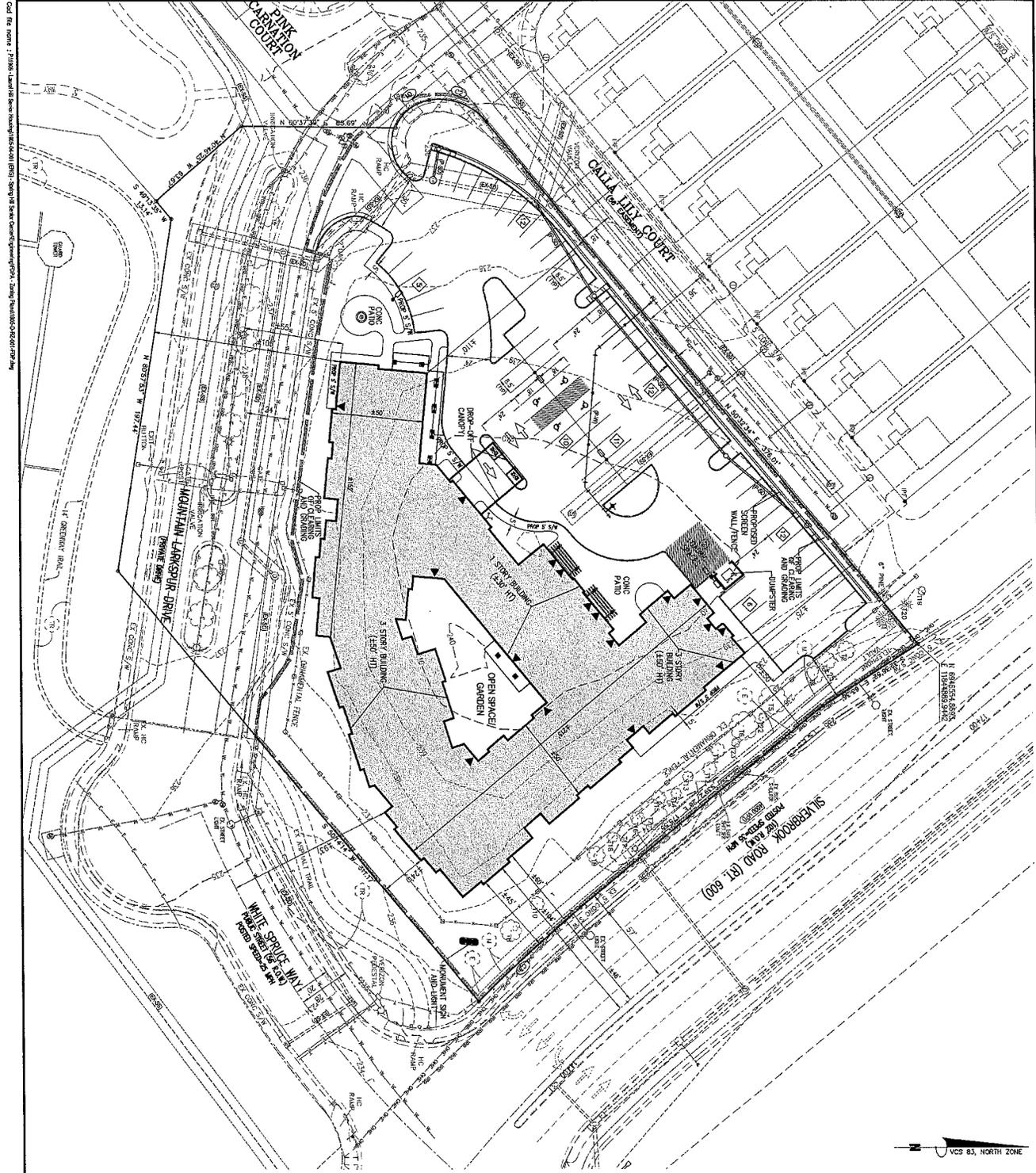


Zoning Dist Sect:
Located:

NORTHWEST QUADRANT OF THE INTERSECTION
OF SILVERBROOK ROAD AND WHITE SPRUCE WAY

Zoning: PDH-12
Overlay Dist:
Map Ref Num: 107-1- /07/ / E





VCS 83, NORTH ZONE

LEGEND

- EXISTING CONTOUR
- EXISTING TIE LINE/LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB LINE
- CENTERLINE OF RIGHT-OF-WAY
- PROPOSED SIDEWALK
- PROPOSED CURB LINE
- PROPOSED PARKING SPACE
- EXISTING ACCESS
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- EXISTING STORM DRAIN AND STRUCTURE NUMBER
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER AND STRUCTURE NUMBER
- EXISTING TELEPHONE LINE
- EXISTING FIRE ALARM LINE
- EXISTING UNDERGROUND IRRIGATION LINE
- EXISTING UTILITY POLE
- PROPOSED VEHICULAR DIRECTIONAL ARROW
- PROPOSED UTILITY DIRECTIONAL ARROW
- EXISTING 10' TOTAL PAVEMENT
- EXISTING 6' TOTAL PAVEMENT
- EXISTING 3' TOTAL PAVEMENT
- EXISTING 1.5' TOTAL PAVEMENT
- EXISTING 0.75' TOTAL PAVEMENT
- EXISTING 0.375' TOTAL PAVEMENT

NOTE
 ALL WORKS REQUIRED AT THE LOTS, THE EASEMENTS, AND OTHER RESTRICTIONS WILL HAVE EASEMENTS, PAINT, SPRINKLE AND OTHER REQUIRED INFORMATION NOTED AS REQUIRED HERE TO STRUCTURE CONFORMANCE.
 CONSTRUCTION OF BUILDING SHALL BE DONE IN ACCORDANCE WITH THE 2001 INTERNATIONAL BUILDING CODE, THE 2001 INTERNATIONAL PLUMBING CODE, AND THE 2001 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE. THE EXISTING FIRE ALARM CODE OF THE LOTS, THE PLANS AND SPECIFICATIONS HAVE BEEN RETAINED BY THE DESIGNER.

CURVE TABLE

| STATION | CHORD BEARING | CHORD LENGTH |
|----------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
| 1+00.00 | N 87°10'00" E | 100.00 |
| 1+100.00 | N 87°10'00" E | 100.00 |
| 1+200.00 | N 87°10'00" E | 100.00 |
| 1+300.00 | N 87°10'00" E | 100.00 |
| 1+400.00 | N 87°10'00" E | 100.00 |
| 1+500.00 | N 87°10'00" E | 100.00 |
| 1+600.00 | N 87°10'00" E | 100.00 |
| 1+700.00 | N 87°10'00" E | 100.00 |
| 1+800.00 | N 87°10'00" E | 100.00 |
| 1+900.00 | N 87°10'00" E | 100.00 |
| 2+000.00 | N 87°10'00" E | 100.00 |

GRAPHIC SCALE
 1" = 100' (AS SHOWN)
 1" = 200' (AS SHOWN)

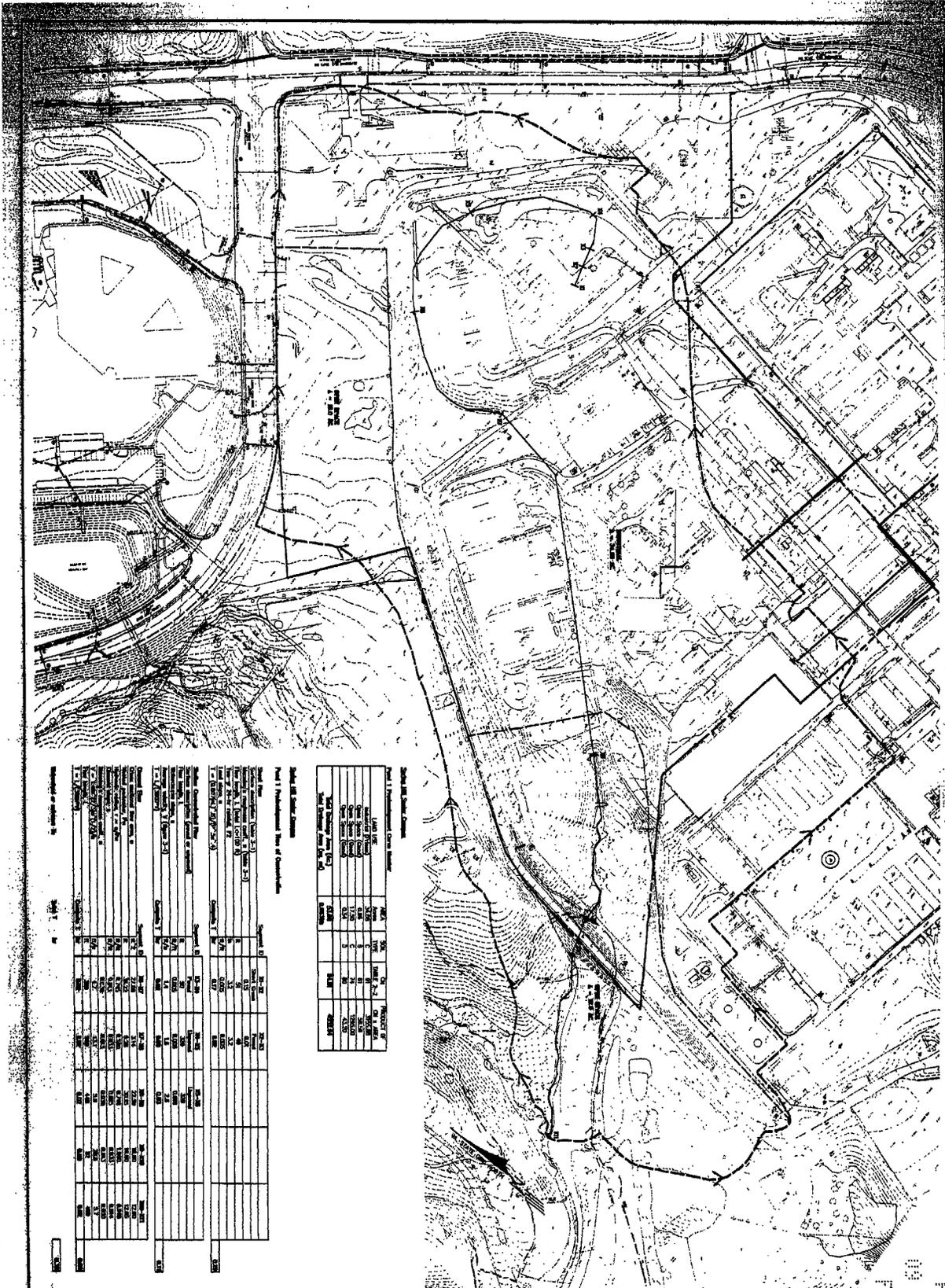


FINAL DEVELOPMENT PLAN - PARCEL 'E'
THE CROSSINGS AT SPRING HILL
SPRING HILL SENIOR CAMPUS
PARCEL 'E'
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.
 14201 Thunderbolt Place
 Suite 300
 Chicksley, Virginia 20151
 Phone: (703) 484-1000
 Fax: (703) 481-0720
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.



CAD FILE: 1/15/04 - Level Hill Senior Housing (10/15/04) (EIG) - Spring Hill Senior Center (1/15/04) (2/04) - Zoning Plan (10/15/04) (10/15/04) - 1/15/04 (10/15/04) - 1/15/04
 PLOT: 1/15/04 - Level Hill Senior Housing (10/15/04) (EIG) - Spring Hill Senior Center (1/15/04) (2/04) - Zoning Plan (10/15/04) (10/15/04) - 1/15/04 (10/15/04) - 1/15/04



FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE.

Table 1: Proposed Plan of Construction

NO.	DESCRIPTION	AMOUNT	DATE	STATUS
1	CONCRETE	100	2003	COMPLETE
2	STEEL	50	2003	COMPLETE
3	WOOD	200	2003	COMPLETE
4	PAINT	100	2003	COMPLETE
5	ROOFING	100	2003	COMPLETE
6	MECHANICAL	100	2003	COMPLETE
7	ELECTRICAL	100	2003	COMPLETE
8	PLUMBING	100	2003	COMPLETE
9	LANDSCAPE	100	2003	COMPLETE
10	UTILITIES	100	2003	COMPLETE

Table 2: Proposed Plan of Construction

NO.	DESCRIPTION	AMOUNT	DATE	STATUS
11	CONCRETE	100	2003	COMPLETE
12	STEEL	50	2003	COMPLETE
13	WOOD	200	2003	COMPLETE
14	PAINT	100	2003	COMPLETE
15	ROOFING	100	2003	COMPLETE
16	MECHANICAL	100	2003	COMPLETE
17	ELECTRICAL	100	2003	COMPLETE
18	PLUMBING	100	2003	COMPLETE
19	LANDSCAPE	100	2003	COMPLETE
20	UTILITIES	100	2003	COMPLETE

<p>STORMWATER MANAGEMENT - POND 1 - EXISTING CONDITIONS SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1" = 100' C.L. 3 FEET DATE: SEPT., 2003</p>		<p>URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7718 LITTLE RIVER TUDORPIKE ALEXANDRIA, VIRGINIA 22308 (703) 643-8000</p>	<p>PLAN DATE 10/21/03 08/11/04</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP'D</th> <th>CHK.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	NO.	DATE	DESCRIPTION	BY	APP'D	CHK.						
NO.	DATE	DESCRIPTION	BY	APP'D	CHK.										

SHEET 8 OF 19

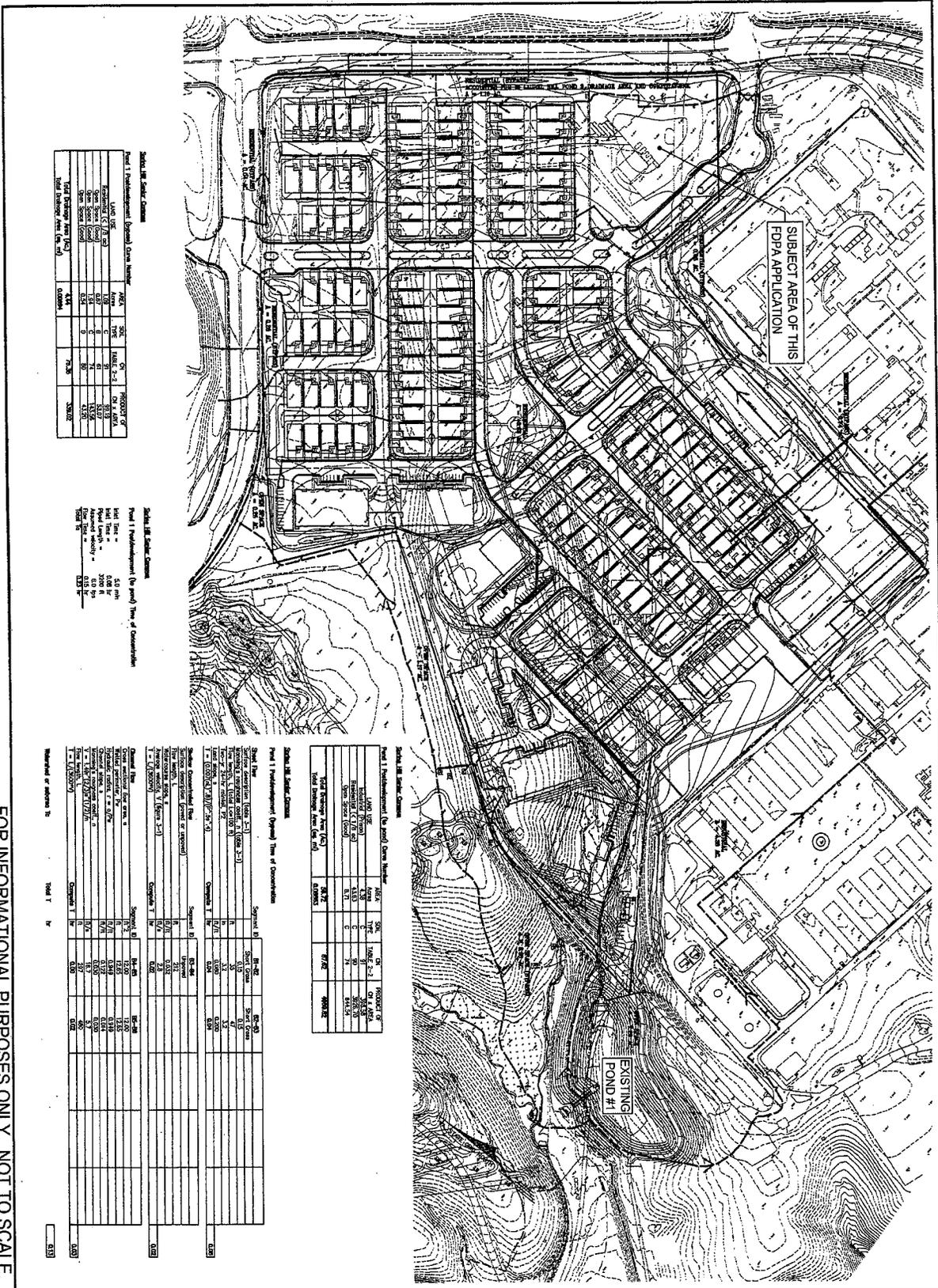
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BY: [Signature]	BY: [Signature]
CHK: [Signature]	CHK: [Signature]
APP'D: [Signature]	APP'D: [Signature]
DATE: 10/21/03	DATE: 10/21/03

EXISTING SWM POND #1 - EXISTING CONDITIONS
THE CROSSINGS AT SPRING HILL
SPRING HILL SENIOR CAMPUS
PARCEL 'E'
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

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 Chantilly, Virginia 20151
 Phone: (703) 484-1000
 Fax: (703) 481-9720
 www.bowmanconsulting.com
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SUBJECT AREA OF THIS
EOPA APPLICATION

EXISTING
POND #1

Sheet 18B: Site Data

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT OF TOTAL
1	Impervious	1,234,567	15.2%
2	Permeable	6,789,012	84.8%
Total		8,023,579	100%

Sheet 18B: Site Data

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT OF TOTAL
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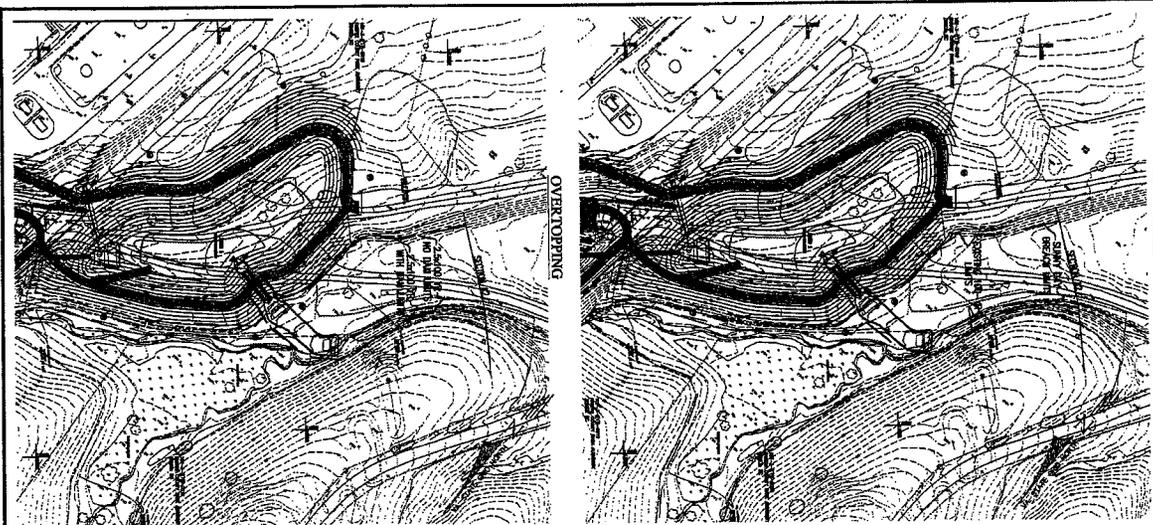
Sheet 18B: Site Data

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FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE.

STORMWATER MANAGEMENT - POND 1 - PROPOSED CONDITIONS SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 100' DATE: SEPT., 2003			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7115 LITTLE RIVER TURNPIKE ARLINGTON, VIRGINIA 22209 (703) 648-0300	PLAN DATE: 10/22/03 06/11/04
REVISIONS: 1-18-03 2-18-03 3-18-03 4-18-03 5-18-03 6-18-03 7-18-03 8-18-03 9-18-03 10-18-03 11-18-03 12-18-03 1-19-04 2-19-04 3-19-04 4-19-04 5-19-04 6-19-04 7-19-04 8-19-04 9-19-04 10-19-04 11-19-04 12-19-04 1-20-05 2-20-05 3-20-05 4-20-05 5-20-05 6-20-05 7-20-05 8-20-05 9-20-05 10-20-05 11-20-05 12-20-05 1-21-06 2-21-06 3-21-06 4-21-06 5-21-06 6-21-06 7-21-06 8-21-06 9-21-06 10-21-06 11-21-06 12-21-06 1-22-07 2-22-07 3-22-07 4-22-07 5-22-07 6-22-07 7-22-07 8-22-07 9-22-07 10-22-07 11-22-07 12-22-07 1-23-08 2-23-08 3-23-08 4-23-08 5-23-08 6-23-08 7-23-08 8-23-08 9-23-08 10-23-08 11-23-08 12-23-08 1-24-09 2-24-09 3-24-09 4-24-09 5-24-09 6-24-09 7-24-09 8-24-09 9-24-09 10-24-09 11-24-09 12-24-09 1-25-10 2-25-10 3-25-10 4-25-10 5-25-10 6-25-10 7-25-10 8-25-10 9-25-10 10-25-10 11-25-10 12-25-10 1-26-11 2-26-11 3-26-11 4-26-11 5-26-11 6-26-11 7-26-11 8-26-11 9-26-11 10-26-11 11-26-11 12-26-11 1-27-12 2-27-12 3-27-12 4-27-12 5-27-12 6-27-12 7-27-12 8-27-12 9-27-12 10-27-12 11-27-12 12-27-12 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2-38-23 3-38-23 4-38-23 5-38-23 6-38-23 7-38-23 8-38-23 9-38-23 10-38-23 11-38-23 12-38-23 1-39-24 2-39-24 3-39-24 4-39-24 5-39-24 6-39-24 7-39-24 8-39-24 9-39-24 10-39-24 11-39-24 12-39-24 1-40-25 2-40-25 3-40-25 4-40-25 5-40-25 6-40-25 7-40-25 8-40-25 9-40-25 10-40-25 11-40-25 12-40-25 1-41-26 2-41-26 3-41-26 4-41-26 5-41-26 6-41-26 7-41-26 8-41-26 9-41-26 10-41-26 11-41-26 12-41-26 1-42-27 2-42-27 3-42-27 4-42-27 5-42-27 6-42-27 7-42-27 8-42-27 9-42-27 10-42-27 11-42-27 12-42-27 1-43-28 2-43-28 3-43-28 4-43-28 5-43-28 6-43-28 7-43-28 8-43-28 9-43-28 10-43-28 11-43-28 12-43-28 1-44-29 2-44-29 3-44-29 4-44-29 5-44-29 6-44-29 7-44-29 8-44-29 9-44-29 10-44-29 11-44-29 12-44-29 1-45-30 2-45-30 3-45-30 4-45-30 5-45-30 6-45-30 7-45-30 8-45-30 9-45-30 10-45-30 11-45-30 12-45-30 1-46-31 2-46-31 3-46-31 4-46-31 5-46-31 6-46-31 7-46-31 8-46-31 9-46-31 10-46-31 11-46-31 12-46-31 1-47-32 2-47-32 3-47-32 4-47-32 5-47-32 6-47-32 7-47-32 8-47-32 9-47-32 10-47-32 11-47-32 12-47-32 1-48-33 2-48-33 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7-88-73 8-88-73 9-88-73 10-88-73 11-88-73 12-88-73 1-89-74 2-89-74 3-89-74 4-89-74 5-89-74 6-89-74 7-89-74 8-89-74 9-89-74 10-89-74 11-89-74 12-89-74 1-90-75 2-90-75 3-90-75 4-90-75 5-90-75 6-90-75 7-9				

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DAM BREACH ANALYSIS

A DAM BREACH ANALYSIS HAS BEEN PERFORMED FOR THE OUTFALL FROM THE STORM WATER MANAGEMENT POND 1 FOR THE SPRING HILL CAMPUS PROJECT. A CROSS SECTION HAS BEEN PLACED APPROXIMATELY 375' DOWNSTREAM OF THE PROPOSED DAM, WHICH CORRESPONDS TO CROSS SECTION A2. THE LOCATION OF THIS CROSS SECTION WAS USED SO AS TO ENSURE THE SUNNY DAY BREAK WATER SURFACE ELEVATION IS BELOW THE EXISTING 100-YEAR WATER SURFACE ELEVATION AND THE OVERTOPPING WATER SURFACE ELEVATION IS WITHIN 1' OF THE 2.5*100 YEAR WATER SURFACE ELEVATION. (ASSUMING THERE IS NO DAM)

HEC-1 WAS USED TO MODEL THE DAM BREACH ANALYSIS USING THE MINIMUM REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL(PFM). THE SUNNYDAY DAM BREACH WAS PERFORMED ASSUMING THAT THE FACILITY WAS FULL TO THE LEVEL OF THE EMERGENCY SPILLWAY CREST, ELEVATION 187.37 FT. THIS BREACH WAS MODELED AS A PIPING FAILURE WITH THE INFLOW TO THE POND ASSUMED EQUAL TO ZERO, WHICH YIELDS A DAM BREACH FLOW OF 941 CFS AT THE DAM AND WHEN ROUTED TO SECTION A2 THE FLOW IS 898.63 CFS RESULTING IN A W.S.E. OF 169.46. THE OVERTOPPING DAM BREACH ANALYSIS WAS PERFORMED ASSUMING THE DAM FAILS AT THE MAXIMUM WATER SURFACE ELEVATION, 191.35 FT. THE RESULTS SHOW THAT THE 2.5*100TH STORM EVENT OVERTOPS THE DAM. THE OVERTOPPING DAM BREACH WAS ROUTED TO CROSS SECTION "A2" WHERE AN ADDITIONAL 3.07 ACRES IS DRAINED RESULTING IN A COMBINED DISCHARGE OF 1765 CFS. (W.S.E.=170.22 FT.) THE NODAM DISCHARGE OF 1162 CFS, THEREFORE, THE DIFFERENCE IN WATER SURFACE ELEVATION IS 0.49 FT, WHICH MEETS THE PFM CRITERIA. NO DOWNSTREAM STRUCTURES WILL BE INUNDATED BY THE DAM BREACH, THEREFORE IT IS IN OUR OPINION THAT THE DAM IS ADEQUATE.

SUNNY DAY BREACH		OVERTOPPING BREACH	
DISCHARGE W.S.E.	DITCH/CH. W.S.E.	DISCHARGE W.S.E.	DITCH/CH. W.S.E.
EXISTING 100YR. 962.36 CFS 176.70'	2.5*100YR W/DAM 1162 CFS 169.73'	1765 CFS 170.22'	1162 CFS 169.73'
BREACH 941 CFS 189.46'	2.5*100YR W/DAM 1765 CFS 170.22'		

FOR INFORMATIONAL PURPOSES ONLY. NOT TO SCALE

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DAM BREACH ANALYSIS - POND 1 SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER PARKWAY ANNANDALE, VIRGINIA 22003 (703) 642-6000	PLAN DATE 10/23/03 08/11/04	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REVIEW APPROVED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE					
NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE											
SCALE: 1" = 100' CL 2 PERST DATE: SEPT. 2003		REVISION APPROVED BY DIVISION OF DESIGN REVIEW													

SHEET 13 OF 19

DATE	BY	DESCRIPTION
NOVEMBER 13, 2004		
NOVEMBER 13, 2004		

COUNTY PROJECT NUMBER: 03-11050401

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: NOVEMBER 13, 2004

EXISTING SWM DETAILS - POND #1
 THE CROSSINGS AT SPRING HILL
 SENIOR CAMPUS
 PARCEL 'E'
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

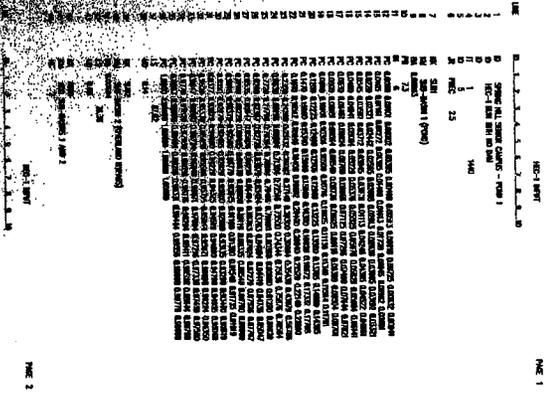
Bowman Consulting Group, Ltd.
 14200 Thunderbolt Place
 Suite 200
 Chantilly, Virginia 20151
 Phone: (703) 664-1000
 Fax: (703) 661-9770
 www.bowmanconsulting.com



POND 1 - NO-DAM



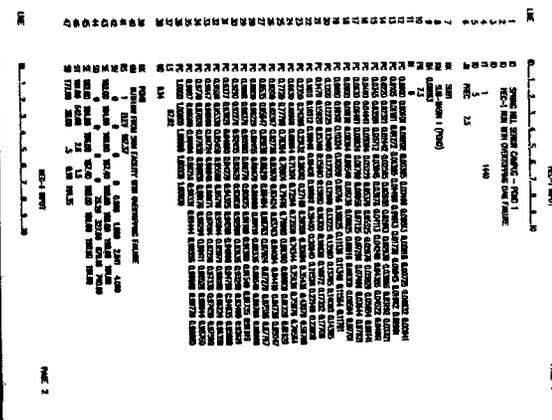
THIS DRAWING REFLECTS ALL REVISIONS THROUGH REV. 1.0. ANY CHANGES FROM THIS DRAWING SHOULD BE REFLECTED IN THE REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS TO ORIGINAL OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS TO ORIGINAL OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



POND 1 - OVERTOP



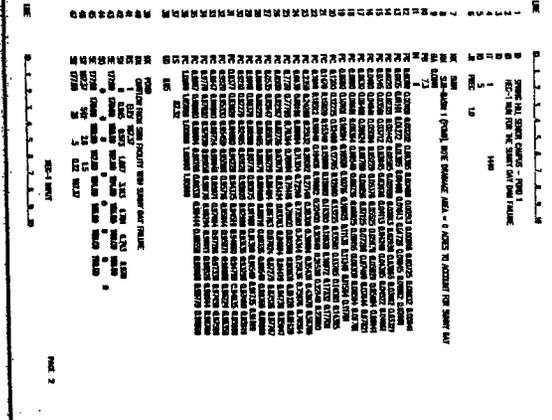
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POND 1 - SUNNYDAY



THIS DRAWING REFLECTS ALL REVISIONS THROUGH REV. 1.0. ANY CHANGES FROM THIS DRAWING SHOULD BE REFLECTED IN THE REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS TO ORIGINAL OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS AND DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

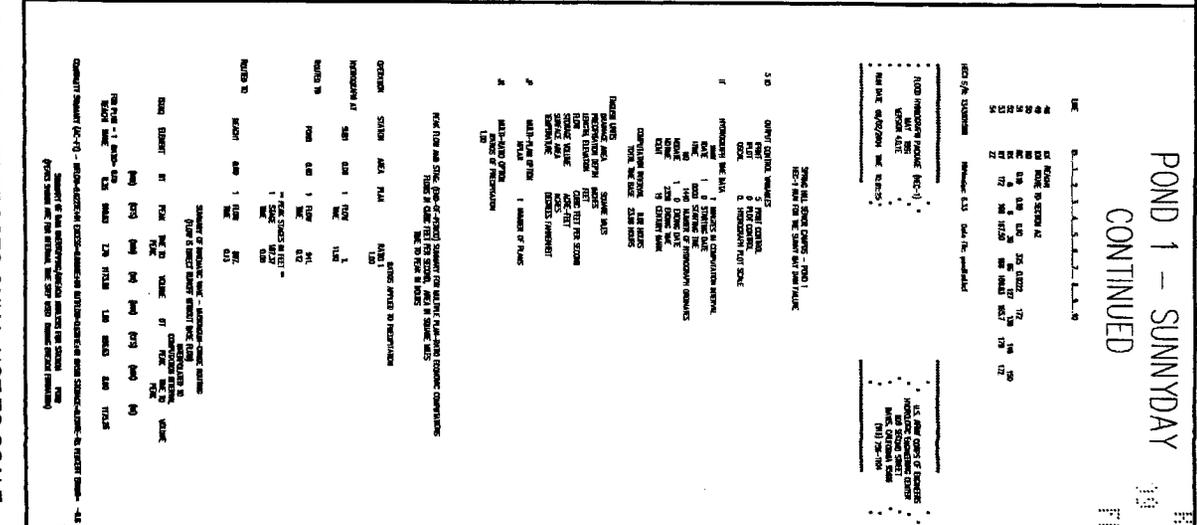
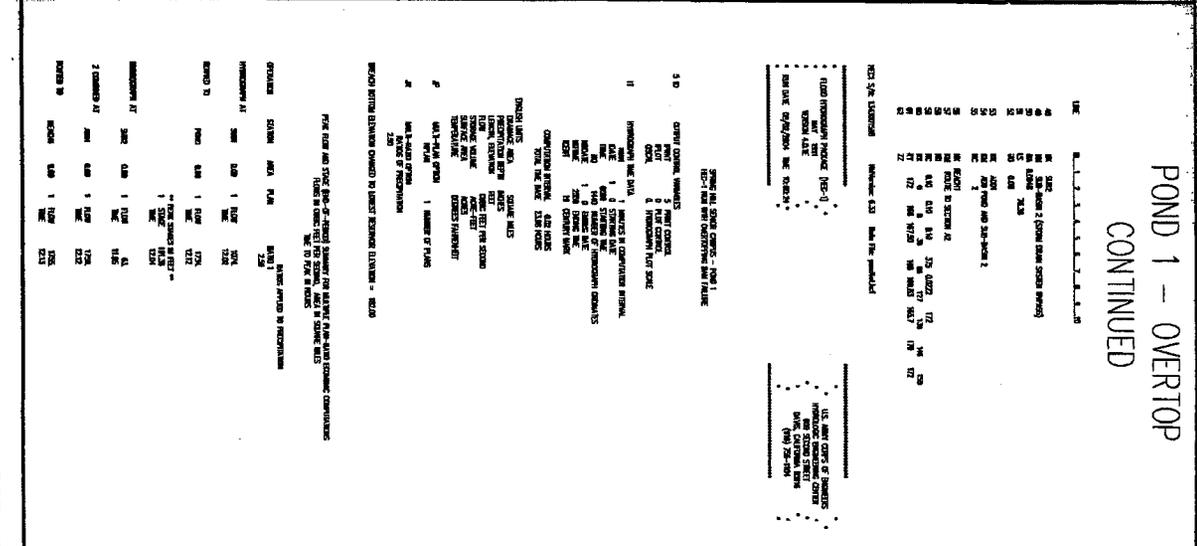
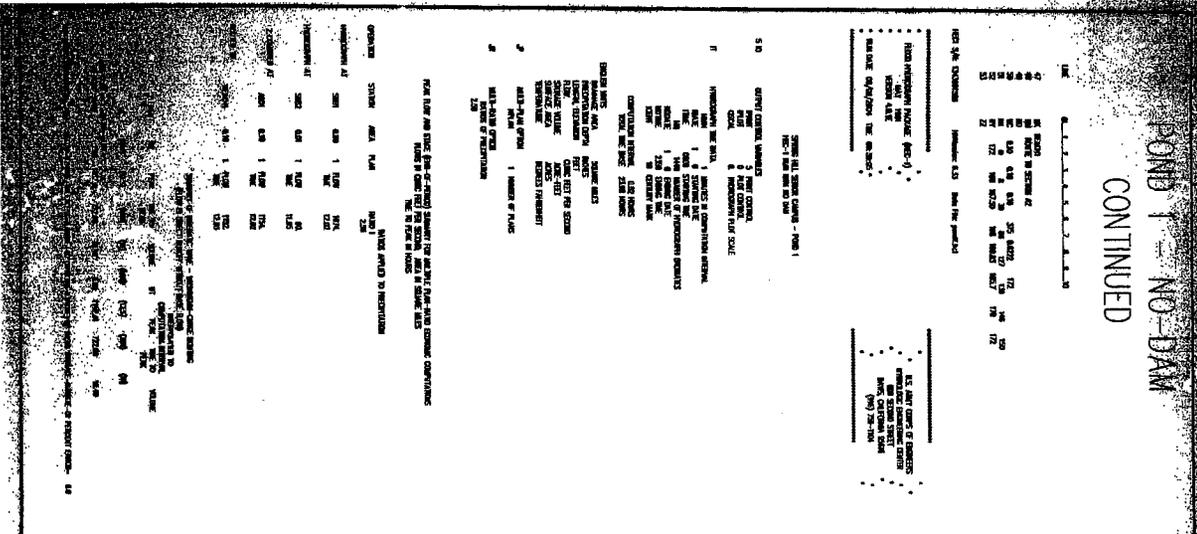


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DAM BREACH ANALYSIS - POND 1 SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 100' DATE: SEPT. 2003			URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7714 LITTLE WYTHE STYPOXEE ANNAPOLIS, VIRGINIA 20702 (703) 842-8660	PLAN DATE: 9/2/03 REVISION APPROVED BY DIVISION OF DESIGN REVIEW
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COUNTY PROJECT NUMBER: 5714/01 DATE: NOVEMBER 11, 2004 DRAWN: CHAN, CHAO CHECKED: CHAN, CHAO DATE: 10/27/04	EXISTING POND #1 DAM BREACH ANALYSIS THE CROSSINGS AT SPRING HILL SPRING HILL SENIOR CAMPUS PARCEL 'E' MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	Bowman Consulting Group, Ltd. 1400 Thuncheon Place Suite 200 Chesley, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-8750 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.	
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Civil Engineering - Landscape Architecture - Land Surveying
 11/10/05 - Local Hill Senior Center/11/10/05-01 (2) - Spring Hill Senior Center/Engineering/2004 - Drawing/11/10/05-01-01 DESIGN BY CHS/01/11/10/05 11/10/05



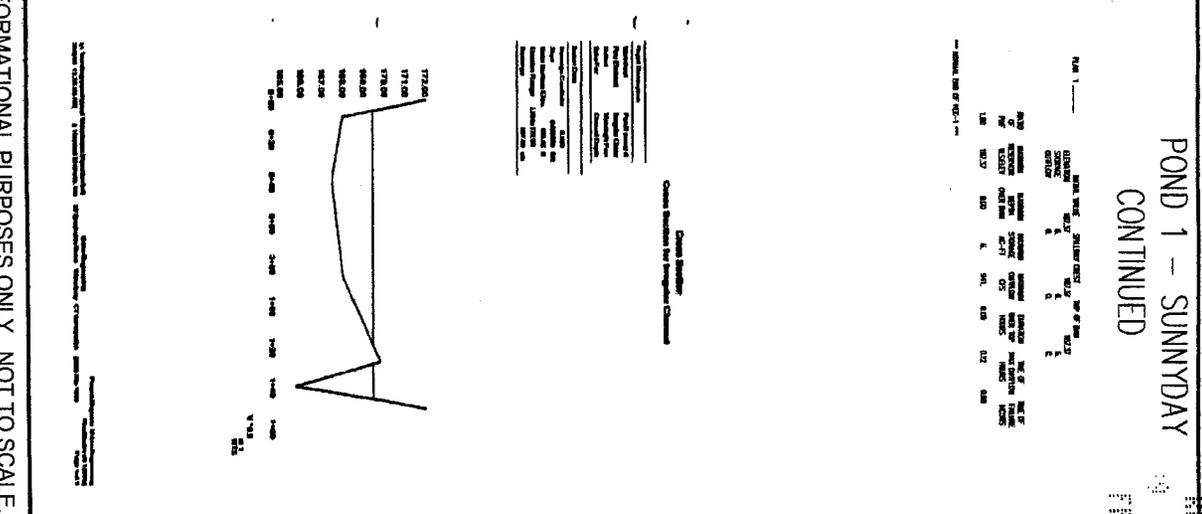
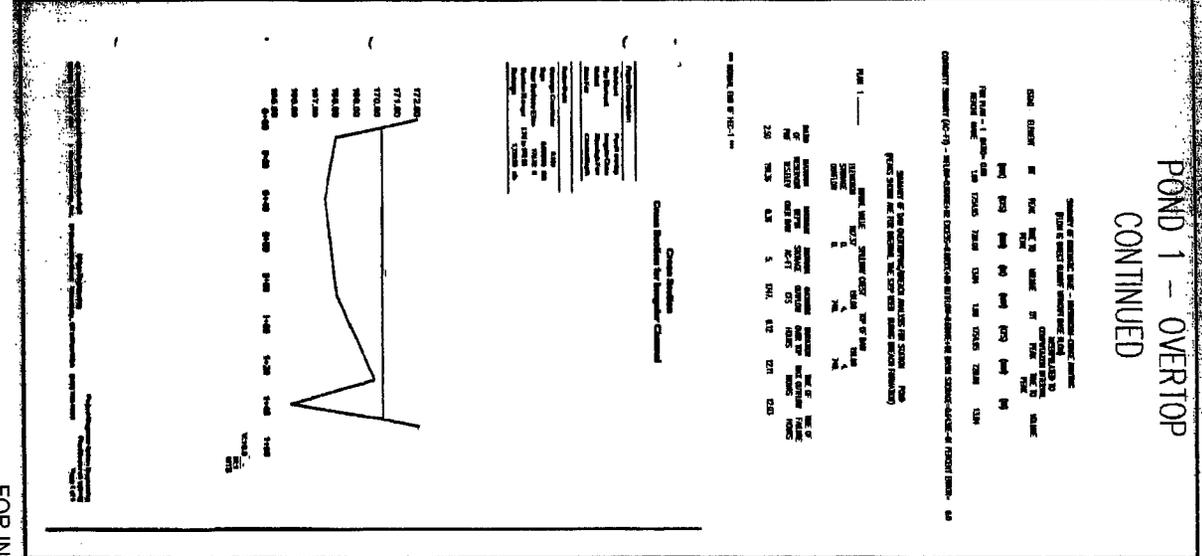
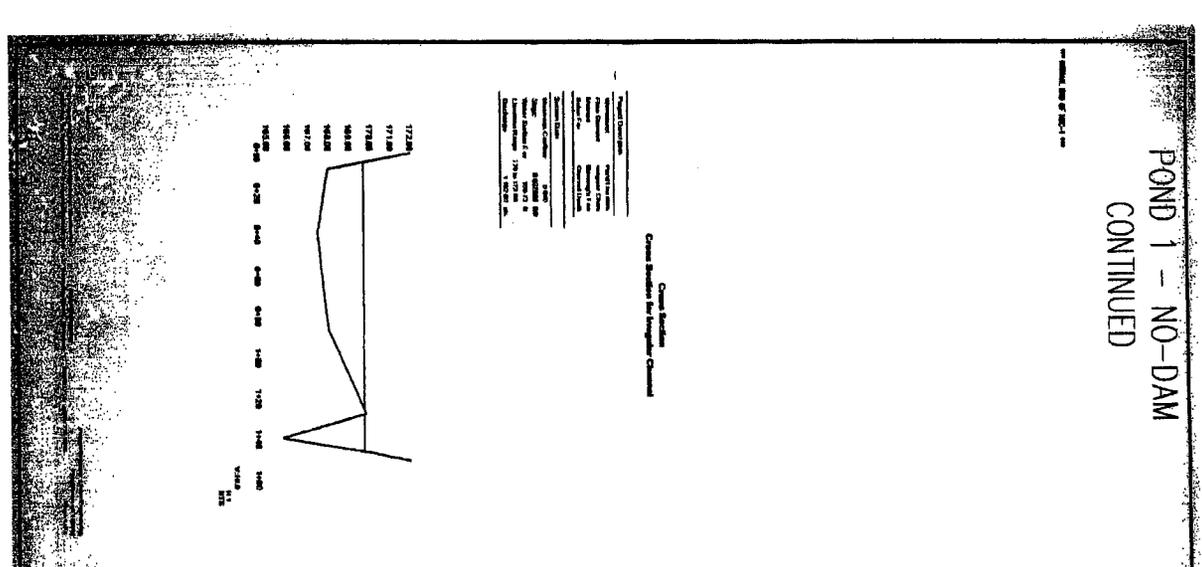
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<p>DAM BREACH ANALYSIS - POND 1 SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTURE • LAND SURVEYING 1118 LITTLE RIVER TURNPIKE ANNAPOLIS, VIRGINIA 20706 (703) 646-0040</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPROVED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p style="text-align: center; font-size: small;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	NO.	DATE	DESCRIPTION	BY	APPROVED	DATE												
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SHEET 15 OF 19
 DATE: NOVEMBER 10, 2014
 FILE: 11/10/05-01

<p>EXISTING POND #1 DAM BREACH ANALYSIS THE CROSSINGS AT SPRING HILL SPRING HILL SENIOR CAMPUS PARCEL 'E' MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>Bowman Consulting Group, Ltd. 14020 Thunderbolt Place Suite 200 Chantilly, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-9729 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.</p>
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Civil 3D File Name: J:\1395 - Laurel Hill Senior Housing\1395-04-001 (200) - Spring Hill Senior Center\Engineering\DWG - zoning\Parcel1395-0-02-001-03\DWG1395-0-02-001-03.dwg



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DAM BREACH ANALYSIS - POND 1 SPRING HILL SENIOR CAMPUS PHASE 1 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	 NORTH	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7714 LITTLE HONEY CREEK DRIVE ANNANDALE, VIRGINIA 22006 (703) 648-6000	PLAN DATE 10/21/03 06/11/01
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EXISTING POND #1 DAM BREACH ANALYSIS THE CROSSINGS AT SPRING HILL SPRING HILL SENIOR CAMPUS PARCEL 'E' MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	Bowman Consulting Group, Ltd. 16000 Thunderbolt Place Suite 309 Chantilly, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 461-9720 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
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Bowman
CONSULTING

DESCRIPTION OF THE APPLICATION

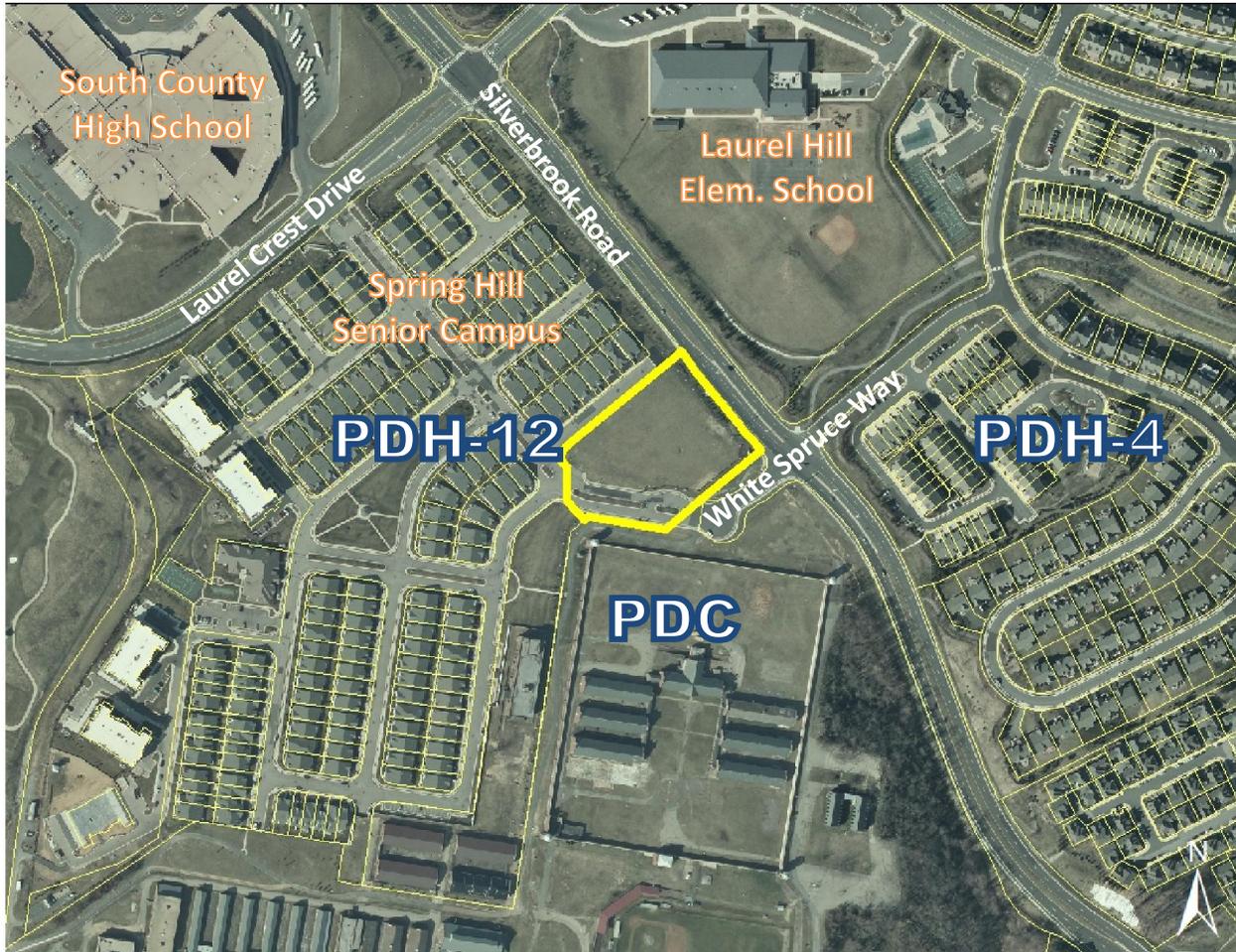
The applicant requests to amend the Final Development Plan to replace the previously approved 4-story, 80-unit independent living senior housing building with a 1 to 3-story, 108-unit medical care facility for assisted living and memory care. The proposed facility would have a maximum of 117 residents and 27 staff at one time. In accordance with Proffer 10.c. approved with RZ 2002-MV-040, a medical care facility may be substituted for the senior housing building with an application for a Final Development Plan Amendment (FDPA).

A reduced copy of the FDPA Plan is included at the front of this report. The proposed development conditions, the applicant's statement of justification and affidavit are included in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

The property is located at the northwest corner of Silverbrook Road and White Spruce Way within the Laurel Hill redevelopment area. Access to the property is from the private, gated Mountain Larkspur Drive located to the south. The property is currently vacant. It is relatively flat and contains ornamental fencing, and landscaping along Silverbrook Road. The property is part of the Spring Hill Seniors community, and is adjacent to the Laurel Hill Adaptive Reuse Area. Surrounding land uses are identified in the table below and depicted on the following map.

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Laurel Hill Elementary School (across Silverbrook Road)	PDH-4	Public Facilities
East	Single Family Attached Laurel Hill Landbay E, Section 1 (across Silverbrook Road)	PDH-4	Residential, 4-5 du/ac
South	Laurel Hill Adaptive Reuse Area (approved for retail and office with residential option)	PDC	Alternative Uses
West	Single Family Detached Spring Hill Senior Campus	PDH-12	Alternative Uses



Source: Fairfax County GIS, 2013 Imagery, with added annotations

BACKGROUND

The subject property was approved for senior housing as part of RZ/FDP 2002-MV-040 for the Spring Hill Seniors development on May 5, 2003, subject to proffers. The approval was for a 4-story senior housing building of approximately 159,000 square feet with 80 independent living units; the approved proffers and CDP/FDP are included in Appendix 4. A revised development plan was approved by interpretation on April 6, 2006, which included a modified building footprint and underground parking for the subject property, which is included in Appendix 5. An interpretation dated July 31, 2013 confirmed that a Final Development Plan Amendment (FDPA) could be submitted for the proposed conversion to a medical care facility, subject to approval by the Spring Hill Community Association and conformance with the proffer relating to the provision of affordable housing. That interpretation letter is included in Appendix 6, and the letter from the Spring Hill Community Association consenting to the filing of the application is included in Appendix 2.

COMPREHENSIVE PLAN PROVISIONS

The Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District, Laurel Hill Community Planning Sector (LP1), amended through October 28, 2014, under the heading, "Land Unit Recommendations" provides the following guidance for Subunit 3B on page 47:

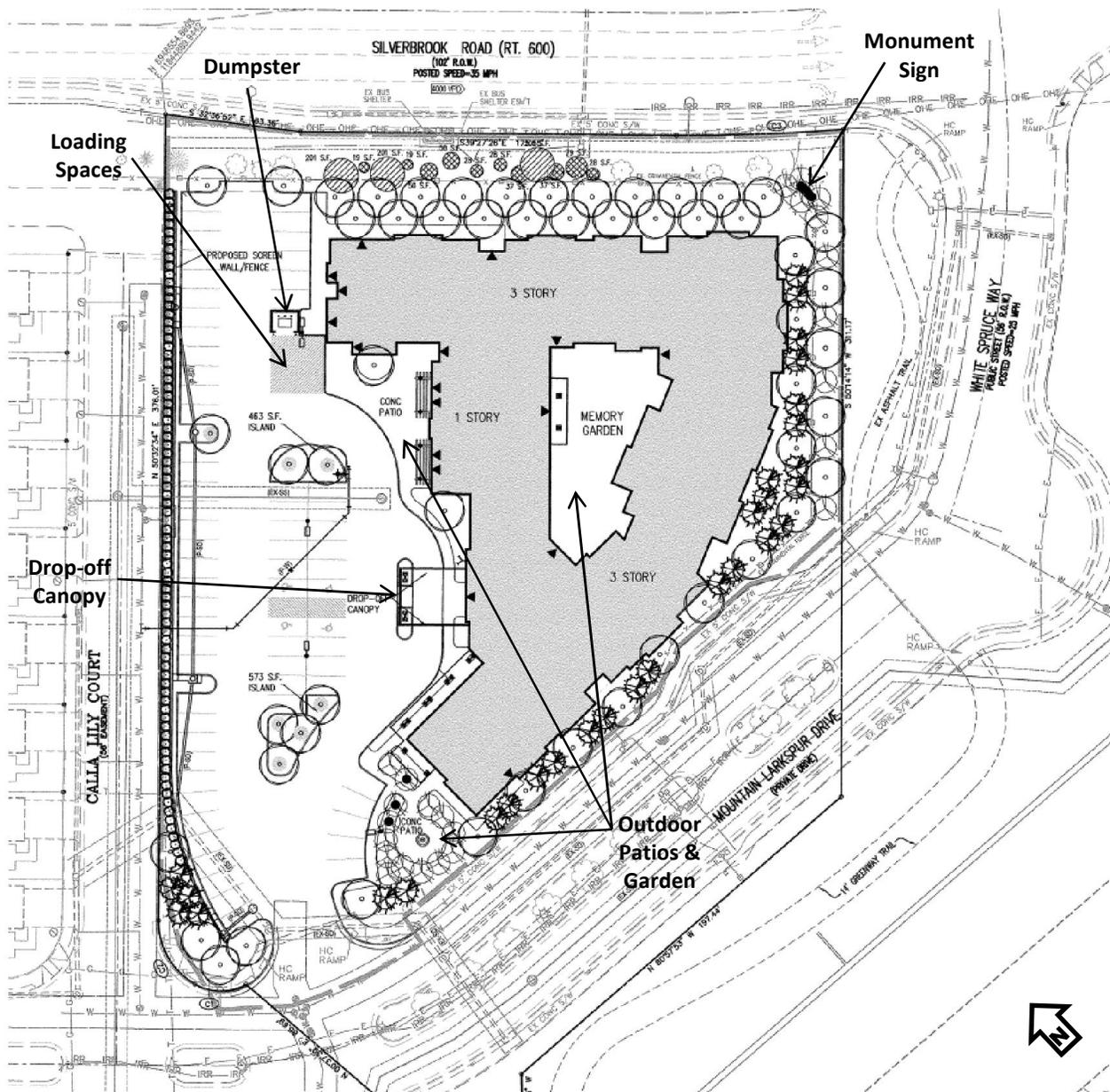
The former Central Facility Redevelopment Area is planned and approved for active adults and independent senior housing. Other uses appropriate within this redevelopment area include: limited support retail and service uses, non-hospital institutional or public uses, including higher educational uses and health care service uses, excluding hospital uses. In the redevelopment area, an alternative use should be parks and recreational use.

The subject property is designated for Alternative Uses on the Comprehensive Plan Map. Alternative Uses are areas where the Comprehensive Plan recommends more than one use and direction is given by the Area plans. The plan for Subunit 3B (Area IV, page 45) shows the Spring Hill Senior Campus as a Redevelopment Area.

DESCRIPTION OF THE FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)

The FDPA, titled "The Crossings at Spring Hill, Spring Hill Senior Campus," was prepared by Bowman Consulting, and consists of 19 sheets dated November 10, 2014, as revised through May 13, 2015.

The approximately 2.94-acre site is proposed to be developed with a 75,945-square foot medical care facility. The one to three-story building will include a total of 108 units with 117 beds for assisted living and memory care. A minimum of 66 parking spaces is required and 68 are proposed. The building is oriented with the entrance to the northwest, and includes a canopy-covered drop-off area. Two loading spaces are provided next to the dumpster area. Outdoor recreation space is provided with two patios and an interior courtyard. Landscaping includes trees in the parking lot and around the sides and rear of the building (along Silverbrook Road, White Spruce Way and Mountain Larkspur Drive), and a row of shrubs along Calla Lily Court. A free-standing sign is proposed to be located at the corner of Silverbrook Road and White Spruce Way.



Source: FDPA, Sheet 4, with added annotations

ANALYSIS

A Final Development Plan Amendment may be approved under the provisions of Article 6 for a planned development district, if the general and design standards of Sects. 16-101 and 102 of the Zoning Ordinance are satisfied. In addition, Sect. 16-402 of the Zoning Ordinance requires all final development plans to be prepared in accordance with the approved conceptual development plan and any conditions as may have been adopted by the Board of Supervisors.

Conceptual Development Plan (CDP) and Proffers

Staff reviewed the application for conformance with the CDP and associated proffers approved as part of RZ 2002-MV-040 for the Spring Hill Senior Campus (Appendix 4). The Final Development Plan was approved without conditions. Several proffers relate to the subject application. In particular, proffer 10.c. states:

If mutually agreed upon by the Applicant and the HOA, an application for a Final Development Plan Amendment may be submitted to convert one (1) of the adaptive reuse buildings or the Senior Housing Building to a medical care facility for assisted living purposes, subject to review by the Health Care Advisory Board. In such case, there would be no requirement for approval of a Proffered Condition Amendment to these proffers.

The applicant proposes to convert the Senior Housing Building to a medical care facility in accordance with this proffer. To comply with the proffer, the application has been reviewed by the Health Care Advisory Board (Appendix 7), and the applicant provided a letter from the Spring Hill Community Association consenting to the submission of the application (included in Appendix 2).

The applicant has confirmed that the amenities listed in Proffer 5.b.iii., as required for the previously approved Senior Housing Building, would be provided in the proposed medical care facility. A proposed condition has been included regarding these amenities. Proffer 14 requires compliance with the affordable dwelling unit (ADU) program as set forth in Part 8 of Article 2 of the Zoning Ordinance. Since a medical care facility is not classified as residential, the ADU program does not apply; however, converting the independent living units to a medical care facility reduces the total number of dwelling units for the Spring Hill Senior Campus and the corresponding number of the units (75 percent) that can be constructed prior to the provision of ADUs. To address this issue, the applicant obtained a modification dated September 29, 2014, pursuant to Sect. 2-815 of the Zoning Ordinance from the Affordable Dwelling Unit Advisory Board permitting construction and occupancy of the proposed medical care facility irrespective of the issuance of residential use permits for ADUs (included in Appendix 2).

Proffer 7 requires review and approval by the Fairfax County Architectural Review Board (ARB) as stipulated in the Memorandum of Agreement for the Lorton Correctional Complex National Register-Eligible Historic District. The ARB reviewed and approved the proposed application on May 14, 2015, subject to three conditions (Appendix 8). One condition requires the lighting of the proposed monument sign to be installed flush at the base, and two conditions relate to the proposed shrubs along Calla Lily Court. The ARB required the shrubs to be Inkberry Holly, and the height of the wall, berm and shrubs to be coordinated with the Spring Hill Community Association.



Proffer 13 addresses noise attenuation requirements for units impacted by highway noise from Silverbrook Road. The applicable portion of the proffer has been reiterated in a proposed condition. In addition, staff has included proposed conditions for green building practices as recommended by the Environment and Development Review Branch (Appendix 9).

Overall, the proposed development would continue to be subject to conformance with the approved CDP and proffers. Staff believes that the proposed FDPA is in accordance with the approved rezoning and development plan.

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

Sect. 16-101 of the Zoning Ordinance establishes the general standards that must be satisfied for the approval of planned development rezoning applications and development plans.

General Standard 1 requires that the planned development substantially conform to the adopted Comprehensive Plan with respect to type, character and intensity.

The subject property is planned for Alternative Uses and was previously approved for independent living with the option to convert the use to a medical care facility.

General Standard 2 requires that the planned development achieve the stated purpose and intent of the planned development district more than under a conventional district.

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The proposed facility is designed to be an integrated part of the Spring Hill Senior Campus.

General Standard 3 requires the planned development to efficiently utilize the land and preserve scenic and natural features to the extent possible.

The property is presently a vacant, grass field with trees along Silverbrook Road on the outside of the ornamental fence. The trees are proposed to remain and additional

landscaping is proposed. There are no scenic or natural features to be preserved as part of the proposed development.

General Standard 4 requires that the planned development be designed to prevent substantial injury to surrounding development and not deter or impede development.

The proposed facility is oriented with the parking and building entrance to the northwest, facing into the Spring Hill Senior Campus, with landscaping around the rear of the building along Silverbrook Road and White Spruce Way. A landscape wall, berm and plantings are proposed between the parking lot and Calla Lily Court to screen headlight glare from the adjacent dwellings. In addition, the Spring Hill Community Association has consented to the filing of the application.

General Standard 5 requires the planned development to be located in an area with adequate public facilities.

The proposed application does not adversely affect the provision of adequate public facilities as determined during the review of the rezoning. No concerns were identified during the review of the subject application by Fairfax County Fire and Rescue, Fairfax Water or the Department of Public Works and Environmental Services Wastewater Planning and Monitoring Division (Appendices 10 and 11). Stormwater management has been provided for with the previously approved and constructed pond (Appendix 12).

In addition, the Fairfax County Department of Transportation (FCDOT) review did not identify any significant additional or different impacts to the transportation network from the previously approved Senior Housing Building (Appendix 13). In response to the FCDOT comment regarding the loading spaces, the applicant revised the plan to provide the appropriate width in accordance with the Zoning Ordinance.

General Standard 6 requires that the planned development provide coordinated linkages.

Sidewalks will link the proposed building entrance to the Spring Hill Senior Campus. A sidewalk also extends to White Spruce Way and Silverbrook Road, with a security gate.

Overall, staff believes that the proposed FDPA satisfies the General Standards for planned developments.

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

Sect. 16-102 of the Zoning Ordinance sets forth the design standards for review of rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats.

Design Standard 1 requires that in order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, and 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 that particular type of development under consideration.

The proposed building is located approximately 45 feet from the lot line adjacent to Silverbrook Road, and 24 feet from the lot line proximate to White Spruce Way. This generally conforms to the minimum yard requirements for the R-12 District (minimum required front yard not less than 20 feet, side yard not less than 10 feet, and rear yard not less than 25 feet). The Urban Forest Management Division review (Appendix 14) determined that the proposed landscaping satisfies the 10-year tree canopy requirements of the Public Facilities Manual and the interior parking lot landscaping requirements of the Zoning Ordinance. Although the Zoning Ordinance does not require transitional screening or barriers between a medical care facility and the school to the northeast and the Adaptive Reuse Area to the southeast, the FDPA provides substantial landscaping along Silverbrook Road and White Spruce Way.

Design Standard 2 specifies that 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 shall have general application in all planned developments.

Staff finds that the proposed FDPA conforms to the applicable regulations. The application does not affect the provision of open space as approved as part of the rezoning for the Spring Hill Senior Campus. The plan provides for parking and loading in accordance with the Zoning Ordinance. The facility is required to comply with Article 12 of the Zoning Ordinance regarding signage.

Standard	Required	Provided
Parking	66 (1 space/3 residents + 1 space/employee)	68
Loading	2 (1 space/first 10,000 GFA + 1 space/each additional 100,000 GFA or major fraction)	2
Open Space	27%	31%
Signage	Max. 1 freestanding sign (max. 40 SF and 8 ft. in height, and min. 10 ft. from any lot line)	1 freestanding sign (min. ~12.5 ft. from lot line; SF & height subject to approval in accordance with Art. 12)

Design Standard 3 requires streets and driveways to generally conform to county design regulations and, where applicable to afford access to mass transportation facilities. The standard requires a network of trails and sidewalks.

The subject application does not affect the approved design of streets, driveways or trails. Pedestrian access extends from Mountain Larkspur Drive to the building entrance with a proposed five-foot wide sidewalk.

Overall, staff believes that the proposed FDPA meets the Design Standards for planned developments.

Additional Standards for Medical Care Facilities (Sect. 9-308)

Although the application is not subject to Special Exception approval, staff considered the guidance contained in the standards for medical care facilities in Sect. 9-308 of the Zoning Ordinance. The review by the Health Care Advisory Board (HCAB) is included in Appendix 7.

Additional Standard 1 addresses the information to be considered and hearings that may be held by the Health Care Advisory Board in developing a recommendation.

The application was reviewed at a public meeting before the HCAB on April 13, 2015. At that time, the HCAB deferred its decision and requested additional information demonstrating community need for the proposed facility. The applicant provided the requested documentation and on May 11, 2015, the HCAB voted to recommend approval of the application, subject to the applicant's participation in the Auxiliary Grant Program.

Additional Standard 2 requires HCAB to consider whether or not: (a) there is a demonstrated need for the proposed facility, (b) the facility has or can provide for a working relationship with a general hospital, and (c) the facility will contribute to a plan for comprehensive health care for the area to be served.

As noted in their review memo, the HCAB found the application to be acceptable in terms of access, need, quality, operations, and financial accessibility. To demonstrate need for the facility and the proposed 74 assisted living and 34 memory care units, the applicant provided data to HCAB showing high occupancy rates within their primary market area. In particular, the closest competitor, the Fairfax at Belvoir Woods was found to be 100 percent occupied in both assisted living and memory care beds. The applicant has indicated that relationships will be established with the Inova HealthPlex-Lorton, which has an emergency department and is located approximately one mile to the southeast, the Inova Mount Vernon Hospital and the Sentara Northern Virginia Medical Center.

The proposed facility will add assisted living and memory care options to the age-restricted Spring Hill Senior Campus that includes active adult and independent living units, allowing more seniors the option of aging within their community. The facility will be developed by Smith/Packett Med-Com, LLC and will be operated by its sister company Harmony Senior Services. Smith/Packett has over 30 years of experience in developing senior living and long-term care projects, including numerous facilities in

Virginia. The facility will be staffed 24 hours per day, with a maximum of 27 employees on-site at any one time. Staff will include a total of approximately 100 employees, consisting of 50 full-time positions and an executive director licensed as an Assisted Living Manager in Virginia. All units will include bathrooms and the non-memory care units will have kitchenettes. The units will be designed with accessibility features and an emergency call system. The memory care units will meet all security requirements of the Virginia Department of Social Services.

The applicant has indicated that the assisted living and memory care rates will range between a total of approximately \$5,500 and \$7,000 monthly. In addition, the applicant has agreed to maintain at least four assisted living units for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant Program. As indicated in the HCAB memo, the recommendation of approval was based on the understanding that should a resident in assisted living with an Auxiliary Grant need to transition to memory care, that the Auxiliary Grant would 'follow them' to the next level of care. However, in subsequent discussions, the applicant has clarified that the Auxiliary Grant Program would not be used for memory care on a permanent basis. The applicant has indicated that a transition plan would be implemented to transfer the resident to another licensed facility. Although participation in a program such as the Auxiliary Grant Program to provide affordable units as part of a medical care facility is not a specific requirement of the Zoning Ordinance, it has been a long-standing policy of the HCAB to request that applicants maintain four percent of their units as affordable. Staff commends the applicant for agreeing to participate in the Auxiliary Grant Program, and encourages the applicant to allow the Auxiliary Grant Program funding to follow an assisted living resident, should the need arise for memory care, and such a unit is available.

Additional Standard 3 requires such uses to be designed to accommodate service vehicles with access to the building at a side or rear entrance.

The parking area has been designed to accommodate service vehicles. The ends of the approximately "L"-shaped building function as the sides. Parking is provided in proximity to both ends, and two loading spaces are located with access to the service entrance at the northern end of the building.

Additional Standard 4 requires a freestanding nursing facility to be located on a parcel fronting on, and with direct access to, an existing or planned collector or arterial street.

Although the entrance is from the private, secured Mountain Larkspur Drive, the primary access, via White Spruce Way, is to the abutting Silverbrook Road, which is classified as a minor arterial in the Comprehensive Plan. Staff believes that the intent of this standard has been met.

Additional Standard 5 specifies that no building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

The Zoning Ordinance defines the street line for a public street to be the lot line (or right-of-way line). Silverbrook Road and White Spruce Way are public streets. The building is located approximately 45 feet from the lot line along Silverbrook Road. The subject property does not directly abut the right-of-way for White Spruce Way, except at its terminus where it leads into Mountain Larkspur Drive, and at that point the building is located approximately 50 feet from the street line. Staff notes that White Spruce Way is to be vacated as a public street in accordance with RZ 2012-MV-008 for the Laurel Hill Adaptive Reuse Area. The Zoning Ordinance defines the street line for a private street as the curb line. Mountain Larkspur Drive is a private street, and at its closest point, the building is located approximately 15 feet from the curb line. Although this does not meet the standard, staff does not object, given that this area is within the gated community, screening is provided, and the approved plan and proffers anticipated this use.

Additional Standard 6 establishes a minimum lot size of five acres for such use in the R-E through R-5 Districts.

This standard does not apply as the property is located in the PDH-12 District.

Additional Standard 7 relates to signage for hospitals.

This standard does not apply as the proposed use is not a hospital.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions. Staff encourages the applicant to allow Auxiliary Grant Program funding to follow an assisted living resident, should the need arise for memory care, and such a unit is available.

Staff recommends approval of FDPA 2002-MV-040-02 for a medical care facility, subject to the proposed development conditions set forth in Appendix 1.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Affidavit
4. Approved Proffers and Conceptual/Final Development Plan
5. Interpretation Plan, April 6, 2006
6. Interpretation, July 31, 2013
7. Health Care Advisory Board Review
8. Heritage Resource Review

9. Environment and Development Review Branch Review
10. Fairfax Water Review
11. Sanitary Sewer Review
12. Stormwater Review
13. Fairfax County Department of Transportation Review
14. Urban Forest Management Review
15. Fairfax County Park Authority Review
16. Zoning Ordinance Provisions
17. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**FDPA 2002-MV-040-02****June 9, 2015**

If it is the intent of the Planning Commission to approve FDPA 2002-MV-040-2 for a medical care facility located at Tax Map 107-1 ((7)) E, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Final Development Plan Amendment (FDPA) approved with the application, as qualified by these development conditions.
2. This FDPA is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDPA titled "The Crossings at Spring Hill, Spring Hill Senior Campus, Parcel 'E'" prepared by Bowman Consulting, dated November 10, 2014, as revised through May 13, 2015, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Sect. 16-403 of the Zoning Ordinance.
3. The Applicant shall provide landscaping in substantial conformance with the FDPA. The exact number and spacing of trees and other plant material shall be submitted at the time of site plan review and shall be subject to review and approval of the Urban Forest Management Division, DPWES.
4. The architectural design, building configuration and materials, landscaping and landscape features, grading and paving shall be subject to the review and approval of the Fairfax County Architectural Review Board as stipulated by Article 7, Part 2, of the Zoning Ordinance.
5. There shall be a maximum of 27 employees per shift and a maximum of 117 residents. The number of employees may be increased if the minimum parking requirements for a medical care facility in Article 11 of the Zoning Ordinance are met, and subject to approval of a parking tabulation by the Department of Public Works and Environmental Services. However, there shall be no increase permitted to the proposed 68 parking spaces.
6. The Applicant shall maintain at least four assisted living units for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant Program.
7. Trash and/or recycling collection shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, unless unusual circumstances, such as

emergencies, atypical weather or traffic conditions require collection outside of these days and times. No weekend pickups shall be allowed.

8. Food and linen delivery hours shall be restricted to 8:00 a.m. to 6:00 p.m., Monday through Friday, unless unusual circumstances, such as emergencies, atypical weather or traffic conditions require delivery outside of these days and times.
9. In accordance with Proffer 5.b.iii. for the Spring Hill Senior Campus, the Applicant shall accommodate the following on-site amenities that shall be made available to the residents of the Application property and all Independent Senior Living residents of the Spring Hill Senior Campus. A separate fee may be applied, as appropriate.
 - A. A congregate dining facility.
 - B. An on-site library area.
 - C. A beauty/barber salon area.
 - D. Outdoor garden/meditation areas.
 - E. An on-site postal center.
 - F. Arts, crafts and multi-purpose room available for organized social, educational and recreational activities. Multi-purpose room(s) within the assisted living facility will also be available for on-site programs (County sponsored and other) which are offered for the benefit of the entire age-restricted community.
10. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the highway noise impact zone of DNL 65-70 dBA (within 137 feet from the centerline of Silverbrook Road and where upper stories are proposed within 172 feet from the centerline of Silverbrook Road) shall be constructed with the following acoustical treatment measures if not otherwise shielded from noise impacts by other residential units:
 - A. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - B. Doors and windows shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39. However, the Applicant may elect to have a refined acoustical analysis performed to determine minimum STC ratings for exterior walls, windows and doors, and the STC rating specifications may be reduced based on this analysis as determined appropriate by DPWES.
 - C. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

11. After construction, the proposed building will obtain an ENERGYSTAR qualified senior care facility rating. In addition to the commitment to ENERGYSTAR, the following green building technology and strategies will be incorporated into the building, and proof of each shall be demonstrated to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning, prior to final bond release. Additionally, the ENERGYSTAR senior care facility rating will be reported to EDRB prior to final bond release.
 - A. A LEED-accredited professional will be included as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project. At the time of site plan submission, documentation will be provided to the EDRB demonstrating compliance with the commitment to engage such a professional.
 - B. The Applicant shall install ultralow-flow plumbing fixtures throughout the building with the maximum water usage as listed below. In addition, motion sensor faucets and flush valves shall be installed in public area restrooms. Proof of installation and manufacturers' product data shall be provided to the EDRB.

Water Closet (gallons per flush, gpf) = 1.28
Urinal (gpf) = 0.5
Showerheads (gallons per minute, gpm) = 2.0 (when measured at a flowing pressure of 80 pounds per square inch, psi)
Lavatory faucets (gpm) = 1.5 (when measured at a flowing water pressure of 60 psi)
Kitchen and janitor sink faucets (gpm) = 2.20
Metering faucets (gpm) = 0.25
 - C. An area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both residents and employees shall be provided. There shall be a dedicated area on the Application Property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations, and a copy of the Applicant's hauling contract to the EDRB.
 - D. Carbon dioxide (CO₂) monitors with demand control mechanical ventilation shall be installed. CO₂ monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. All monitoring equipment shall be configured to generate increased ventilation to restore proper ventilation levels per ASHRAE62.1-2013, or its equivalent. Proof of installation, the manufacturers' product data and installation locations shall be provided to the EDRB.

- E. LED or fluorescent lamps shall be incorporated in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot. The Applicant shall provide proof of installation and manufacturer's product data to the EDRB.
- F. Energy Star appliances and equipment shall be installed for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). Proof of installation, installation locations and manufacturers' product data, including the Energy Star energy guide, shall be provided to the EDRB.
- G. The Applicant shall have a construction waste management plan that consist of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance to the EDRB.
- H. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available – to be written as it pertains to the specific case. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.

- I. The Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.
 - J. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.
12. All signage shall conform to Article 12 of the Zoning Ordinance. Signage is subject to review and approval by the Fairfax County Architectural Review Board as stipulated by Article 7, Part 2, of the Zoning Ordinance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

REVISED

May 19, 2015

Via Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Application for Final Development Plan Amendment
Applicant: Lorton AL Investors, LLC
Fairfax County Tax Map Reference: 107-1 ((7)) E

Dear Ms. Berlin:

Please accept this letter as a revised statement of justification for a final development plan amendment ("FDPA") on the property identified as Fairfax County tax map reference 107-1 ((7)) E (the "Subject Property").

The Applicant, an affiliate of Smith/Packett Med-Com, LLC, is the contract purchaser of the Subject Property, which is located in the northwest quadrant of the intersection of Silverbrook Road (Route 600) and White Spruce Way in the Mount Vernon Magisterial District. Zoned to the PDH-12 District, the Subject Property consists of approximately 2.94 acres and is subject to proffers dated May 1, 2003. The Subject Property was part of a larger, approximately 46.80 acre development known as the Spring Hill Senior Campus, which is located on the western side of Silverbrook Road between Laurel Crest Drive (Route 1914) and White Spruce Way.

The Spring Hill Senior Campus was developed in accordance with a rezoning and conceptual development plan approval granted by the Board of Supervisors (the "Board") on May 5, 2003 (RZ 2002-MV-040), and a final development plan approval granted by the Fairfax County Planning Commission (the "Planning Commission") on April 30, 2003 (FDP 2002-MV-040). The approved Conceptual/Final Development Plan (the "CDP/FDP") for the Spring Hill Senior Campus illustrates a multi-use senior living campus comprised of both multi-family and single family residences. More specifically, a total of 442 dwelling units is shown on the CDP/FDP comprised of 306 dwelling units of active adult housing and 136 dwelling units of independent senior living. Under the CDP/FDP, the Subject Property was to be developed with a

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four story "Senior Housing Building" that included 80 units for independent senior living. Currently, the Subject Property is a vacant, but finished lot. The Applicant seeks to amend the final development plan to permit development of the Subject Property with a medical care facility, as contemplated by the proffers on the Subject Property.

Proffer 10.c. states, "If mutually agreed upon by the Applicant and the HOA, an application for a Final Development Plan Amendment may be submitted to convert one (1) of the adaptive reuse buildings or the Senior Housing Building to a medical care facility for assisted living purposes, subject to review by the Health Care Advisory Board. In such case, there would be no requirement for approval of a Proffered Condition Amendment to these proffers." Consistent with Proffer 10.c, the Applicant proposes to replace the "Senior Housing Building" with a three (3)-story medical care facility for assisted living that will contain approximately 75,945 square feet of gross floor area that will serve approximately 117 residents in 108 units.

In your July 31, 2013 letter to my former colleague, Jonathan Puvak, you stated that, "It is reasonable to assume Proffer 10C would allow for a smaller building footprint for a medical care facility than the approved Senior Housing Building," although a decision on "the appropriate size and number of beds will be made during the review of FDPA application" when several public groups, including the Health Care Advisory Board, will have an opportunity to evaluate the proposal. A copy of that letter is included with this application for your convenience.

Your letter concludes that as long as the Applicant and the relevant home owners association mutually agree, the submission of an FDPA application for the proposed medical care facility meets the requirements of Proffer 10.c., and an accompanying application for a proffered condition amendment is not necessary. Accordingly, included with this application is a signed and notarized letter dated March 25, 2014 from the President of the Board of Directors of the Spring Hill Community Association ("SHCA") stating that the SHCA consents to the submission of an FDPA application on the Subject Property. The SHCA is the home owners association that represents the Spring Hill Senior Campus. The SHCA is managed by a Board of Directors, and pursuant to the Declaration of Covenants, Conditions, and Restrictions for Spring Hill Senior Campus, all powers of the Association may be exercised by the Board of Directors without a vote of the membership. The Applicant presented its proposal to the SHCA, the group reacted favorably, and the Board of Directors confirmed its consent for the proposal by providing the enclosed consent letter.

In addition, on September 11, 2014, the Affordable Dwelling Unit Advisory Board approved a modification of the requirements of Section 2-808(1) of the Affordable Dwelling Unit Ordinance for the Subject Property, such that the Applicant "may obtain all building permits and non-residential use permits (or residential use permits) in order to permit full occupancy of the proposed medical care facility, irrespective of the issuance of residential use permits for any of the required affordable dwellings in the development." A September 29, 2014 letter from the Fairfax County Department of Housing and Community Development confirming the approval of that modification is included with this application. Accordingly, the Affordable

Dwelling Unit requirements associated with the Spring Hill Senior Campus should not impede the progress of this FDPA application.

The proposed medical care facility will include both general assisted living rooms and assisted living rooms for residents needing memory care. It will be designed to enable and assist occupants to live as independently as possible, while providing assistance with moderate activities of daily living. All of the rooms will include bathrooms, and the non-memory care units will have kitchenettes. Each unit will be constructed with security systems and accessibility features including wheelchair access to bathrooms, low pile carpet, and rails and grab bars. All services will be provided by staff or through coordination with outside providers. Staff will be on-site twenty-four (24) hours a day and the maximum number of employees on duty at any one time will be twenty-seven (27). Staff will include an Executive Director, several Resident Directors, licensed nurses and medical care assistants.

Access to the proposed medical facility will be provided from the existing curb cut on Mountain Larkspur Drive, as depicted on the accompanying Final Development Plan. The building will be predominantly three (3)-stories with a maximum height of 50 feet. The rear portion of the building facing Calla Lily Court will be one (1)-story with a maximum height of 30 feet. Proffer 1.b. permits minor adjustments to the building footprint and orientation. The CDP/FDP depicted an "L-shaped" four-story building with wings parallel to Silverbrook Road and Mountain Larkspur Drive. The proposed medical care facility has a very similar footprint, although the western corner of the building extends further along Mountain Larkspur Drive, and the parking lot has been consolidated into one large area running parallel to Calla Lily Court. These minor adjustments will allow for an open space and garden in the center of the medical facility, giving the residents a safe and convenient way to enjoy the outdoors, if they are able. The Fairfax County Architectural Review Board has reviewed the proposed site layout and building footprint and has no objections.

As envisioned in the proffers, an assisted living facility in proximity to the larger Spring Hill Senior Campus will allow residents to continue to "age in place" within their community. The proposed use will provide an opportunity to transition from independent living to assisted living with comfort and ease, and without the fear and uncertainty of leaving the larger community they have called home.

The proposed medical care facility also results in a reduced parking requirement. Under the CDP/FDP, parking for the Subject Property was originally provided at one space per unit for a total of eighty (80) spaces. The required parking for assisted living is one space per three residents, plus one additional space for each employee. Because the proposed facility could have a maximum of 117 residents and up to 27 staff present at any given time, a minimum of sixty-six (66) spaces is required. Consistent with the Zoning Ordinance parking requirements, the Applicant proposes sixty-eight (68) parking spaces, which exceeds the minimum requirement. The FDPA includes a conceptual landscaping plan that exceeds tree cover requirements, and there are no stormwater management issues associated with this request. As the proposed developed area is similar to the originally approved development on the Subject Property, the existing stormwater management facility for the Spring Hill Senior Campus will provide adequate detention with no adverse impacts to downstream properties.

Section 16-402(10)(D) of the Zoning Ordinance contains application evaluation criteria for approval of a final development plan amendment. These criteria include (a) that the amendment will not harm the use of the property subject to the original final development plan; (b) the amendment will not inhibit or preclude the fulfillment of the portions of the original final development plan areas that are not included in the amendment; (c) the amendment will not harm vehicular and pedestrian circulation, connectivity, landscaping and streetscape in the areas not incorporated into the amendment; and (d) the amendment will not increase the overall density/intensity for the development.

The FDPA application meets all of the criteria established by the Zoning Ordinance. First, the proposed medical care facility will not harm the intended use of the Subject Property under the original final development plan. To the contrary, converting the Subject Property from independent senior housing to an assisted living medical care facility was explicitly contemplated by the proffers, and the proposed facility will largely mirror the footprint of the originally planned and approved building. Moreover, the assisted living medical care facility will be an asset to Spring Hill residents who need a greater level of care but do not want to leave the community. For similar reasons, the FDPA will not inhibit or preclude the use of the rest of the Spring Hill Senior Campus. The Applicant's proposal is in substantial conformance with the previously-approved rezoning and CDP/FDP, and there will be no other site modifications beyond the modified building construction, use, and parking layout. As shown on the Final Development Plan, the landscaping, streetscape, and pedestrian and vehicular circulation around the Subject Property and in the larger Spring Hill Senior Campus will remain unchanged. Finally, by replacing 80 units of senior housing with a medical care facility, the density and intensity for the overall development is reduced.

To the best of the Applicant's knowledge, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards, except for the following modifications, which were approved by the Board on May 5, 2003, as part of the rezoning and CDP/FDP for the Spring Hill Senior Campus, RZ 2002-MV-040:

- A waiver of the limitation on the length of private streets under Section 11-103 of the Zoning Ordinance.
- A variance to allow for a fence not to exceed six (6) feet in height along Silverbrook Road and White Spruce Way.

The Applicant proposes the development of an assisted living medical care facility that was contemplated by the proffers of the original development, is supported by the local home owners association, and will provide a valuable and important service to current and future members of the Spring Hill Senior Campus and to the larger Fairfax County community.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Planning Commission at your earliest convenience. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS/jrs

cc: Paul Saks
William M. Holmes
Faris Abboushi
Matthew Tauscher
Jeffrey R. Sunderland
Martin D. Walsh

March 25, 2014

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

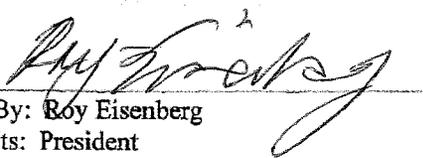
Re: Final Development Plan Amendment application by Smith/Packett Med-Com,
LLC and/or related Smith/Packett Med-Com, LLC entity

Dear Ms. Berlin:

On behalf of the Spring Hill Community Association (SHCA) Board of Directors, I hereby consent to the filing and processing of a Final Development Plan Amendment application on property identified in the 2014 Fairfax County tax assessment records, as 107-1 ((7)) E.

Very truly yours,

SPRING HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS

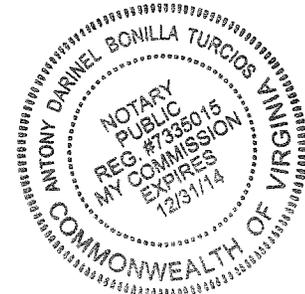

By: Roy Eisenberg
Its: President

STATE OF Virginia :
COUNTY OF Prince William : to-wit

The foregoing instrument was acknowledged before me this 17 day of July, 2014, by Roy Eisenberg, President of Spring Hill Community Association.


Notary Public

My Commission Expires: Dec 31, 2014
Registration #: 7335015





County of Fairfax, Virginia

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

September 29, 2014

RECEIVED
Department of Planning & Zoning

NOV 21 2014

Zoning Evaluation Division

Lynne Strobel
Walsh, Colucci, Lubeley & Walsch, P.C.
2200 Clarendon Blvd, Suite 1300
Arlington, VA 22201

RE: Modification Request before the Affordable Dwelling Unit Advisory Board
Spring Hill Senior Campus – Smith/Packett Med-Com, LLC
Tax Map: 107-1 ((7)) E; RZ 2002-MV-040

Dear Ms. Strobel:

At its September 11, 2014 meeting the Affordable Dwelling Unit Advisory Board (ADUAB) approved a request for Smith/Packett Med-Com, LLC for modification of the requirements of Section 2-808(1) of the Affordable Dwelling Unit (ADU) Ordinance for the above referenced project. The approved modification provides for the following:

- o The applicant, Smith/Packett Med-Co, LLC, may obtain all building permits and non-residential use permits (or residential use permits) in order to permit full occupancy of the proposed medical care facility, irrespective of the issuance of residential use permits for any of the required affordable dwellings in the development.

Please call me at 703 246-5164 if you have any questions.

Sincerely,

Charlene Fuhrman-Schulz, Affordable Dwelling Unit Project Administrator
Design, Development and Construction Division (DD&C)
Fairfax County Department of Housing & Community Development (HCD)

cc: ADUAB
Donna Pesto, Department of Planning and Zoning (DPZ)
Ryan Wolf, Assistant County Attorney
Hossein Malayeri, Director, DD&C, HCD

REZONING AFFIDAVIT

DATE: April 27, 2015
 (enter date affidavit is notarized)

128212

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

in Application No.(s): FDPA 2002-MV-040-02
 (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)
Lorton AL Investors, LLC Agents: · Hunter D. Smith · Paul T. Saks · William M. Holmes · Susan F. Eckert · David G. Wiggington	4423 Pheasant Ridge Road, Suite 301 Roanoke, VA 24014	Applicant/Contract Purchaser of Tax Map 107-1 ((7)) E
Spring Hill Seniors LLC Agents: · Andrew W. Buchanan · Charles J. Kieler	1751 Pinnacle Drive, Suite 700 McLean, VA 22102	Title Owner of Tax Map 107-1 ((7)) E

(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: April 27, 2015
 (enter date affidavit is notarized)

128212

for Application No. (s): FDPa 2002-MV-040-02
 (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)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson (former)		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		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 (former)		Planner/Agent
Amy E. Friedlander		Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

Bowman Consulting Group, Ltd.	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Agent
Agents:		
Faris Abboushi		
Matthew J. Tauscher		
Gregg D. Eberly		
Brad D. Gladfelder		

Gaylen Howard Laing Architect, Inc.	1300 W Randol Mill Rd Arlington, TX 76012	Architect/Agent
Agent:		
Gaylen H. Laing		

(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: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(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)
Integra Realty, Inc. Agent: Hunter D. Smith	5410 The Peaks Drive Roanoke, VA 24018	Broker/Agent
ARA Mid-Atlantic Land Services LLC Agent: Mark L. Anstine	8405 Greensboro Drive Suite 200 McLean, VA 22102	Broker/Agent

(check if applicable)

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

REZONING AFFIDAVIT

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Lorton AL Investors, LLC
4423 Pheasant Ridge Road, Suite 301
Roanoke, VA 24014

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

James R. Smith, Hunter D. Smith

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

Hunter D. Smith, Vice Chairman Manager

(check if applicable) [X] 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: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number (s))

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

Spring Hill Seniors LLC
1751 Pinnacle Drive, Suite 700
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:
Spring Hill Seniors Member - RWH, LLC
Robert C. Kettler

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

Kettler Inc., Manager

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

Spring Hill Seniors Member - RWH, LLC
8081 Wolftrap Road, Suite 300
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Sole Member/Manager: Hausler Enterprises, LLC

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number (s))

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

Hausler Enterprises, LLC
8081 Wolfrap Road, Suite 300
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)

Sole Member/Manager: Richard W. Hausler

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)

Kettler, Inc.
1751 Pinnacle Drive #700
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Kettler

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

Robert C. Kettler, Chairman, Director; Andrew W. Buchanan, President; Sean H. Curtin, Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Gary P. Bowman

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

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Wendy A. Alexander, 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, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number (s))

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

Gaylen Howard Laing Architect, Inc.
1300 W Randol Mill Rd
Arlington, TX 76012

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)

Gaylen H. Laing

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)

Integra Realty, Inc.
5410 The Peaks Drive
Roanoke, VA 24018

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)

Hunter D. Smith
Ross P. Smith

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number (s))

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

ARA Mid-Atlantic Land Services LLC
8405 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

BGC Partners, Inc.

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)

BGC Partners, Inc.
499 Park Avenue
New York, NY 10022

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)

Publicly traded on NASDAQ

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

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

REZONING AFFIDAVIT

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(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)

(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 AFFIDAVIT

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: April 27, 2015
(enter date affidavit is notarized)

128212

for Application No. (s): FDPA 2002-MV-040-02
(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 *Lynne J. Strobel* [X] Applicant's Authorized Agent

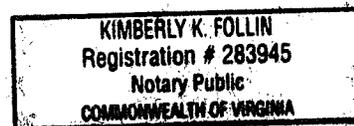
Lynne J. Strobel, attorney/agent

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

Subscribed and sworn to before me this 27 day of April, 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



PROFFERS**SPRING HILL SENIORS, LLC
SPRING HILL SENIOR CAMPUS****RZ 2002-MV-040****May 1, 2003**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Spring Hill Seniors, LLC (hereinafter referred to as the "Agent for the Title Owner and potential contract purchaser of the Application Property"), for themselves, their successors, and assigns in RZ 2002-MV-040 (hereinafter referred to as the "Applicant"), filed for property identified as Tax Map 106-4 ((1)) 54 pt. (hereinafter referred to as the "Application Property"), hereby proffers the following, provided that the Board of Supervisors ("BOS") approves a rezoning of the Application Property to the PDH-12 District in conjunction with a Conceptual Development Plan ("CDP") for residential development on approximately 46.8 acres.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN ("CDP/FDP")

- a. Development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of Sheets 1 through 6, which were prepared by Bowman Consulting Group and are dated March 31, 2003, and Sheets L-1 through L-9, which were prepared by Studio 39, and which are dated March 31, 2003. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the Applicant shall retain flexibility during final design as to the exact location of features and materials shown on Sheets L-1 through L-9 and to make minor modifications from the CDP/FDP.
- b. The Applicant reserves the right to make minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes of the proposed subdivision at time of site plan/subdivision plat submission based on final house locations, grading, building footprints, utility locations, and final engineering design, provided that such adjustments do not increase the total number of units nor decrease the amount and general location of open space, parking, or minimum distances to peripheral lot lines, that the general orientation of the dwelling units that are shown on the CDP/FDP is maintained, and are in substantial conformance with the CDP/FDP and proffers. Furthermore, it is understood that the location of the new Senior Housing building located in the northeast corner of the site may be modified at the Applicant's discretion to better integrate this element into the age restricted community, as determined by the Director, ZED, DPZ, and subject to review of the Architectural Review Board (ARB) as indicated in Proffer 7.
- c. Notwithstanding that the CDP/FDP is presented on fifteen (15) sheets and said CDP/FDP is the subject of Proffer 1(a) above, it shall be understood that the CDP shall be the entire plan shown relative to points of access, open space, and the maximum number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements

other than CDP elements from the Planning Commission for all of or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if the amendment is in substantial conformance with the approved CDP and proffers.

- d. The Applicant reserves the right to request Partial Proffered Condition Amendments ("PCAs") in accordance with Paragraph 6 of Section 18-204 of the Zoning Ordinance.

2. VEHICULAR TRANSPORTATION

- a. The Application Property will be developed with the two (2) entrances shown on the CDP/FDP, either of which may be built with the initial phase of construction. The second entrance will be built and open to traffic accessing the Application Property prior to the issuance of the 200th building permit.
- b. Entrance 1 to the Application Property, which is accessed via the "School Access Road", shall be constructed directly opposite the proposed entrance to the South County high school site as shown on Site Plan 1183-SP-06.
- c. It is anticipated that the public road improvement ("School Access Road") identified in 2(b) above will be constructed by others in conjunction with construction of the South County High School, and will be open to traffic prior to site development. However, if this road has not been constructed by others and is not available for access prior to the issuance of the 200th building permit, the Applicant may, at its option, construct a half-section (26 feet) between Entrance 1 and Silverbrook Road which will be base paved and open to traffic in order to provide a second point of access into the site, and continue to receive building permits.
- d. The access from Silverbrook Road, identified on the CDP/FDP as Entrance 2, shall be constructed as a public street cul-de-sac to VDOT standards, and within public right-of-way as provided by others, with a minimum pavement width of forty (40) feet from face-of-curb to face-of-curb, or as generally shown on the alternative design on Page L-6 of the CDP/FDP. The cul-de-sac shall have a minimum pavement radius of forty-five (45) feet. Access to the application property will be via a private street entrance from the cul-de-sac.
- e. Controlled access devices may be installed near both entrances to the Application Property, in the general locations as shown on the CDP/FDP, and which are noted as "Entrance 1" and "Entrance 2". These devices may utilize "pass-card" technology for security purposes. If said devices are installed in the future, and the Homeowners' Association determines that they do not desire to retain these devices, the devices may be removed without the need for a Proffered Condition Amendment.

- f. Prior to the issuance of the first RUP, the Applicant shall construct frontage improvements measuring approximately thirty-five (35) feet from design centerline along the Application Property's Silverbrook Road frontage and off-site, which is between Entrance 2 and the School Access Road, and within the already dedicated ROW as shown on the CDP/FDP.
- g. The Applicant shall dedicate in fee simple right of way to the BOS for a right turn lane along the Application Property's Silverbrook Road frontage, and will construct a right and left turn lane into the eastern access road entrance (Entrance 2).
- h. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual ("PFM") standards for public streets.
- i. The Applicant reserves the right to density credit as may be permitted by the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation ("VDOT"), whether such dedications occur prior to or at time of site plan/subdivision plat approval.
- j. Prior to the issuance of building permits for more than 200 units, the Applicant shall provide a bus shelter in a location acceptable to Fairfax County Department of Transportation ("FCDOT") and shall be responsible for trash collection at the shelter. The obligation for trash collection at the bus shelter shall be contained in the Homeowners' Association ("HOA") documents.

3. TRAILS/SIDEWALKS

- a. Laurel Hill Greenway
 - i. The Applicant shall design, permit and construct the Laurel Hill Greenway and trail off-site along the eastern and southern boundaries of the Application Property as shown on the CDP/FDP. Construction of the Laurel Hill Greenway shall begin at the curb of Silverbrook Road near Entrance 2 and shall terminate southwest of the Application Property at the existing prison road as generally shown on the CDP/FDP. In the event that a request is made by the Fairfax County Park Authority ("FCPA") to incorporate bands of specialty paving perpendicular to the trail within the Laurel Hill Greenway as a visual traffic calming measure, the Applicant will implement this request. The Laurel Hill Greenway improvements shall be constructed prior to the issuance of the 200th RUP for the Application Property or at such other time as may be agreed to mutually by the Applicant and the County, but no later than final bond release for the development.

- ii. The Applicant shall coordinate with the FCPA on the design of the trail in the Laurel Hill Greenway referenced in Proffer 3(a)(i) above prior to site plan submission. The trail shall be typically fourteen (14) feet wide and will be field located as determined by the FCPA. As a guideline, approximately ten (10) feet of the trail width is to be surfaced with asphalt, and approximately four (4) feet of the trail width is to be surfaced with stone dust as may be modified as a more detailed plan is designed by the FCPA. The landscaping, trail width, surface materials, and location shall be shown on the Site Plan. The trail is to be maintained by others.
 - iii. In conjunction with the construction of Entrance 2, the Applicant shall provide a special pavement crosswalk (e.g. stamped asphalt, pavers) at the point where the Laurel Hill Greenway crosses the Main Boulevard into the site, subject to approval of DPWES and the FCPA at the time of site/subdivision plat approval. The crosswalk area shall be shown on the approved site/Subdivision Plat.
 - iv. Underground steam tunnels within the Laurel Hill Greenway shall be located on engineering plans that are submitted to the County. The Applicant shall undertake studies determined necessary by DPWES for review and approval by DPWES to ensure the structural stability of the Laurel Hill Greenway. If any of these tunnels are determined to interfere with the Laurel Hill Greenway Trail or landscaping, they shall be removed or filled and the ground scarified and restored to a natural condition as determined by the FCPA and DPWES prior to the construction of the Laurel Hill Greenway.
 - v. The building built in 1959 (see Sheet 5 of 6 of the CDP/FDP) that is located on the southern portion of the Application Property and the adjacent Laurel Hill Greenway will be removed and the ground will be scarified and restored to a natural condition as determined by the FCPA prior to the construction of the Laurel Hill Greenway.
- b. Other Trails/Sidewalks
- i. Prior to the issuance of the first Residential Use Permit ("RUP"), and subject to VDOT approval, the Applicant shall construct or, at the option of the County, bond an eight (8) foot wide, Type 1 trail along the School Access Road from Silverbrook Road to the entrance for the Golf Course Clubhouse. The trail may be located either within or adjacent to the School Access Road right-of-way along the golf course property as determined by the County. The trail is to be maintained by others.
 - ii. The Applicant shall construct the Connector Trail between the on-site clubhouse and the trail along the School Access Road that is a minimum of six (6) feet in width in the general location shown on the CDP/FDP.
 - iii. The Applicant shall construct five (5) foot wide sidewalks on both sides of private

streets, as shown on the CDP/FDP.

- iv. As part of the frontage improvements to Silverbrook Road (2(f) and 2(g), above), the Applicant shall construct a five (5) foot wide sidewalk along Silverbrook Road, from Entrance 2 to the School Access Road, within the existing ROW as shown on the CDP/FDP.
- v. Pedestrian linkages shall be constructed from the Application Property to the Greenway, as generally shown on the CDP/FDP.

4. RESIDENT AGE RESTRICTION

A maximum of 442 dwelling units shall be constructed on the Application Property and shall be age-restricted in accordance with the following parameters to the extent permitted by law. Restrictive covenants regarding the age limitations listed below shall be recorded among the land records of Fairfax County in a form approved by the County Attorney.

- a. **Active Adult Living.** There shall be a maximum of 306 residential units consisting of 149 SFD, 32 SFA ("villa"), and 125 MF dwelling units in five (5) new four (4)-story buildings as identified on the CDP/FDP.
 - i. The Active Adult Living units shall be occupied by at least one person fifty-five (55) years of age or older ("Active Adult"). All other residents must reside with an Active Adult, and be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the Active Adult. Notwithstanding this limitation; (1) a person hired to provide live-in, long term or terminal health care to an Active Adult for compensation may also occupy a dwelling during any time such person is actually providing such care; or (2) if, after occupying a dwelling unit, the Active Adult, who is the owner and occupant, is compelled by law or court order to take custody of a child under eighteen (18) years of age, the Active Adult and any such child shall be allowed to continue to occupy the dwelling unit.
 - ii. Guests under the age of 55 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.
 - iii. If title to any lot or unit shall become vested in any person under the age of 55 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 55 or

otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse, or a surviving spouse with one or more dependants who do not meet the age restrictions, shall be allowed to occupy a dwelling unit consistent with the Federal Fair Housing Act and the Virginia Fair Housing Law, as may be amended.

- b. **Independent Senior Living.** A maximum of 136 Independent Senior Living units shall be constructed within the Application Property. The Independent Senior Living units will be located within the new four (4)-story multi-family structure identified as the "Senior Housing Building" on the CDP/FDP, and within five (5) existing structures identified as "Adaptive Reuse" buildings on the CDP/FDP. It is anticipated that there will be fifty-six (56) units in the Adaptive Reuse buildings and eighty (80) in the Senior Housing Building; however, if fifty-six (56) units are not accommodated in the Adaptive Reuse buildings the number of units in the Senior Housing Building may be increased so long as no more than 136 Independent Senior Living units are provided.
- i. These Independent Senior Living units shall be occupied by at least one person sixty-two (62) years of age or older. All other residents must reside with a person who is 62 years of age or older, be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the person who is 62 years of age or older. Notwithstanding this limitation, a person hired to provide live-in, long term or terminal health care to a person who is 62 years of age or older for compensation may also occupy a dwelling during any time such person is actually providing such care.
 - ii. Guests under the age of 62 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.
 - iii. If title to any lot or unit shall become vested in any person under the age of 62 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 62 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse shall be allowed to continue to occupy a dwelling unit without regard to age.
 - iv. As these Independent Senior Living units become vacant, those persons living within the Application Property shall have priority to move into any of these units, provided that the residency qualifications are met. To this end, the rental management shall maintain a list of eligible persons

desiring to move into the units, and a list of available units. The list of available units shall be published in the HOA newsletter, if there is such a newsletter.

5. FEATURES OF UNITS

a. Active Adult Living

- i. The single-family detached and single-family attached (villa) units will include first floor master bedrooms.
- ii. The new multifamily buildings will include elevator access, and may include ground-level garages for some units.
- iii. Accessibility Features
 1. All units shall be constructed with minimum three feet one inch (3'1") wide hallways and exterior doors a minimum of three feet (3') wide and interior doors to rooms a minimum of two feet ten inches (2'10") wide for wheelchair accessibility. Low profile thresholds will also be used at doorways.
 2. Walls within buildings/units will be blocked to permit the future addition of rails and grab bars.
 3. All units will be equipped with other handicapped accessible features (e.g. railings, grab bars, kitchen and bath features) if requested by the purchaser prior to the construction of individual units. Such available features will be publicized in the sales literature pertaining to these units.
 4. Where topography and unit type permit, ramp or at-grade access to units will be offered as a feature that purchasers can request prior to construction of units. Such available features will be publicized in sales literature pertaining to these units.

b. Independent Senior Living

- i. Features of these units will include the following:
 1. Kitchens will be installed in every unit,
 2. Large print apartment number identification system
 3. Available in-unit security system
 4. Accessibility Features

- a. Bathrooms and kitchens within the Senior Housing building will be of sufficient size to be wheelchair accessible.
 - b. Wheelchair access will be provided to adjacent garden/patio areas.
 - c. Wheelchair access shall be provided to indoor activity areas.
 - d. Low pile or no pile carpet shall be provided on floors for wheelchair use.
 - e. Walls shall be blocked for rails and grab bars. Rails and grab bars shall be added to each unit as needed.
 - f. Hallways and doors shall be sized to accommodate wheelchairs.
 - g. Wheelchair access shall be provided at the building entrance either at-grade or via ramping.
- ii. Available services for Independent Senior Living residents will include:
1. Periodically scheduled on- and off-site social activities.
 2. Regularly scheduled housekeeping and linen service availability.
 3. Regularly scheduled coordination between the property management staff and applicable County and state agencies such as the County's Area Agency on the Aging, George Mason University, local health care facilities and South Run District Park to insure that residents have access to information on available activities, services and programs provided by these and similar organizations. Information obtained through this coordination effort will be publicized through the homeowner association for the benefit of all residents of the Application Property.
 4. Shuttle service to such places as South Run District Park, George Mason University's Fairfax Campus, the Lorton Market Place Retail Center, and nearby health care facilities. All residents in the Active Adult Living portion of the Application Property may use shuttle service, as seats are available.
 5. A home health care service option for residents who desire additional assistance with medications or other personal care issues. An on-site manager shall be responsible for obtaining information and coordinating residents' requests for care assistance from qualified providers.
- iii. The Senior Housing Building will accommodate the following onsite amenities that shall be made available to all Independent Senior Living residents:

1. A congregate dining facility in the senior housing facility.
2. An on-site library area.
3. A beauty/barber salon area.
4. Outdoor garden/meditation areas.
5. An on-site postal center.
6. Arts, crafts and multi-purpose room available for organized social, educational and recreational activities. Multi-purpose room(s) within the Senior Housing building will also be available for on-site programs (County sponsored and other) which are offered for the benefit of the entire age restricted community.

iv. The Adaptive Re-Use buildings' on-site amenities shall include at least one (1) activity area within the existing multi-story, adaptively reused "Commissary Building." This activity area will be available to all Independent Senior Living residents.

6. *SHARED AMENITIES AND SERVICES FOR ALL RESIDENTS ON THE APPLICATION PROPERTY*

- a. The clubhouse, clubhouse amenities, and pool.
- b. Open space and open space amenities and recreation facilities.
- c. The congregate dining facility.
- d. The beauty/barber salon area.
- e. The on-site postal center.
- f. The use of multi-purpose room(s) for onsite programs (County sponsored and other) which are offered for the benefit of Application Property residents.
- g. Shuttle service, as qualified by Proffer 5(b)(ii)(4) above.

7. *DESIGN FEATURES/ARCHITECTURE*

- a. Within the eligible historic district, the new construction and development of the single family homes, clubhouse, multi-family buildings and the Senior Housing Building shall follow the process outlined in the Memorandum of Agreement (herein referred to as "MOA") that is associated with the Eligible Historic District at Lorton and the design details (i.e. fenestration, materials, textures, color, architectural features, finishes, lighting, building elements, and elevations), signs, common area

features, landscaping and fencing shall be submitted to the Fairfax County Architectural Review Board ("ARB") for review and approval in accordance with the provisions of Part 2, 7-200, Historic Overlay Districts, of the Fairfax County Zoning Ordinance, including all appeal processes available (herein referred to as "Historic Overlay District Provisions"). Design details shall also be submitted to the Federation of Lorton Communities ("FOLC") for review, comment and consideration prior to submission to the ARB, and the Applicant shall provide final design details to the FOLC subsequent to ARB approval.

- b. The orientation, bulk, and scale of all residential buildings shall be constructed as generally represented in the typical house illustrative shown on Sheet 6 of the CDP/FDP. The Applicant shall provide brick or stone on a minimum of eighty percent (80%) of the fronts of each single-family detached and attached residential unit, and on the rear of each single family detached unit that faces any public street, or as may be required by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA. The said eighty percent (80%) shall be exclusive of windows, doors, shutters, and trim, subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA. The Applicant shall provide a minimum of twenty-five percent (25%) brick on each façade of the newly constructed multi-family buildings, or as may be approved by the ARB in accordance with the Historic Overlay provisions, as required by the MOA.
- c. Rear and side facades and fenestration (the arrangement, proportioning, and design of windows and doors in a building) of units facing Silverbrook Road shall be architecturally treated with such features as a brick water table, trim, shutters, and/or cornices so as to add variety to the façade, subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- d. Lighting shall be provided of a quality and type as generally shown on Sheet L-9. Semi cutoff light fixtures will be used for boulevard street lighting. Security lighting will be directed downward to the maximum extent feasible and will be fully shielded.
- e. Benches shall be provided of a quality and type as generally shown on Sheet L-9 and in the locations within the Application Property that are identified on Sheets L-1 through L-8.
- f. At the Applicant's option, ornamental fencing, which is a maximum of six (6) feet high of a type and in a location as generally shown on the CDP/FDP, may be installed along all or a portion of the Application Property's perimeter. Controlled access gates shall be installed where pedestrian linkages to the Laurel Hill Greenway are shown on the CDP/FDP, if this fence is constructed.
- g. The clubhouse shall be constructed in a location as generally shown on the CDP/FDP. The clubhouse shall be a minimum of 4,500 square feet and a maximum of 7,500 square feet, with a height not to exceed 35 feet.

- h. Each single-family attached and detached unit shall be provided with a rear patio, and privacy fence as generally shown on Sheet L-3 of the CDP/FDP. A minimum of 40% of the detached units shall have front porches. Notwithstanding that shown on the CDP/FDP, privacy fences shall be a maximum of six (6) feet high and, adjacent to Silverbrook Road, shall be constructed primarily of brick, as generally shown on Sheet L-9 of the CDP/FDP, or other materials or design as permitted by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
- i. Any exposed building foundations or retaining walls shall be architecturally treated to be compatible with existing and proposed buildings as determined by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
- j. Building materials used in construction of structures on the Application Property will be complimentary to existing buildings that have been identified as contributing structures within the surrounding Eligible Historic District, subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- k. All driveways shall be a minimum of eighteen (18) feet in length, exclusive of area designated for sidewalks along streets.
- l. Regardless of that shown on the CDP/FDP, the maximum building height of the single-family attached and single-family detached structures shall not exceed 25 feet, unless a higher building height is specified by the ARB. However, in no instance shall the building height for these units exceed 35 feet.
- m. Cross maintenance easements shall be recorded among the land records in a form as approved by the County Attorney, which provide HOA and homeowner maintenance access within the three (3)-foot side yards between the single family detached units.
- n. Windows of single-family detached dwelling units that face interior side yards shall either be offset from those of adjacent single-family detached dwelling units, or shall be designed with special features (e.g. block glass, fenestration above eye level) which promote privacy while simultaneously permitting light into a room.

8. LANDSCAPING

- a. Landscaping shall be, generally, as depicted on Sheet L-1 Landscape Plan of the CDP/FDP as determined by the Urban Forestry Division. The Applicant shall endeavor to utilize 90% native plant species as defined by the Public Facilities Manual. If the amount or location of landscaping as shown on the CDP/FDP is affected by Fire Marshal requirements, then an equivalent amount of landscaping will be relocated to another area of the Application Property, as determined by the Urban Forester, and consistent with the ARB approval as indicated in Proffer #7a.
- b. Landscaping on individual lots shall generally be of the quality and character of that shown on Sheets L-3 and L-4, and consistent with the ARB approval as indicated in Proffer #7a.

- c. Landscaping and yards on individual lots, with the exception of the area delineated by privacy yard fencing, shall be maintained by the HOA. This requirement shall be contained in the HOA documents.
- d. To the extent possible, utilities shall be placed throughout the development in order to avoid conflicts with landscaping as shown on Sheet L-1. If the amount or location of landscaping as shown on the CDP/FDP is affected by the location of utilities, then an equivalent amount of landscaping will be provided outside of the area, as determined appropriate by the Urban Forester.
- e. The Applicant shall maintain landscaping within open space areas until such time as the open space is conveyed to the HOA at which time the HOA shall have the maintenance responsibility. This requirement shall be contained in the HOA documents.
- f. Parking areas located adjacent to the Laurel Hill Greenway shall be screened with opaque landscaping, such as hedges, as determined by the Urban Forester, and consistent with the ARB approval as indicated in Proffer #7a; to minimize visual impacts and the potential for glare from vehicle headlights.
- g. All engineering plans, including, but not limited to public improvement plans, site plans, or subdivision plans, that propose any construction activity, including but not limited to clearing and grading, within lands that will ultimately become County parks shall be reviewed by the FCPA staff as part of the review of the plans by the County.
- h. All off-site areas of disturbance on parkland and future FCPA property shall be restored by the Applicant with vegetation as approved by the Urban Forestry Division and the FCPA.

9. *PARKS AND RECREATION AND OPEN SPACE*

- a. Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved, non-Affordable Dwelling Unit ("ADU"), dwelling unit for on-site recreation facilities that shall include, but shall not be limited to: a clubhouse, pool, and offsite trails, excluding the Laurel Hill Greenway trail, as generally shown on the CDP/FDP. Additional recreational facilities (e.g. gazebos, croquet lawns, bocce courts, badminton courts) that do not require fully enclosed structures may be provided within any open space area without the requirement of a CDPA/FDPA or a proffered condition amendment provided that such are determined to be in substantial conformance with the CDP/FDP. The balance of any funds not expended on-site, if any, or on the construction of off-site trails or landscaping, shall be provided to the FCPA for recreation facilities in the vicinity.

- b. At the time of site plan/subdivision plat approval, the Applicant shall contribute the sum of \$3,000.00 per newly constructed market rate unit (ADUs, "Senior Housing" and "Adaptive Re-use" units excluded) to the FCPA for construction of soccer fields, ball fields, or other recreational facilities in the vicinity of the Lorton reservation, as determined appropriate by the FCPA.
- c. The Homeowners Association shall own, maintain, and manage the Application Property open space that is located between the single story dormitories that are proposed for adaptive reuse and the Laurel Hill Greenway. No personal items and/or community facilities (e.g. bicycles, trash cans, storage structures, lawn chairs, grills, tables, umbrellas) shall be located in this area. This restriction shall be disclosed in the HOA documents prepared for the Application Property.
 - i. No entrances shall be permitted on the south side of the dormitories that directly face the Laurel Hill Greenway open space, unless there are no other options based on upon review by the Fire Marshal and Director of ZED, and subject to the approval of the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
 - ii. Entrances on the east side of dormitories that directly face the Laurel Hill Greenway may be permitted with ARB review and approval in accordance with the Historic Overlay District Provisions as required by the MOA.
 - iii. Every effort shall be made to locate mechanical equipment in an area other than between the adaptive reuse buildings and the Laurel Hill Greenway. If it can be demonstrated to the satisfaction of the Director of ZED that it is necessary to locate mechanical equipment in that area, it shall be screened with opaque landscaping, such as hedges, to avoid visual impacts on the Greenway subject to ARB approval in accordance with the Historic Overlay District Provisions as required by the MOA.
- d. The clubhouse shall be constructed with the first phase of development associated with active adult living.
- e. Open space areas and other improvements shall be phased to be constructed with each section of development of the Application Property within which it is located.

10. HOMEOWNERS ASSOCIATION

- a. At the time of site plan/subdivision plat approval, the Applicant shall establish a master Homeowners Association (HOA) for the proposed development to, among other things, own, manage and maintain the common open space, noise barrier, private streets, and recreational facilities, and to maintain yards outside of the privacy yard areas. All owners of residential units and the management/owner of any rental property located on the Application Property shall be members of the HOA.
- b. The requirement to maintain the private streets, landscaping, yards outside of delineated privacy yard fencing, clubhouse, pool, trash collection at the nearby bus shelter, and open space areas, estimated maintenance costs, and required review and approval by the ARB of exterior design changes for dwellings located within the eligible Historic District shall be included in the HOA documents prepared for the Application Property. Further, a specific limitation shall be included in the HOA documents pertaining to the use of open space that is located between the single-story dormitory adaptive reuse buildings and the Laurel Hill Greenway as referenced in Proffer 9c. Purchasers shall be advised of these requirements prior to entering a contract of sale. Further, in accordance with the Virginia Property Owners Association Act, Section 55 Code of Virginia, purchasers shall be advised of these requirements through a disclosure packet that contains the HOA documents upon entering into a contract of sale.
- c. If mutually agreed upon by the Applicant and the HOA, an application for a Final Development Plan Amendment may be submitted to convert one (1) of the adaptive reuse buildings or the Senior Housing Building to a medical care facility for assisted living purposes, subject to review by the Health Care Advisory Board. In such case, there would be no requirement for approval of a Proffered Condition Amendment to these proffers.

11. STORMWATER MANAGEMENT

- a. The Applicant intends to seek a waiver to allow off-site stormwater management (SWM) in lieu of on-site detention. The Applicant intends to provide SWM on the Park Authority property to the west of the Application Property. The Applicant shall locate, design, and construct the offsite SWM facility(s) and other adequate outfall improvements so as to provide for SWM/Best Management Practices ("BMP") requirements for the Application Property and for the golf course and associated improvements including, but not necessarily limited to, the golf course club house and maintenance facility.
- b. The Applicant shall coordinate the location, design, and construction of the offsite SWM/BMP facility with the FCPA prior to site plan submission for the facility, and

13. NOISE ATTENUATION

- a. The Applicant has submitted a refined acoustical analysis to DPZ for review and approval. That study determined the noise impacts from Silverbrook Road and the appropriate measures to mitigate the impacts consistent with (b) and (c) below. Units impacted by noise shall be so indicated on all site/subdivision plans.
- b. For privacy yards and rear yards exposed to noise from Silverbrook Road as determined by the analysis, solid privacy fences, which are a maximum of six (6) feet in height, which shall be constructed primarily of brick, as generally shown on Sheet L-9 of the CDP/FDP (or other materials or design as approved by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA), and that are solid from the ground up, with no gaps or openings, as determined necessary, shall be utilized as a sound attenuation measure in the rear and side yards of the single family detached units located along Silverbrook Road, as shown on the CDP/FDP. These fences/walls shall be attached to the unit or sufficiently overlapped as determined necessary at the time of site plan approval.
- c. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the highway noise impact zone of DNL 65-70 dBA (within 137 feet from the centerline of Silverbrook Road and where upper stories are proposed within 172 from the centerline of Silverbrook Road) shall be constructed with the following acoustical treatment measures if not otherwise shielded from noise impacts by other residential units:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and windows shall have a laboratory STC rating of at least 28 unless glazing constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39. However, the Applicant may elect to have a refined acoustical analysis performed to determine minimum STC ratings for exterior walls, windows, and doors; and the STC rating specifications may be reduced based on this analysis, as determined appropriate by DPWES.
 - iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

14. AFFORDABLE HOUSING

- a. The Applicant shall comply with the ADU program as set forth in Part 8 of Article 2 of the Zoning Ordinance at the time of rezoning. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the

shall be subject to review and approval by the FCPA in conjunction with site plan approval.

- c. Off-site SWM/BMP facilities constructed by the Applicant shall include the following features needed for integration of those facilities with the proposed golf course and clubhouse project to the extent reasonably determined by the FCPA: landscape screening of the facility, permanent water surface elevation, maintenance access to the facility, location/screening of proposed outfall structures, and combined outfall. Such features shall be identified on the site plan submitted to the County and the FCPA.
- d. The Applicant shall contribute a total of \$120,000.00 to the BOS/FCPA for the future maintenance of off-site SWM/BMP facilities. An initial contribution of \$60,000.00 shall be made prior to the issuance of the first RUP. The final contribution of \$60,000.00 shall be made at the time of final bond release or five (5) years from the date of the initial site plan approval, whichever first occurs.

12. SANITARY SEWER

- a. In order to provide sanitary sewer service to the Application Property, the Applicant shall construct a pump station and force main as approved by DPWES.
- b. This facility shall be sized to accommodate flows from the Application Property and adjacent areas planned for adaptive reuse to the east and south of the Application Property that have been identified as the former Maximum Security Quadrangle and the former Reformatory Quadrangle, respectively. The pump station and force main shall be constructed by the Applicant at no cost to Fairfax County.
- c. The force main to be constructed through the Application Property from the pump station to a connection in Silverbrook Road shall be located as to not conflict with the landscape plan as illustrated on the CDP/FDP.
- d. The pump station shall be located, designed and sized in a manner that is acceptable to the County and shall be located on the Application Property or adjacent to it.
- e. The pump station will be constructed with a standing seam metal roof and red brick/masonry materials as coordinated with FCPA, and approved by the ARB in accordance with the Historic Overlay District Provisions as required by the MOA.
- f. Landscaping shall be provided by the Applicant around the pump station in order to minimize visual impacts to the Laurel Hill Greenway and the residential development, as determined appropriate by the Urban Forester and the FCPA.
- g. Final location and citing of the pump station within FCPA property shall be subject to review and approval of FCPA.

ADU Ordinance. ADUs will be provided within the Senior Housing Building and/or within the existing buildings proposed for adaptive reuse.

15. HERITAGE RESOURCES

- a. The five (5) existing buildings shown on the CDP/FDP as "Adaptive Reuse" are to be adaptively reused for multi-family dwellings. Future exterior alterations shall follow the process outlined in the Memorandum of Agreement that is associated with the Eligible Historic District at Lorton, and shall be submitted to the ARB for review in accordance with the provisions of Par. 2, Sect. 7-200, Historic Overlay Districts of the Fairfax County Zoning Ordinance. All exterior alterations, rehabilitations and/or restorations of the adaptively reused buildings shall be performed in keeping with *The Secretary of Interior's Standards for Rehabilitation*. The Applicant reserves all rights to pursue permitted administrative and legislative relief and remedies from ARB decisions.
 - i. Measures shall be taken to protect these existing buildings and Tower #2, as identified on the CDP/FDP in the event that it remains pursuant to section 15.e. below, during onsite demolition and development activities.
 1. Around each structure or group of structures, an area of land not less than ten (10) feet from the structure(s) will be marked with chain link fencing (one (1) opening per side permitted), consisting of six (6)-foot steel posts driven 18 inches into the ground and placed no further than ten (10) feet apart, so as to prevent accidental damage by heavy construction equipment during on-site demolition and earth moving activities. Steel posts and fencing may be removed once such activities are completed, to provide necessary access to the structure and the land adjacent to it. Nothing herein shall preclude activity within this area as long as such activities do not harm the building or its foundation, as described in 15.a.i.2. below.
 2. For each protected building or structure, a line of foundation protection shall be delineated from the base of the foundation, with such line to be shown on all grading and/or site plans (e.g. a plan section or profile), including rough grading plans. If the building foundation is concrete, a line of protection shall be drawn at a 45-degree angle from the base of the foundation projecting downward. If the building foundation consists of rock or rubble, the Applicant's structural engineer will determine if a wider line of protection is necessary to the satisfaction of DPWES. If activities such as excavation, installation of utilities, stabilization/development activities related to the Greenway, or building restoration/modification are necessary within this area of protection, measures will be taken to

insure the stability of the building foundation per current structural engineering standards and to the satisfaction of DPWES. Nothing herein shall preclude surface grading around the buildings to a depth of 6 to 12 inches, landscaping, or other activities that will not harm the building foundation.

- b. The Applicant shall fund three (3) historic markers at a total cost not to exceed \$4,500.00 for placement within the Eligible Historic District at Lorton, provided that the History Commission may limit the number to less than three (3). The Fairfax County History Commission shall determine the site or topic for each commemoration, the marker locations, and text.
- c. A Phase I archeological analysis will be conducted for Areas A, B and C as identified in a letter from Mike Johnson, and which is dated December 14, 2002 and is attached as Exhibit 1 to these proffers.
- d. Culinary Arts Building (R-40)- The Culinary Arts Building, built in 1941 (see Sheet 5 of 6 of the CDP/FDP) shall be photographed with a large format (4" X 5" minimum negative) camera using black and white film prior to demolition. Photographic recordation shall be done to the standards of the Historic American Buildings Survey (HABS). The number and angle of views shall be coordinated with the FCPA prior to the taking of the photographs and completed photos shall be approved by FCPA prior to demolition. Such photographs shall be submitted to the Virginia Room of the Fairfax County Public Library, the District of Columbia Archives, and the Virginia Department of Historic Resources (VDHR). The negatives shall be submitted to VDHR.
- e. Tower #2 (R-55)
 - i. Notwithstanding the note of the CDP/FDP, the tower shall continue to remain as a feature within the proposed development, shall be preserved and incorporated into the HOA common open space, be maintained by the HOA, and shall be subject to the HOA restrictive covenants.
 - ii. If a public or nonprofit entity becomes available to own and maintain the tower, the tower can remain as a separate feature, to be owned and maintained by the identified entity and the tower and associated land area can be dedicated to the County without need for a PCA, FDPA or CDPA, subject to the Applicant's approval.
 - iii. The tower shall be preserved as defined in the Secretary of Interior's Standards for The Treatment of Historic Properties by accomplishing the specific items of work, including the removal of security lights and cameras, as listed in Section 2:Physical and Structural Condition of the Historic Structures Re-use Study for

Tower #2 (R-55) as prepared by David Berg, MA and John Mott, FAIA, dated November 27, 2002, which section is attached as Exhibit 2 to these proffers, or as may be approved by the ARB at the Applicant's option.

- f. Tower #3 (R-56) - This tower, located in the western portion of the application property, shall be photographed with a large format (4" X 5" minimum negative) camera using black and white film prior to demolition. Photographic recordation shall be done to the standards of the Historic American Buildings Survey (HABS). The number and angle of views shall be coordinated with the FCPA prior to the taking of the photographs and completed photos shall be approved by the FCPA prior to demolition of the tower. Such photographs shall be submitted to the Virginia Room of the Fairfax County Public Library, the District of Columbia Archives, and the Virginia Department of Historic Resources (VDHR). The negatives shall be submitted to VDHR.

16. MISCELLANEOUS

- a. Any off-site grading must be reviewed and approved by DPWES and the FCPS and FCPA as appropriate.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. A covenant shall be recorded that provides 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 lots and shall run to the benefit of the HOA and the BOS. Purchasers shall be advised of the use restriction prior to entering into a contract of sale. This restriction shall also be included in the HOA documents.
- d. Homes constructed on the Application Property shall meet thermal guidelines of the CABO Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
- e. Notwithstanding the locations for signs and typical entry features included in the CDP/FDP, all signs shall comply with Article 12, including a comprehensive sign plan as may be approved in accordance with the provisions of Sect. 12-205.
- f. No temporary signs (including "popsicle" style paper or cardboard signs) that are prohibited by Article 12 of the Zoning Ordinance, and no signs that are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sales of homes on the Application Property, or for the rental of any multi-family dwelling unit. Furthermore, the Applicant shall direct its agents and

employees involved in marketing, rental, and/or home sales for the Application Property to adhere to this proffer.

- g. All new utilities within the Application Property shall be placed underground. The existing utility poles located along Silverbrook Road may be relocated to accommodate the widening of Silverbrook Road. With the exception of the existing utility poles and any light poles required by DPWES or VDOT pursuant to site plan/subdivision plat review, no additional utility poles will be located along Silverbrook Road.
- h. The Applicant reserves the right to institute the following Secondary Uses in a P-District, as described in Sect. 6-103 of the Ordinance, without the need for a proffered condition amendment, CDPA or FDPA. Such Secondary Uses include: home offices; bank teller machines; garment cleaning establishments; quick service food stores; personal service establishments; places of worship; cultural centers, museums and similar facilities; and retail sales establishments. Any such secondary uses shall be located within the adaptive reuse structures or within the Senior Housing building and shall be similar to accessory service uses as defined in the Ordinance in their scope and size.
- i. The Applicant shall be responsible for applying for and obtaining a Conditional Letter of Map Revision (CLOM-R) from the Federal Emergency Management Agency (FEMA) if it is determined by FEMA that a map revision is necessary.

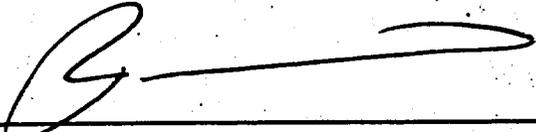
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

**RZ 2002-MV-040
Spring Hill Seniors, LLC
Spring Hill Senior Campus
Signature Page**

**Applicant Contract Purchaser of the Application
Property/Agent for the Title Owner of the Application
Property**

**Spring Hill Seniors, LLC
By: KSI Services, Inc., its Managing Member**

By:



Name: Richard W. Hausler

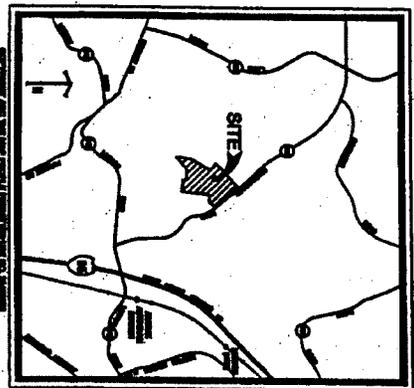
Title: President/Director/Agent/Attorney-in-Fact

CONCEPTUAL/FINAL DEVELOPMENT PLAN SPRING HILL SENIOR CAMPUS

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

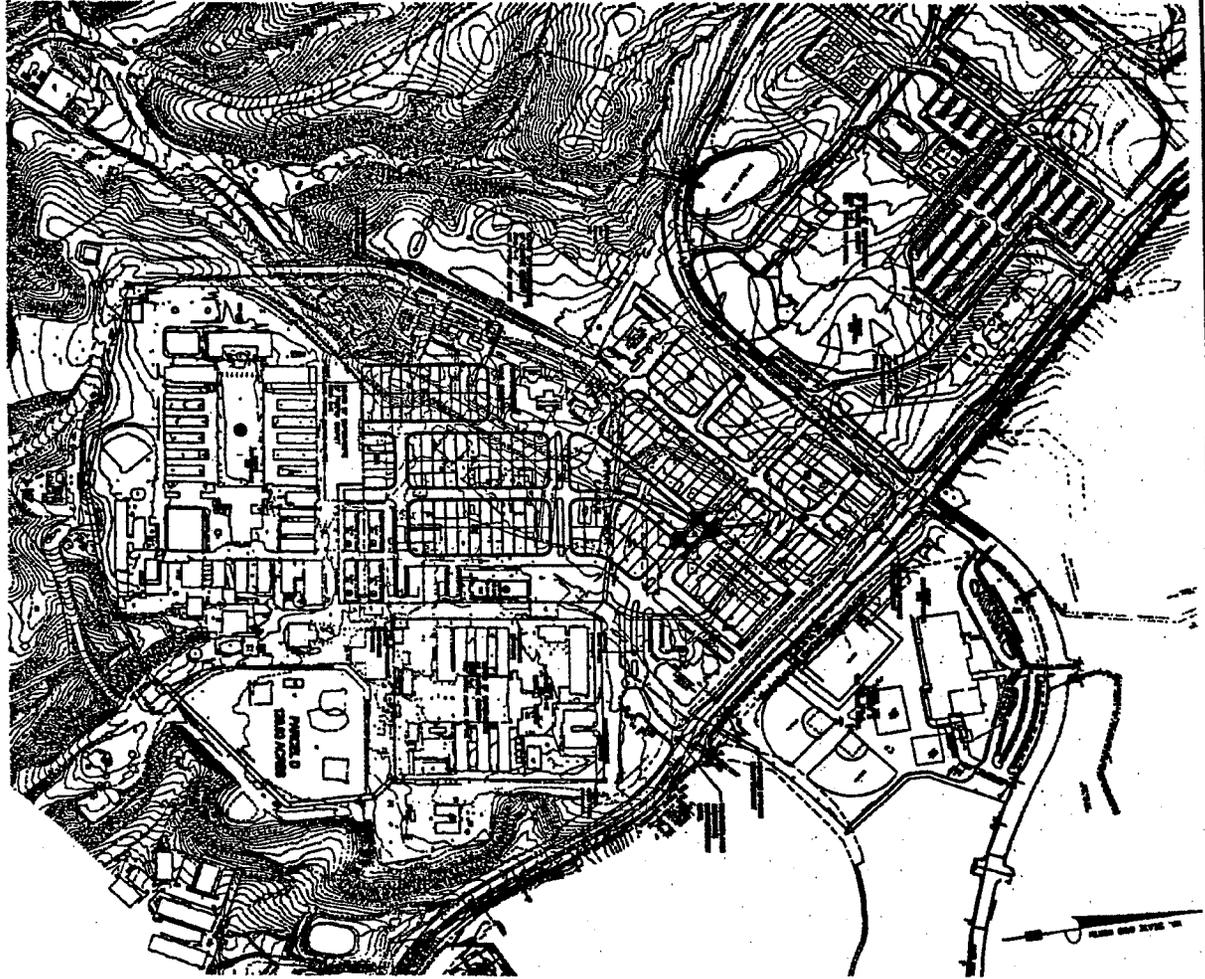
NOTES:

1. The project is located on the east side of the Mount Vernon District, Fairfax County, Virginia.
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20. The project is located on the east side of the Mount Vernon District, Fairfax County, Virginia.



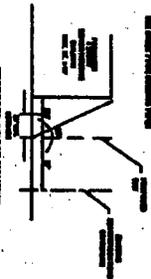
- PREPARED BY:**
BOWMAN CONSULTING GROUP, LTD.
 14020 THUNDERBOLT PLACE, SUITE 300
 CHANTILLY, VA. 20161
- IN COOPERATION WITH:**
STUDIO 36
 6416 GROVEHOLM DRIVE, SUITE 100-A
 ALEXANDRIA, VIRGINIA 22310
- DEWEY AND DAVIS**
 6401 ARLINGTON BOULEVARD
 FAYETTEVILLE, VIRGINIA 22031
- SEBY, ROO AND ASSOCIATES**
 8001 BRADDOCK ROAD - 4TH FLOOR
 SPRINGFIELD, VIRGINIA 22151
- AGENT FOR CONTRACT PURCHASER:**
 WILSON, COLLIER, LUBBERLY, BAROCH & TERPAC, P.C.
 ATTN: KEITH MARTIN
 COURTHOUSE PLAZA - 15TH FLOOR
 2201 CLAYBROOK BOULEVARD
 ARLINGTON, VIRGINIA - 22201
- SHEET INDEX**
1. COVER SHEET
 2. MASTER PLAN / SITE TYPICALS
 3. CONCEPTUAL / FINAL DEVELOPMENT PLAN
 4. PERISTYLE CIRCULATION PLAN
 5. EXISTING VEGETATION MAP
 6. ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
 7. LANDSCAPE PLAN
 8. GREENWAY LANDSCAPE PLAN
 9. SINGLE FAMILY ILLUSTRATIVE LANDSCAPE PLAN
 10. MULTI-FAMILY ILLUSTRATIVE LANDSCAPE PLAN
 11. ILLUSTRATIVE BOULEVARD SECTION
 12. ILLUSTRATIVE STREET SECTION / DETAILS
 13. ILLUSTRATIVE BRADDOCK ROAD STREETSCAPE SECTION
 14. ILLUSTRATIVE GREENWAY / OPEN SPACE SECTIONS
 15. SITE DETAILS

	COVER SHEET SPRING HILL SENIOR CAMPUS MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	Project No. 10-100-0000 Drawing No. 10-100-0000-01 Date: 10/10/00 Scale: 1" = 100' Author: [Name] Checker: [Name] Designer: [Name] Engineer: [Name]
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THIS MAP IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES



1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL ANGLES ARE IN DEGREES.

4. ALL CURVES ARE TO BE RADIUS UNLESS OTHERWISE NOTED.

5. ALL GRADES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.

6. ALL UTILITIES ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.

7. ALL ELEVATIONS ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.

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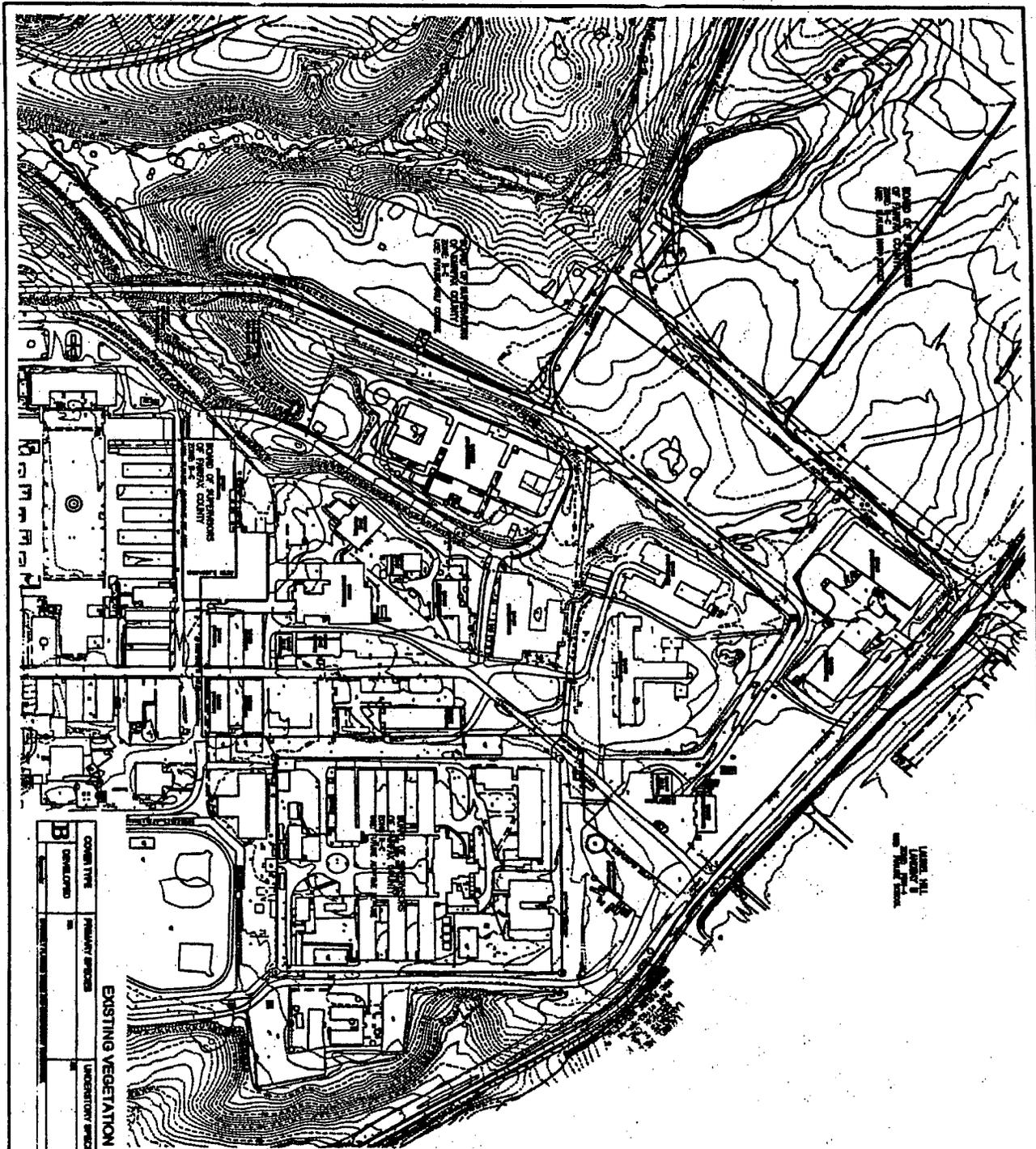
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DATE	2/1/2011
PROJECT	SPRING HILL SENIOR CAMPUS
CLIENT	MOUNT VERNON DISTRICT
LOCATION	FAIRFAX COUNTY, VIRGINIA
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]
DATE	2/1/2011

MASTER PLAN / SITE TABULATIONS
SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Bowman Consulting Group, Inc.
 10000 Old Dominion Blvd.
 Suite 1000
 Fairfax, Virginia 22030
 Phone: 703-441-4000
 Fax: 703-441-4001
 www.bowmanconsulting.com

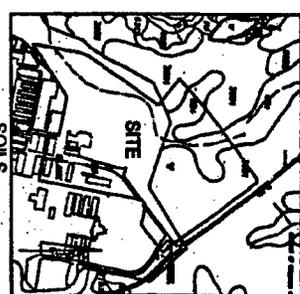




EXISTING VEGETATION LEGEND

CONV. TYPE	PERMANENT SERVICES	UNDESERTED SERVICES	STATIONARY	COMMON
B DEVELOPED				

LEGEND

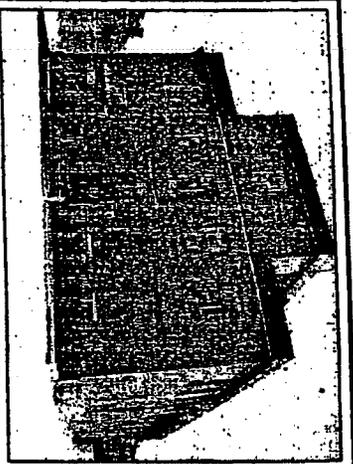


DATE	11/11/11
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CLIENT	SPRING HILL SENIOR CAMPUS
LOCATION	MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA
SCALE	1" = 1/4 MILE
PROJECT NO.	11-11-11-001
DATE	11/11/11
PROJECT	EXISTING VEGETATION MAP
CLIENT	SPRING HILL SENIOR CAMPUS
LOCATION	MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA
SCALE	1" = 1/4 MILE
PROJECT NO.	11-11-11-001

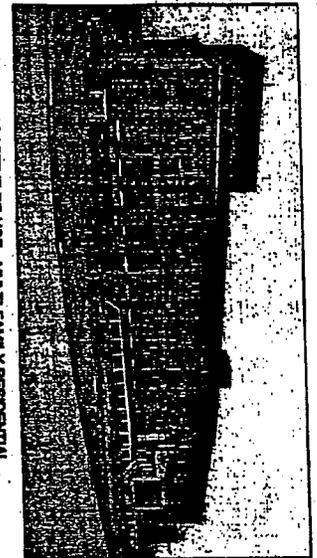
EXISTING VEGETATION MAP
SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

For more information, please contact:
 Bowman Consulting
 11111 Bowman Blvd.
 Suite 100
 Fairfax, VA 22030
 Phone: (703) 441-1111
 Fax: (703) 441-1112
 www.bowmanconsulting.com
 info@bowmanconsulting.com

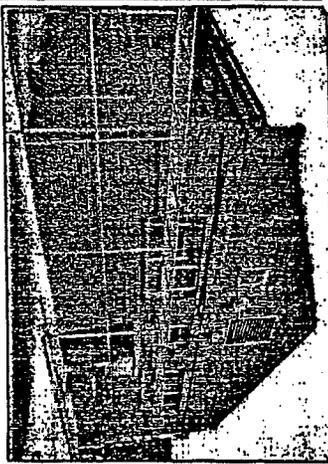




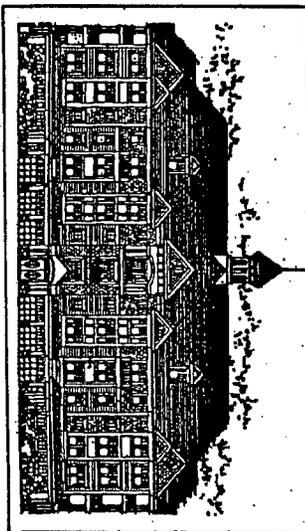
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(FORMER COMMISSARY BUILDING)
NORTHERN FACADE



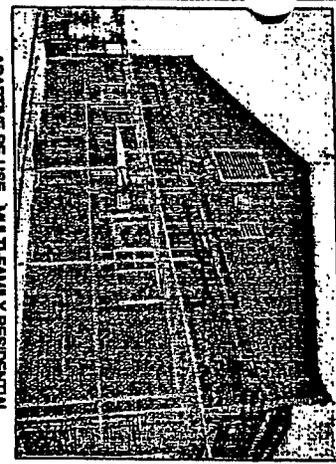
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(FORMER COMMISSARY BUILDING)
WESTERN FACADE



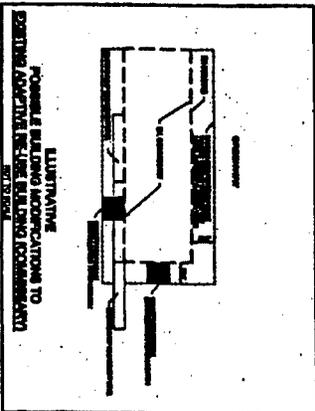
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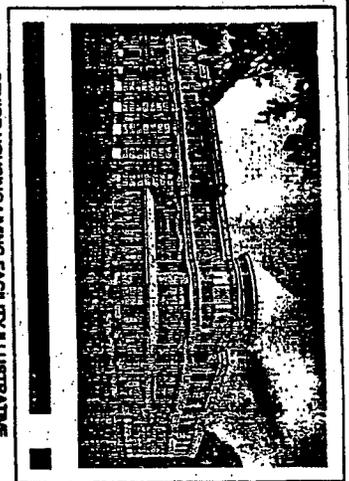
MULTIFAMILY ILLUSTRATIVE



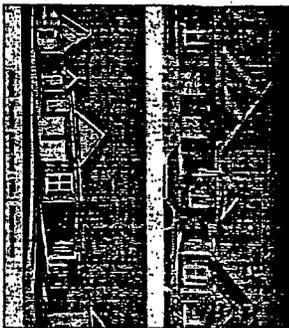
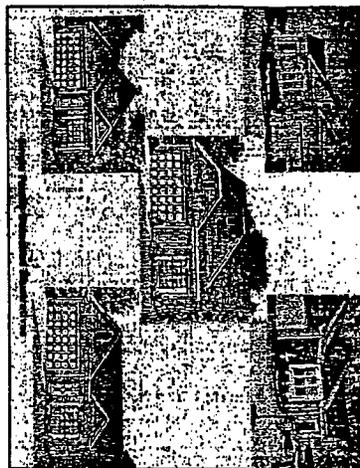
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(FORMER DORMITORY BUILDING)
WESTERN FACADE



ILLUSTRATIVE
POSSIBLE BUILDING MODIFICATIONS TO
EXISTING ADAPTIVE RE-USE BUILDING COMPONENTS
NOT TO SCALE



SENIOR HOUSING LIVING FACILITY ILLUSTRATIVE

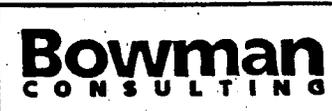


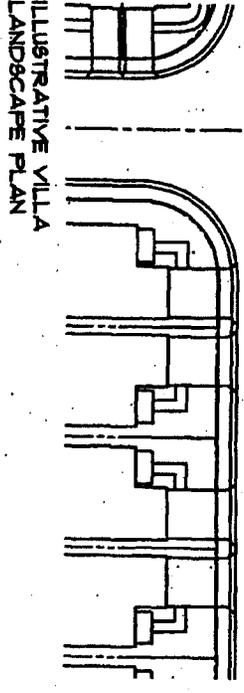
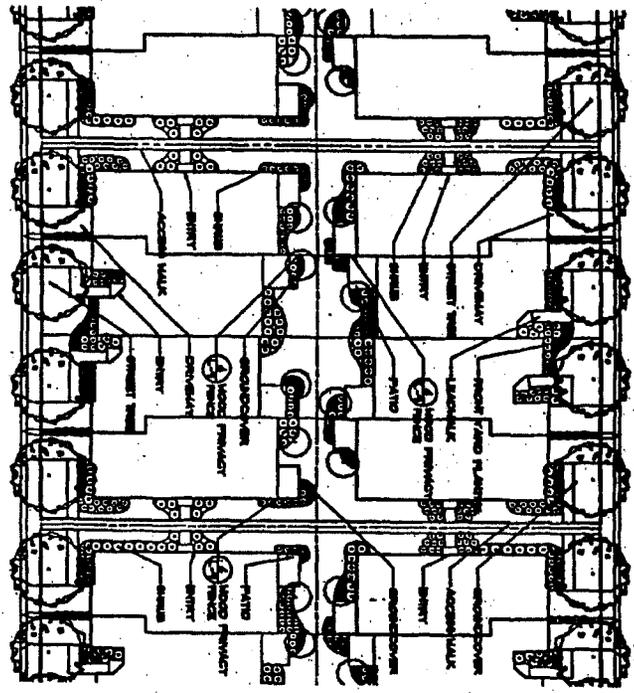
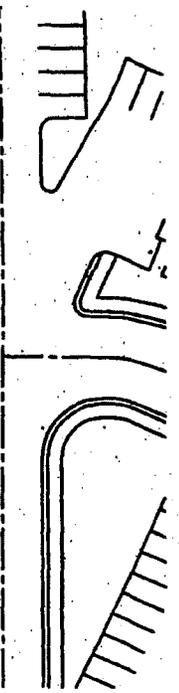
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2	REVISED			
3	REVISED			
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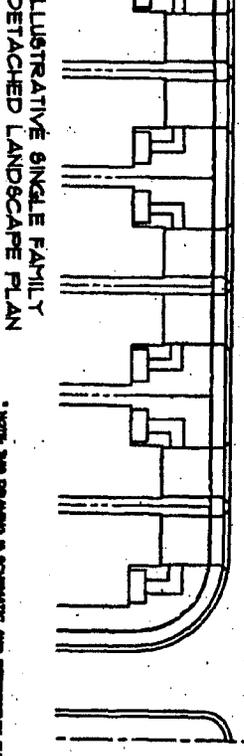
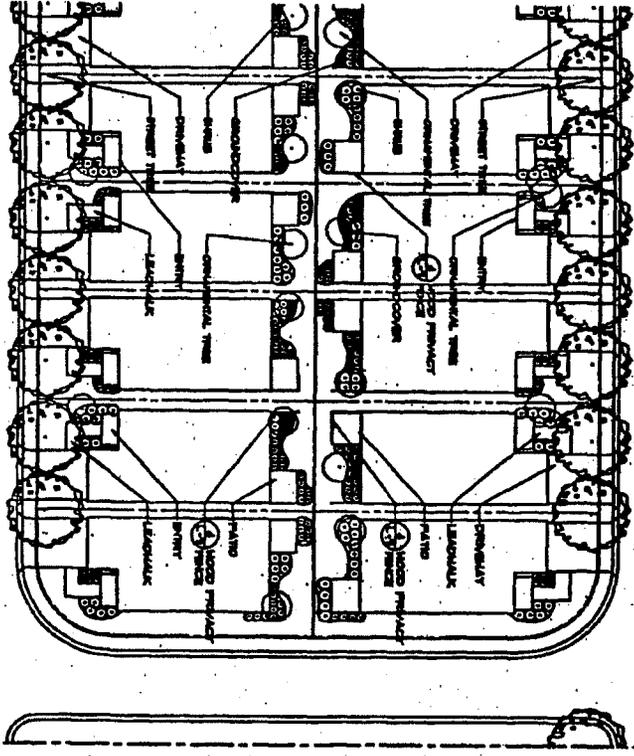
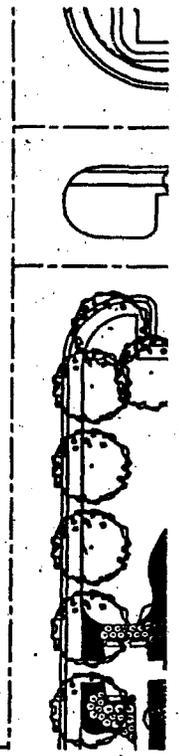
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE: 11/15/2011
 TIME: 10:00 AM
 PROJECT: SPRING HILL SENIOR CAMPUS
 DRAWING: ARCHITECTURAL ELEVATIONS
 SHEET: 1 OF 1





ILLUSTRATIVE VILLA
LANDSCAPE PLAN



ILLUSTRATIVE SINGLE FAMILY
DETACHED LANDSCAPE PLAN

*NOTE: THIS DRAWING IS COORDINATE AND REFERENCE TO THE LANDSCAPE PLAN. ANY CHANGES TO THE LANDSCAPE TO BE COORDINATED AT THE SITE PLAN.

SPRING HILL SENIOR CAMPUS
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SPRING HILL SENIORS, LLC

LEGEND

- ORANGE BAY
- LANTANA
- SHRUB
- ...

SCALE

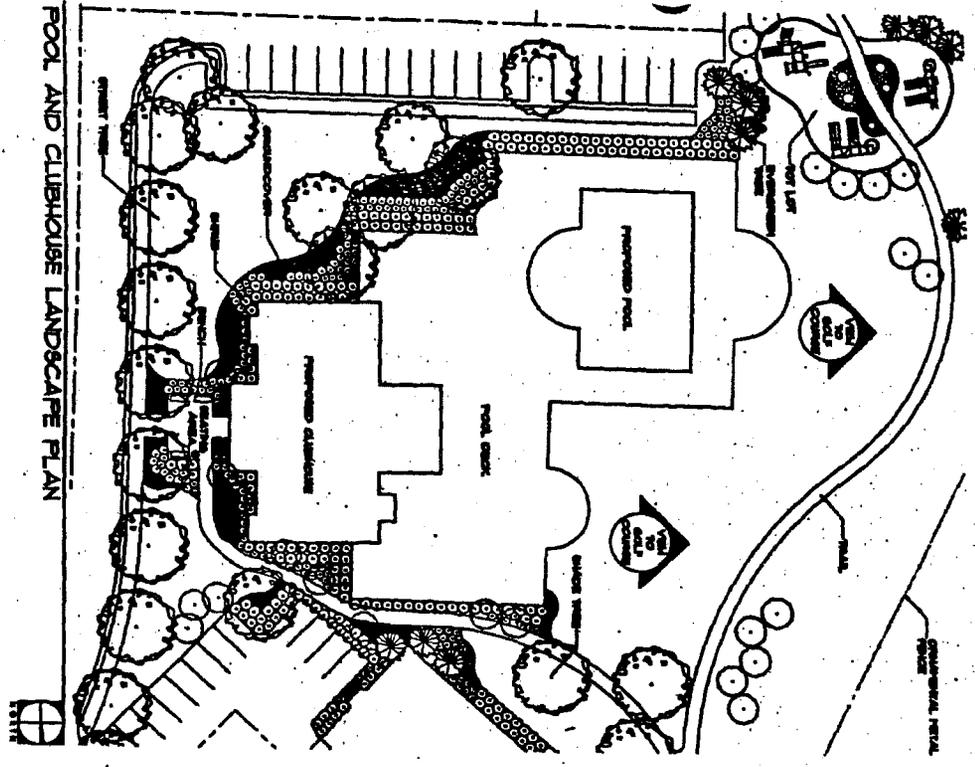
1" = 10'

DATE

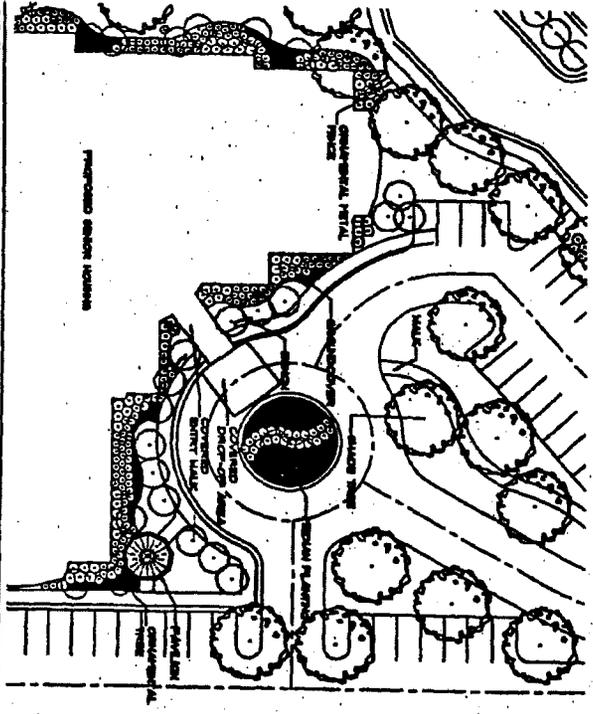
1-3

* NOTE: THE PRELIMINARY CONCEPTS AND RECOMMENDATIONS FOR THE GENERAL SCHEME AND CHARACTER OF THE LANDSCAPE PLAN, INCLUDING THE LOCATION OF THE POOL, ARE SUBJECT TO BE CONFIRMED AT THE SITE PLAN.

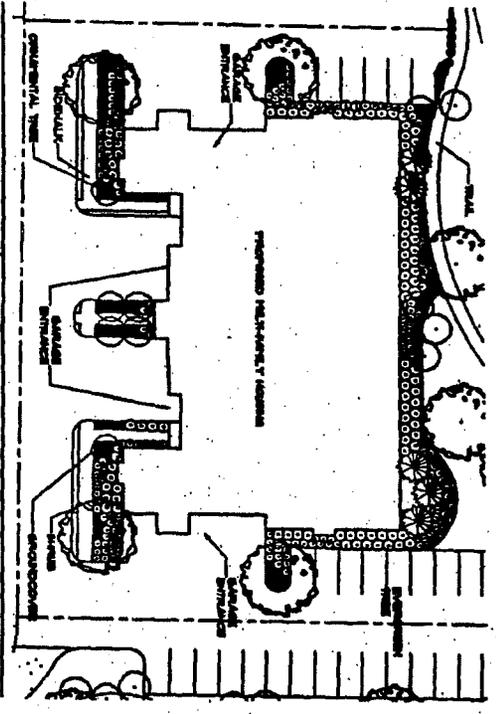
POOL AND CLUBHOUSE LANDSCAPE PLAN



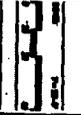
SENIOR HOUSING ENTRY COURT LANDSCAPE PLAN



TYPICAL MULTI-FAMILY HOUSING LANDSCAPE PLAN



L4



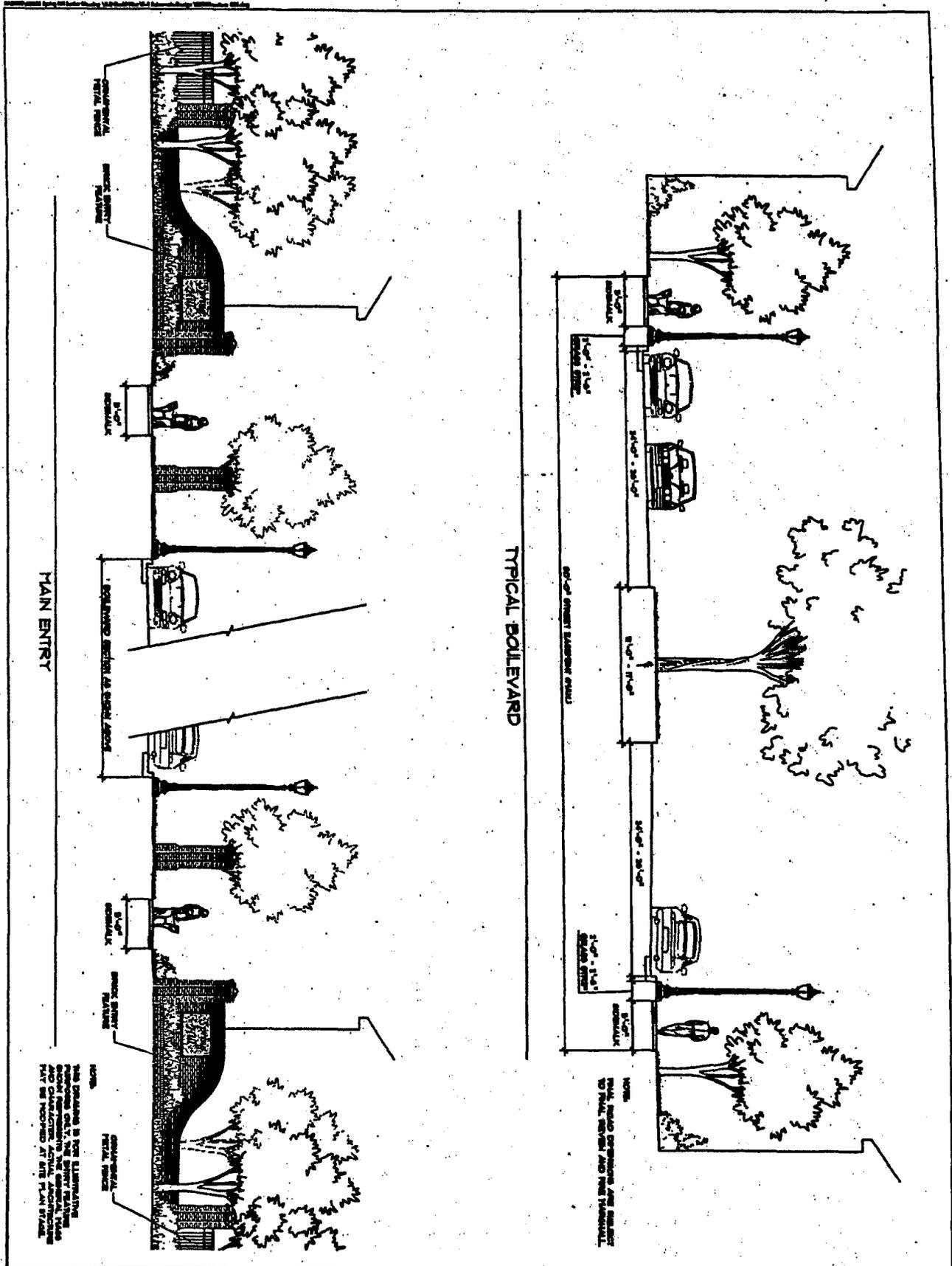
PREPARED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]

PROPOSED SENIOR HOUSING

SPRING HILL SENIOR CAMPUS
 MOUNT VERNON DISTRICT FARRAX COUNTY, VIRGINIA

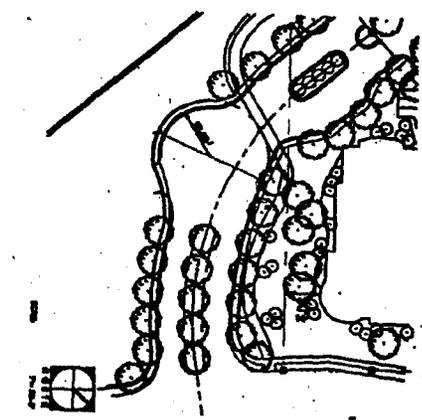
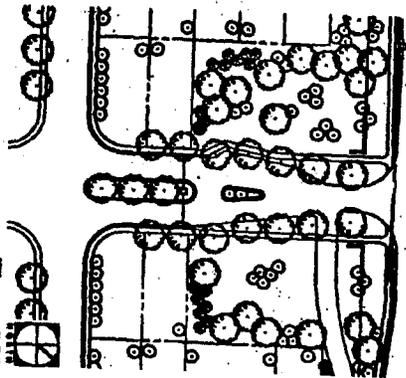
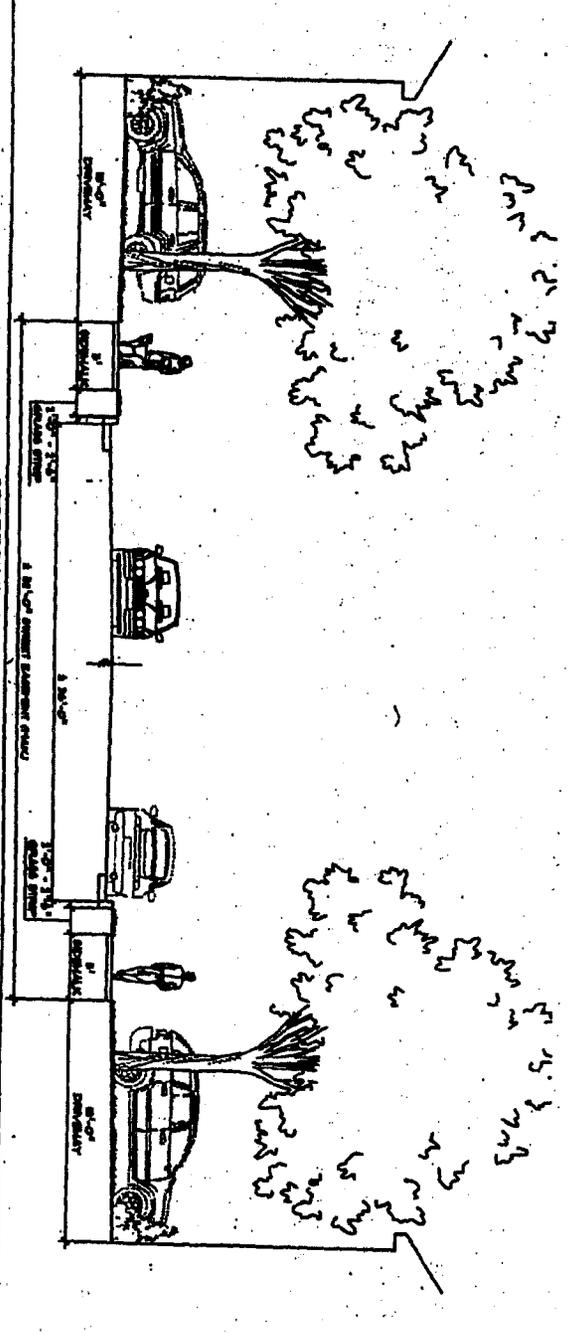
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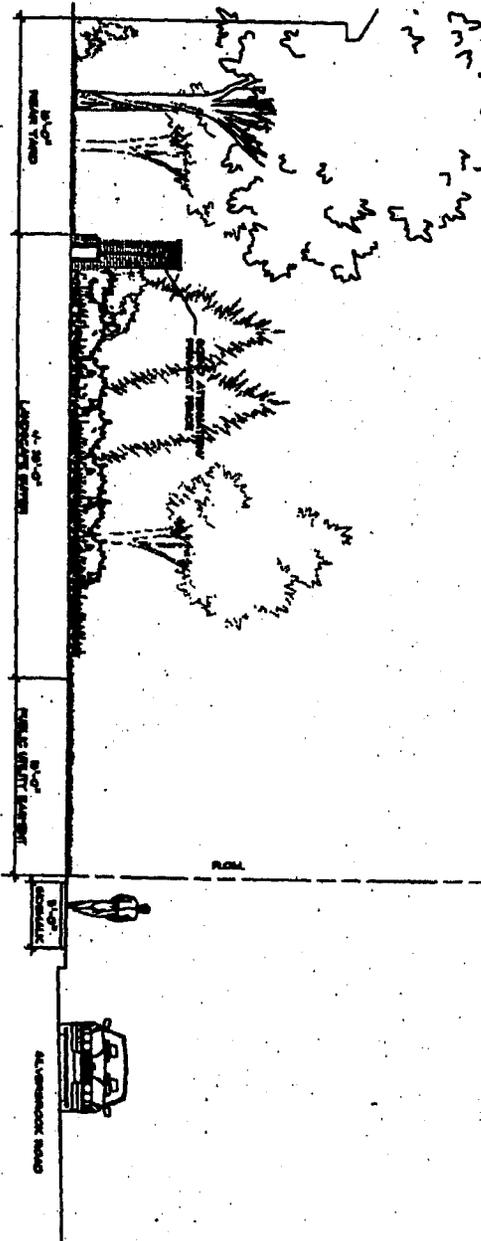


	<p>PROJECT SPRING HILL SENIOR CAMPUS MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA</p>	
	<p>DATE 1-5</p>	

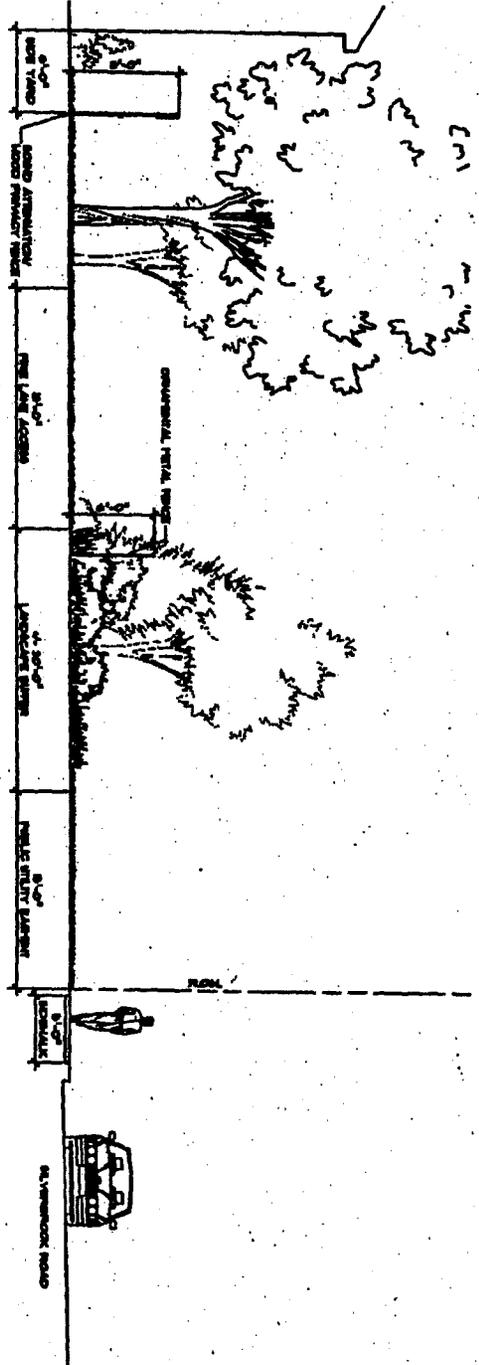
SPRING HILL SENIORS, LLC



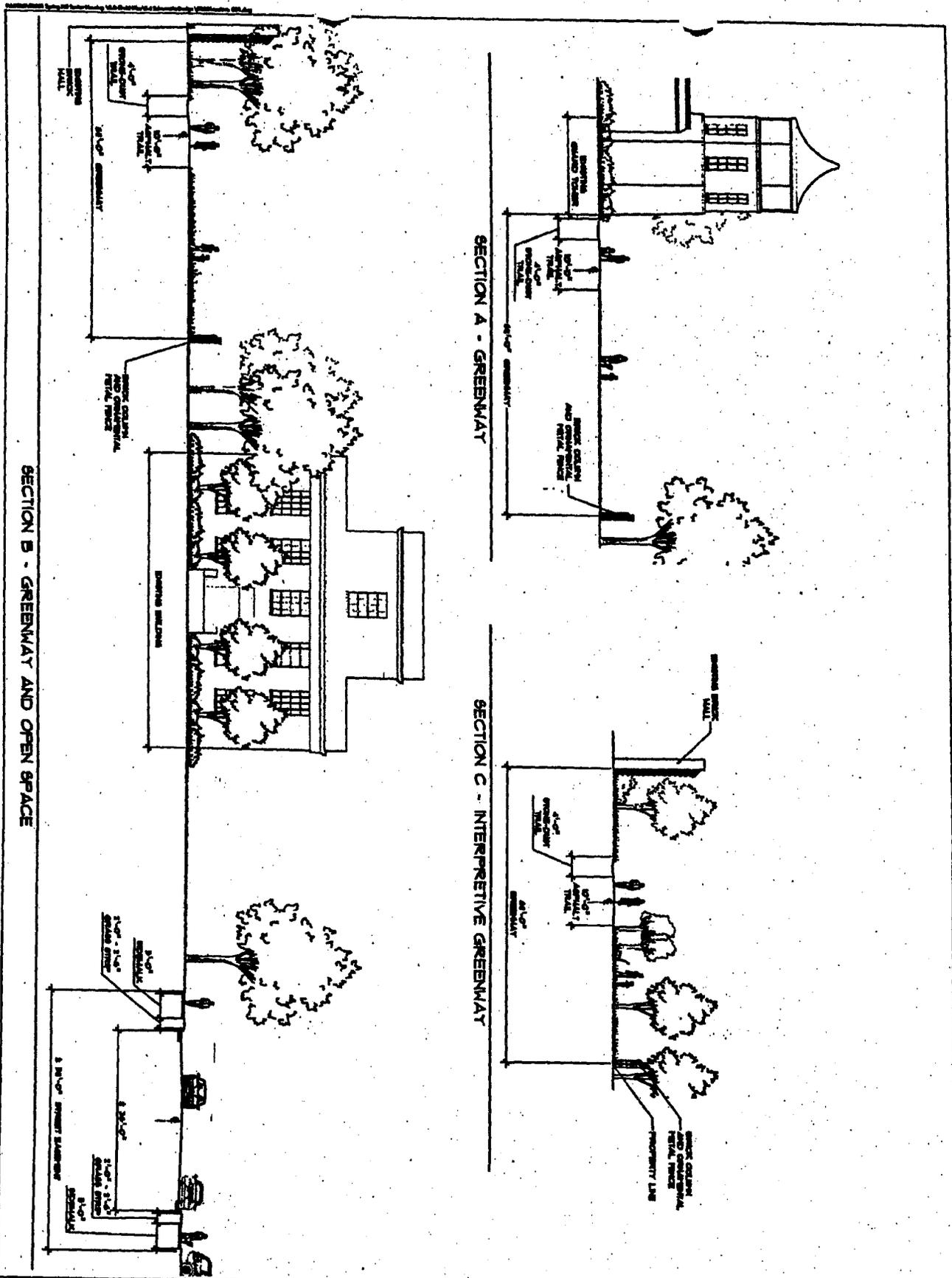
SECTION E - SILVERBROOK ROAD STREETSCAPE



SECTION D - SILVERBROOK ROAD STREETSCAPE



	<p>DATE: 11/17/17</p> <p>PROJECT: SPRING HILL SENIOR CAMPUS</p> <p>LOCATION: MOUNT VERNON DISTRICT, FARMAN COUNTY, VIRGINIA</p> <p>DESIGNED BY: SPRING HILL SENIORS, LLC</p>	
	<p>CLIENT: SPRING HILL SENIORS, LLC</p> <p>PROJECT: SPRING HILL SENIOR CAMPUS</p> <p>LOCATION: MOUNT VERNON DISTRICT, FARMAN COUNTY, VIRGINIA</p> <p>DESIGNED BY: SPRING HILL SENIORS, LLC</p>	

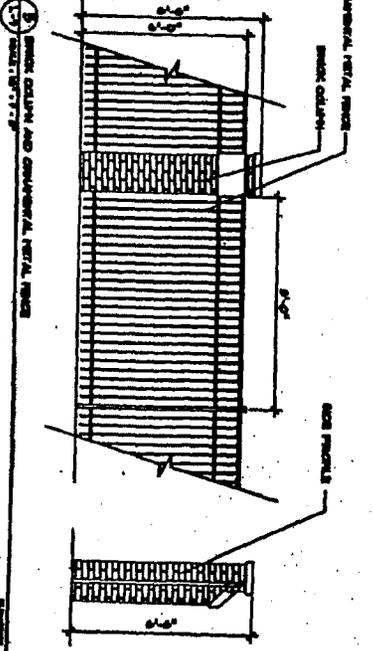
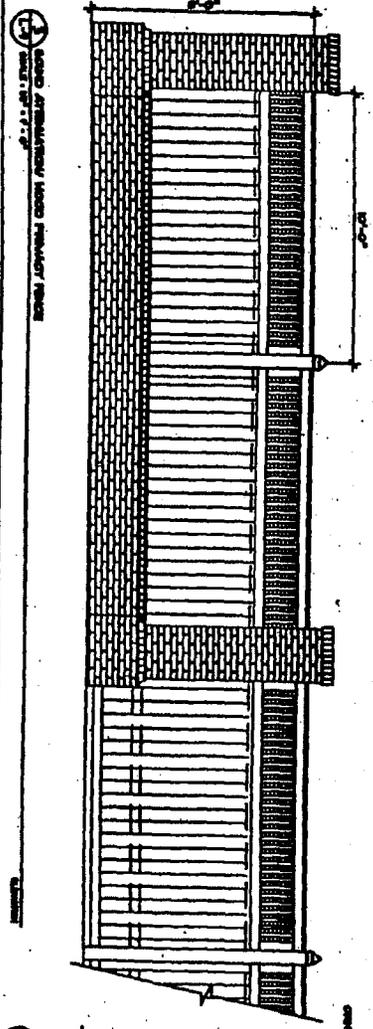


SECTION B - GREENWAY AND OPEN SPACE

SECTION A - GREENWAY

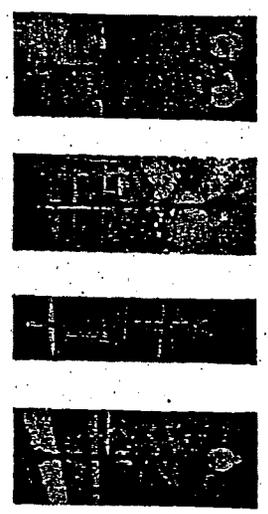
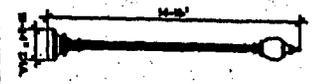
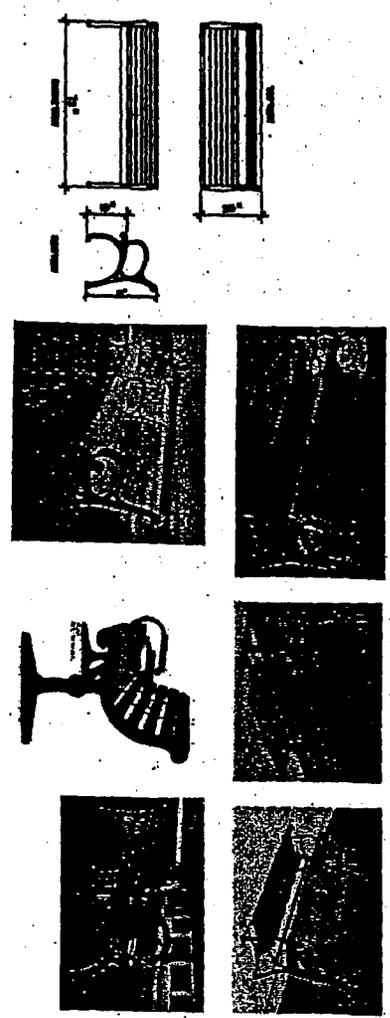
SECTION C - INTERPRETIVE GREENWAY

<p>L-8</p>	<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: SPRING HILL SENIOR CAMPUS</p>	<p>LOCATION: MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA</p>	<p>DESIGNER: SPRING HILL SENIORS, LLC</p>	

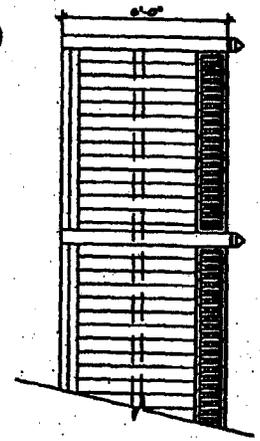


14 BRICK DETAIL

15 BRICK DETAIL AND DEVELOPMENT DETAIL VIEW



16 BRICK DETAIL AND DEVELOPMENT DETAIL VIEW



L-9

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

SPRING HILL SENIOR CAMPUS
MOUNT VERNON DISTRICT FABRAX COUNTY, VIRGINIA

SPRING HILL SENIORS, LLC





County of Fairfax, Virginia

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

April 6, 2006

Karen A. Arnold, Director
Project Planning
KSI
8081 Wolftrap Road
Vienna, VA 22182

Re: Interpretation for RZ/FDP 2002-MV-040, Spring Hill Senior Campus: Tax Map 106-4 ((1)) 54 pt.:
Independent senior living development

Dear Ms. Arnold:

This is in response to your letter of October 31, 2005, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the Final Development Plan (FDP) approved by the Planning Commission in conjunction with approval of the above cited applications. As I understand it, the final design of the 46.8 acre Spring Hill Senior project has been completed and you are ready to submit site plans to DPWES for review. Your letter requests a determination that the proposed modifications to the approved development plan which you have outlined in your letter are in substantial conformance with the proffers and development plan. This determination is based on your letter, the proffers, a 5-page color concept site plan exhibit entitled "Spring Hill Senior Center-ARB Submission Package" dated September 28, 2005, prepared by BeeryRio; a 4-page color exhibit entitled "MEDITATION GARDEN" prepared by Studio 39; a 10-page exhibit entitled "Commissary Building Spring Hill Senior Campus, Lorton, VA" prepared by EDG Architects; a sheet entitled "SITE PLAN Spring Hill Seniors, Lorton, Virginia" prepared by Studio 39; a sheet entitled "DORMITORY SITE PLAN Spring Hill Seniors, Lorton, Virginia" prepared by Studio 39; and, a 4-page set of elevations entitled "Commissary Building Spring Hill Senior Campus, Lorton, VA", prepared by EDG Architects. Copies of your letter and relevant exhibits are attached.

According to your letter and exhibits, a number of modifications to the approved CDP/FDP have been made in order to comply with proffered requirements; address Architectural Review Board (ARB) comments; respond to marketing demands; and/or, address final engineering of the site. Your letter begins by citing certain key proffers and plan notes, which I will summarize briefly as follows:

- Proffer 1.b. allows minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes under certain conditions so long as such adjustments do not increase the total number of units nor decrease the amount and general location of open space, parking or minimum distances to peripheral lot lines. The proffer also states that the location of the new Senior Housing building may be modified at the Applicant's discretion to better integrate it into the age restricted community, as determined by the Director, ZED, DPZ, and subject to review of the Architectural Review Board (ARB).
- Proffer 9.c.iii states that the HOA shall own, maintain, and manage the open space that is located between the single-story dormitories that are proposed for adaptive reuse and the Laurel Hill Greenway.

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- If mechanical equipment must be located in this open space area, it shall be screened with opaque landscaping, such as hedges, to avoid visual impacts on the Greenway, subject to ARB approval in accordance with the Historic Overlay District Provisions.
- Note #18 on Sheet 1 of the CDP/FDP states that footprints, sizes, and locations of all structures and lots are approximate and may change with final engineering and design.
- Note 2 on Sheet 2 of the CDP/FDP states that the Applicant reserves the right to provide covered parking spaces for the multi-family units.
- Sheet 3 of the CDP/FDP shows possible future expansion of the commissary and dormitory quadrangle.
- Sheet 6 of the CDP/FDP shows possible modifications to the existing commissary

According to your letter, there has been a reduction in overall density in the Independent Senior Living portion of the Spring Hill campus from 136 to 122 dwelling units. Open space has been increased by approximately 3,000 square feet due to a reduced parking lot footprint at the new building. Parking requirements and building setbacks are provided as shown on the CDP/FDP.

You have requested a determination of whether certain proposed modifications to the CDP/FDP are in substantial conformance with the proffers and development plan and have broken the areas of proposed modifications into four (4) general questions which I will address in turn below. As I understand it, all of the proposed modifications have received ARB approval.

Your first question, as I understand it, is whether the new Independent Senior Living Building is in substantial conformance with the proffers and development plan. According to your letter, the major change proposed is the relocation of resident parking spaces from surface lots to an underground garage. With the underground parking, trash dumpsters and mechanical equipment can now be located out of public view near the entrance to the underground garage. Your letter states that the proposed changes result in the maintenance of views into the site and toward the existing commissary building in accordance with ARB direction. The relocation of 80 parking spaces from surface lot to an underground garage has resulted in a larger Meditation Garden, which is located at the building entrance that provides access to interior community rooms. It is my determination that the use of underground parking and a larger Meditation Garden are in substantial conformance with RZ/FDP 2002-MV-040, subject to final approval of the site plan by the ARB.

The second question is whether modifications to the five (5) adaptive reuse buildings are in substantial conformance with the proffers and development plan. As I understand it, the proposed additions and refinements to the five existing buildings are the result of ARB direction and proffered commitments. The modifications described in your letter and exhibits are the following:

- The incorporation of existing loading docks on the eastern and southern sides of the Commissary and an existing basement level loading area on the western side of the building into the adaptive reuse of the building. A new main entrance is shown on the west side of the building within the limits of future expansion that were depicted on the development plan. The new entrance is wheelchair accessible and will permit the existing entrance on the north façade of the building to be unchanged when viewed from the Laurel Hill Greenway.

One new entrance per dormitory is proposed to be located along an interior landscaped mews. The new entrances are within the limits of future expansion depicted on the development plan.

- Mechanical equipment is proposed to be located on the south side of the dormitories and will be screened by shrubs and brick screening walls from the Greenway. The shrubs and brick walls will be located approximately 35 feet from center of the Greenway behind the privacy fence that surrounds the property. As I understand it, you also considered locating the mechanical equipment on the dormitory roofs but the ARB preferred the proposed location because of concern for preserving the roofline of the buildings and an interest in maintaining a comfortable landscaped mews between the buildings. Your letter states that ambient noise will be less in the proposed location than if the equipment were located between the buildings. As such, it is my determination that the proposed modifications to the adaptive reuse buildings described above are in substantial conformance with the proffers and development plan, subject to ARB approval of the site plan.

The third question is whether the construction of covered parking in association with the dormitory buildings is in substantial conformance with the proffers and development plan. You have stated that market research has shown a need for the option for covered parking to be available in the development. You are proposing to provide covered parking in carports in the adaptive reuse area of the site between the dormitories and the commissary, which is an area that is shown as surface parking and landscaped open space on the CDP/FDP. According to your exhibits, carports are proposed along the northern and southern sides of a central open space courtyard. The depicted carports are open except for the ends of the structures which are solid brick for screening purposes. The roofs are metal to match the dormitory roofs. A brick enclosed section at the end of one of the carport structures will be used to contain trash receptacles. A combination of a fence and landscaping will be used to screen the carports from the Greenway.

As noted at the beginning of your letter, Note #2 on Sheet 2 of the CDP/FDP states that the applicant reserves the right to provide covered parking. It is my determination that the provision of some covered parking as proposed is in substantial conformance with the proffers and development plan, as long as it is integrated into the design of the rest of the development and maintains the historic character of the site. I understand that the design of the carports was coordinated with the ARB.

The fourth question is related to the third and asks if the open space design between the carports is in substantial conformance with the proffers and development plan. Your letter states that the ARB played a major role in the design of the open space area between the two carports. It is important for the landscaped open space and the pedestrian connection from the Greenway that are shown on the CDP/FDP to be maintained in this location, which your design does. As such, it is my determination that the open space design between the carports is in substantial conformance with the proffers and development plan.

Although not part of your interpretation request, an issue has been raised concerning the preservation of old brick that exists along the south side of the southeasternmost dormitory area. As I understand it, utility workers have torn up some of this brick in the area south of your site where the Greenway will be constructed. I understand that Pulte Homes and the Fairfax County Park Authority are working with the utility companies toward having the brick replaced and made part of the trail. Some of this old brick exists in the landscaped area between the dormitory and your proposed fence. It is staff's position that the amount of old brick preserved both on and off your site should be maximized. As I understand it, the KSI Project Manager, Tim Clarke, has spoken with Chris Caperton, the County's Project Coordinator for Laurel Hill,

Karen A. Arnold
Page 4

on this issue. According to Mr. Caperton, KSI intends to use the area under the existing asphalt path next to the dormitories for utilities and landscaping. Old brick is likely to exist under the asphalt, but it will be removed. Mr. Caperton recommended that tree rings be used in areas where brick pavers are present to minimize the removal of brick within the fenced area but, to date, there has been no commitment from KSI to attempt to preserve any of the old brick.

I understand that there is no specific proffered requirement for you to preserve any of the old brick on your site; however, it is my opinion that, to the extent feasible, tree rings or other means to maximize preservation of the old brick adjacent to the dormitory should be utilized. These efforts should continue to be coordinated with Chris Caperton.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

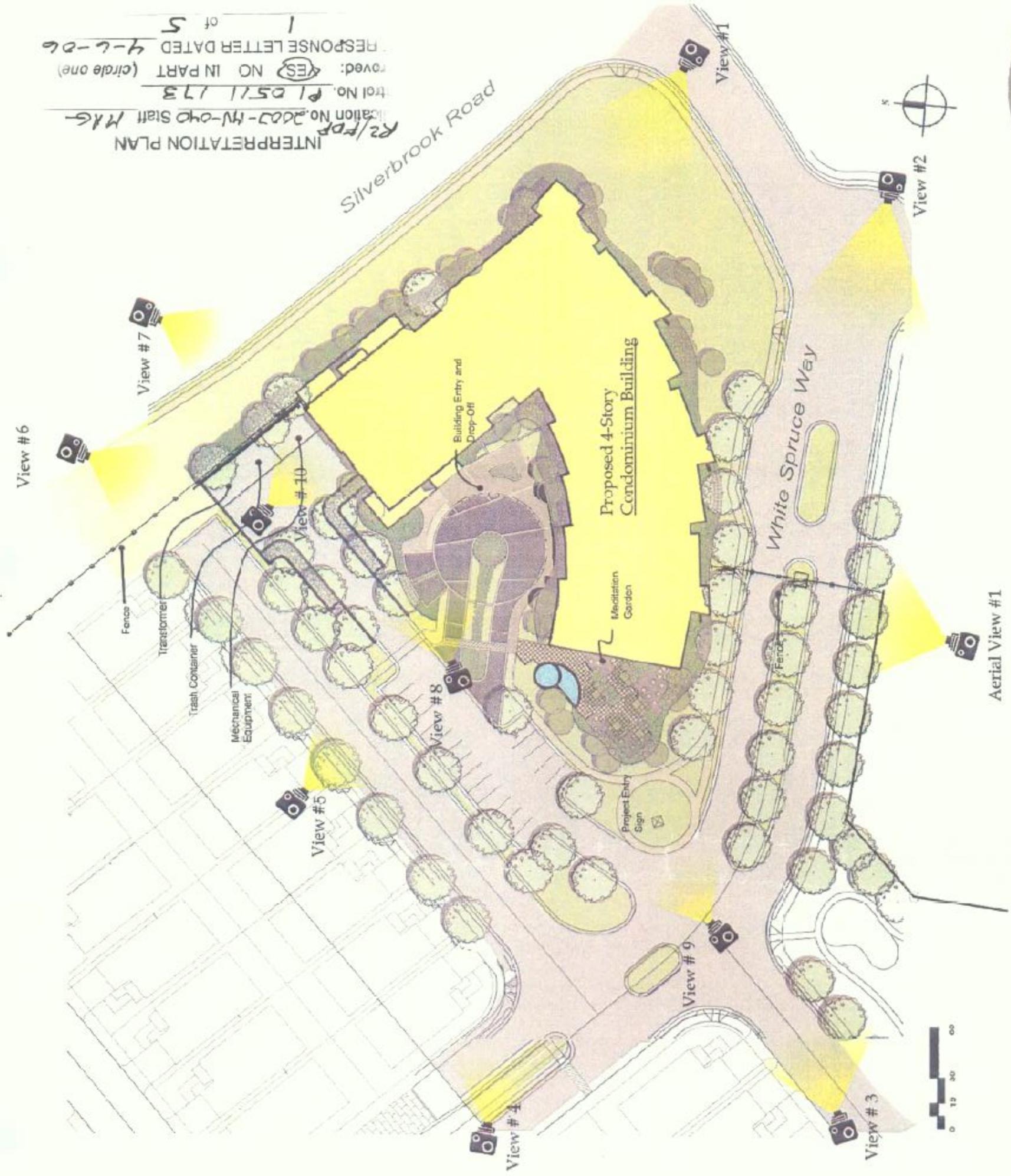
MAG/O:\mgodfr\Proffer Interpretations PISprHillCampus (RZ2/FDP 2002-MV-040) Senior living (KSI)Final

Attachments: A/S

cc: Gerald Hyland, Supervisor, Mount Vernon District
John Byers, Planning Commissioner, Mount Vernon District
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Chris Caperton, Project Coordinator for Laurel Hill, DPZ
Linda Blank, Historic Preservation Planner, DPZ
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ/FDP 2002-MV-040, PI 0511 173, Imaging, Reading File



The Lorton Correctional Facility redevelopment is one of the largest and most unique projects on the east coast. A portion of the former prison is in the midst of a transformation to a multi-use property. Planned uses include active parkland, a golf course, schools, a cultural arts center, museum and a limited amount of residential development. Also included is a four-story condominium building for seniors positioned at the entry to this area. The current proposed site plan for this building is shown to the right. The views indicated correspond with computer model images provided on Sheets 6 through 16.





County of Fairfax, Virginia

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

July 31, 2013

Jonathan Puvak
Walsh Colucci Lubeley Emerich & Walsh
Courthouse Plaza
2200 Clarendon Blvd, Thirteenth Floor
Arlington, Va. 22201

Re: RZ 2002-MV-040; Spring Hill Senior Campus
Medical Care Facility

Dear Mr. Puvak:

This is in response to your letter dated March 22, 2013 and July 16, 2013 (attached), requesting a determination that a proposed medical care facility use would be in substantial conformance with the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors with the approval of the rezoning request by Spring Hill Seniors, LLC for the development of Spring Hill Senior Campus (RZ 2002-MV-040). As I understand it, the question is whether a proposed 79,000 square foot three story medical care facility consisting of 115-125 units for assisted living and memory care may be substituted in place of the four story "Senior Housing" building approved for 80 dwelling units by an application for a Final Development Plan Amendment (FDPA), and without the submission of a Proffered Condition Amendment (PCA). You also ask clarification as to whether the favorable reaction of the Spring Hill Community Association satisfied the requirement of the proffers that requires mutual agreement for filing the FDPA. Finally you requested a determination that affordable dwelling units (ADUs) will not be required within the medical care facility.

The first question is if a FDPA may be submitted to convert the Senior Housing building to medical care facility. Proffer 10C specifies that an application for a FDPA may be submitted to convert one of the adaptive reuse buildings or the senior housing building to a medical care facility by a FDPA, subject to the mutual agreement by the Home Owners Association (HOA) and the review of the Health Care Advisory Board. You indicated that your proposal was presented to the Spring Hill Community Association and the group reacted favorably. The HOA will need to formally consent to the filing of a FDPA and you will need to consult with the HOA Bylaws to determine if this requires the HOA Board's approval or the vote of the entire membership of the HOA.

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The proffers and CDP clearly depict a Senior Housing building and limit on dwelling units, but does not provide a square footage or unit limit for a medical care facility. You indicate that the approved four-story Senior Housing building was approximately 159,000 square feet and the proposed three-story medical care facility is approximately 79,000 square feet. The proffers permit the Senior Housing building to include up to 80 dwelling units, with a potential increase if the adaptive reuse building accommodated fewer than 56 units. You stated that the medical care facility should be permitted for 115-125 beds because medical care units are not dwelling units and that you should be limited only on the size of the building. It is reasonable to assume Proffer 10C would allow for a smaller building footprint for a medical care facility than the approved Senior Housing building. However, a determination of the appropriate size and number of beds will be made during the review of the FDPA application, when the Health Care Advisory Board, Fairfax County Department of Transportation, Planning Division and others have had an opportunity to evaluate the proposed intensity of the medical care facility. The size of the medical care facility and number of beds will ultimately be subject to the approval of the FDPA by the Planning Commission, which may approve more than 80 beds.

Finally, you request a determination that the Affordable Dwelling Unit (ADU) program will not apply to the medical care units. Proffer 14A requires compliance with the ADU program; however, Article 2-800 of the *Zoning Ordinance* would not apply to the medical care facilities because they would not be classified as dwelling units. Eliminating the approved 80 Senior Housing units from the total 442 approved would result in a new maximum of 362 units. You indicated that 181 single family units are constructed and 100 of the 125 condominium units are constructed or under construction for a total of 281 units or 78% of the new maximum number of dwelling units. There are 25 condominium units and 56 adaptive reuse units (81 total) that are not yet built. Section 2-808 of the *Zoning Ordinance* prohibits the issuance of more than 75% of the total Residential Use Permits (RUPs) until such time as at least 75% of the ADUs have been issued RUPs. Allowing the removal of the Senior Housing building units from the maximum would result in more than 75% of units being constructed without any ADU units being provided. You indicated that you intend to pursue a modification of this requirement with the Affordable Dwelling Unit Advisory Board (ADUAB) in accordance with Section 2-815 of the *Zoning Ordinance*. The ADUAB would have to modify the requirements or the ADUs would need to be provided before a FDPA could be approved for the site, to avoid a violation of the proffers.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. I trust you will find this clarification helpful. If you have any questions please feel free to contact William Mayland at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

Jonathan Puvak

July 31, 2013

Page 3

Attachments: A/S

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Diane Johnson Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ 2002-MV-040, Imaging, Reading File

Jonathan D. Puvak
(703) 528-4700 Ext. 5455
jpuvak@arl.thelandlawyers.com



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
Department of Planning & Zoning
MAR 25 2013
Zoning Evaluation Division

March 22, 2013

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Request for Interpretation
RZ 2002-MV-040
Fairfax County Tax Map Reference: 107-1 ((7)) E (the "Subject Property")
Contract Purchaser/Applicant: Smith/Packett Med-Cor, LLC

Dear Ms. Berlin:

Please accept this letter as a request for a determination that a proposed final development plan amendment is in substantial conformance with the proffers and Conceptual Development Plan (CDP) approved by the Board of Supervisors and the Final Development Plan (FDP) approved by the Planning Commission.

The Applicant is the contract purchaser of approximately 2.94 acres identified among the Fairfax County tax assessment records as 107-1 ((7)) E, which is part of the Spring Hill Senior Campus. The Spring Hill Senior Campus is located to the south of Silverbrook Road at its intersection with Mountain Larkspur Drive in the Mount Vernon Magisterial District. The Spring Hill Senior Campus is zoned to the PDH-12 District and subject to proffers dated May 1, 2003. The Subject Property is identified as the "Senior Housing" element of the Spring Hill Senior Campus. A copy of the approved proffers and a copy of the Conceptual/Final Development Plan (CDP/FDP) entitled "Spring Hill Senior Campus" are attached for your reference.

The CDP/FDP approved with the rezoning illustrates a multi-use senior living campus comprised of both multi-family and single family development. More specifically, a total of 442 dwelling units are shown on the CDP/FDP. To date, the single-family detached and attached dwellings have been constructed and a portion of the multi-family units are currently under construction. The Subject Property, identified as a Senior Housing Building, is a vacant, but finished lot.

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ATTORNEYS AT LAW

Proffer 10.c. states, "If mutually agreed upon by the Applicant and the HOA, an application for a Final Development Plan Amendment may be submitted to convert one (1) of the adaptive reuse buildings or the Senior Housing Building to a medical care facility for assisted living purposes, subject to review by the Health Care Advisory Board. In such case, there would be no requirement for approval of a Proffered Condition Amendment to these proffers."

Consistent with Proffer 10.c, the Applicant proposes development of the Senior Housing Building shown on the CDP/FDP, as a three (3)-story medical care facility (assisted living) that will contain approximately 80,000 square feet of gross floor area. The medical care facility will include both private and memory care rooms. All of the rooms will include bathrooms, however, due to safety concerns; the rooms will only include kitchenettes. The memory care units will have no kitchenettes. Each unit will be constructed with security systems and accessibility features including: wheelchair access to bathrooms, low pile carpet and rails and grab bars.

The assisted living and memory care rooms will be designed to enable and assist occupants to live as independently as possible, while providing assistance with moderate activities of daily living. A total of five (5) levels of care will be offered and the appropriate level of care will be determined by the individual needs of each occupant. All services will be assessed on a monthly payment basis and will not require initiation or entry fees. All services will be provided by staff or through coordination with outside providers. Staff will be on-site twenty-four (24) hours a day and the maximum number of employees on duty at any one time will be approximately twenty-five (25) to thirty (30). The total anticipated number of full-time employees is approximately sixty (60). Staff will include an Executive Director, several Resident Directors, licensed nurses and medical care assistants.

The medical care facility will be located at the intersection of Silverbrook Road and Mountain Larkspur Drive, and access will be provided from the existing curb cut on Mountain Larkspur Drive, as shown on the CDP/FDP. The building will be predominantly three (3)-stories, with one-story amenity spaces at the rear of the building adjacent to Callalily Court and Silverbrook Road. The building height has been stepped down towards Silverbrook Road. Proffer 1.b. permits minor adjustments to the building footprint and orientation. The CDP/FDP depicted an "L-shaped" four-story building with wings parallel to Silverbrook Road and Mountain Larkspur Drive. Consistent with the CDP/FDP, the proposed building is designed as an "L-shape," but in order to provide a more welcoming and symmetrical presence to visitors of the Spring Hill community, the building was rotated counter-clockwise ninety degrees and reduced to three (3) stories. The orientation provides for a more efficient access, and a better parking design, while the height, as reduced, is less intrusive to existing Spring Hill residents and guests entering the community. The building, as proposed, is oriented with wings parallel to Callalily Court and Silverbrook Road. The building orientation improves the façade directly abutting the existing homes and maintains a consistent building edge along Silverbrook Road, which improves the visual experience for motorists traveling on Silverbrook Road. An exhibit of the proposed medical care facility is attached for your reference.

The architecture consists of varying facades, complemented by the use of brick and masonry, dormers, shutters and cornices. The building will include a covered vehicular drop-off area and covered entry. The architecture and design details are guided by the process outlined in Proffer 7, which references the Memorandum of Agreement that is associated with the Eligible Historic District at Lorton. The design is subject to further review and approval by the Fairfax County Architectural Review Board, and review and comment by the Federation of Lorton Communities (FOLC).

The proposed facility results in a reduced parking requirement. As shown on the CDP/FDP, parking was provided at one space per unit for a total of eighty (80) spaces. The calculation on the CDP/FDP exceeds the parking requirements for assisted living and thus the Applicant's proposal results in a decreased parking requirement. The required parking for assisted living is one space per three residents, plus one additional space for each employee. Consistent with the Zoning Ordinance parking requirement, the Applicant proposes approximately sixty (60) parking spaces.

Proffer 10.c. requires that the Homeowners Association and the Applicant mutually agree to an application for a Final Development Plan Amendment. The Spring Hill Senior Campus is represented by the Association Spring Hill Community Association (the "Association"), a Virginia non-stock corporation. The Association is managed by a Board of Directors (the "Board"). Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Spring Hill Senior Campus, all powers of the Association may be exercised by the Board without a vote of the membership. The Applicant presented their proposal to the Spring Hill Community Association at a recent membership meeting and this group reacted favorably to the Applicant's proposal. Please confirm that the support of the Board satisfies the requirements of Proffer 10.c.

The Applicant's proposal will complete a significant component of the Spring Hill Senior Campus, and provide additional site amenities to the existing and future residents of Spring Hill, as required by the proffers. As envisioned in the proffers, an assisted living facility will allow residents of the Spring Hill community to continue to "age in place" with their community, allowing them to transition from independent living to assisted living. Having this additional level of service available in proximity will keep Spring Hill residents engaged and assured that they can transition to a supportive living environment without leaving the community. The Senior Housing Building will provide several on-site amenities for the occupants of the facility, the existing Spring Hill Community, and the future residents of the adaptive reuse buildings. These amenities will include: a congregate dining facility, library area, beauty/barber salon, outdoor garden/meditation areas, on-site postal center and rooms for organized social, educational and recreational activities.

Based on the language of Proffer 10.c., the proposed medical care facility may be found in substantial conformance with the approved proffers and the CDP. I would appreciate your confirmation that a medical care facility may be the subject of an FDPA only, and may be constructed up to 80,000 gross square feet without a limitation of the number of units, that ADUs

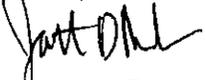
will not be required in the building, and that the Spring Hill Community Association Board has approval authority.

In accordance with the requirements of the Zoning Ordinance, I have enclosed a check in the amount of \$520.00 payable to Fairfax County that represents the filing fee for this interpretation request. I have also enclosed two (2) copies of this request with the enclosures, including an 8 ½" x 11" reduction of the exhibit, pursuant to your policy.

Should you have any questions regarding this letter, or require additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Jonathan D. Puvak

Enclosures

cc: Rob Tessar
William Holmes
Lynne Strobel
Martin D. Walsh

Jonathan D. Puvak
(703) 528-4700 Ext. 5455
jpuvak@arl.thelandlawyers.com



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

July 16, 2013

Via E-Mail Only

William Mayland
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Request for Interpretation
RZ 2002-MV-040
Fairfax County Tax Map Reference: 107-1 ((7)) E (the "Subject Property")
Contract Purchaser/Applicant: Smith/Packett Med-Com, LLC

Dear Mr. Mayland:

Please accept this letter to supplement the request for a proffer interpretation that was submitted on March 25, 2013. In consideration of the revised proposal described herein, I ask for your determination that the proposed final development plan amendment is in substantial conformance with the proffers and Conceptual Development Plan (CDP) approved by the Board of Supervisors and the Final Development Plan (FDP) approved by the Planning Commission.

The Applicant has significantly revised the orientation of the proposed medical care facility. Consistent with the configuration illustrated on the CDP/FDP, the building has been relocated to the southeast corner of the Subject Property with its wings parallel to Mountain Larkspur Drive and Silverbrook Road. The building is proposed to be three (3)-stories, with a one-story dining and amenity space connecting the wings of the building for a total of 79,000 square feet of gross floor area. The revised orientation maintains a minimum setback of forty-five (45) feet from any street line and opens the proposed building to the rest of the Spring Hill community. Further, the medical care facility proposes less height and mass than the building illustrated on the CDP/FDP.

Access will be provided from the existing curb cut on Mountain Larkspur Drive and a surface parking area has been provided adjacent to Calla Lily Court, as shown on the CDP/FDP. The parking calculation on the CDP/FDP exceeds the parking requirements for a medical care facility and thus the Applicant's proposal results in a decreased parking requirement. The required parking for assisted living is one space per three residents, plus one additional space for

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

each employee. Consistent with the Zoning Ordinance parking requirement, the Applicant proposes approximately sixty-nine (69) parking spaces.

The medical care facility will include both private and memory care rooms. Approximately 116 private and memory care rooms are proposed. All of the rooms will include bathrooms, however, due to safety concerns; the rooms will only include kitchenettes. The memory care units will have no kitchenettes. Each unit will be constructed with security systems and accessibility features including: wheelchair access to bathrooms, low pile carpet and rails and grab bars.

Although a medical care facility is exempt from the requirements of the Fairfax County Affordable Dwelling Unit ("ADU") Program, the Applicant recognizes that twenty (20) affordable dwelling units were required as part of the approval of the rezoning. As noted in Proffer 14, the required affordable dwelling units were to be provided within the Senior Housing Building and/or the adaptive reuse buildings. As none of the required affordable dwelling units have been constructed to date, the Applicant intends to request from the ADU Advisory Board a modification of the ADU Ordinance requirement that seventy-five (75) percent of the affordable dwelling units be constructed at such time as residential use permits have been issued for seventy-five (75) percent of the total units in the development. Such a modification would permit construction of the medical care facility, but not reduce the required number of affordable dwelling units. In support of the modification, the Applicant will propose that a percentage of the beds will be made available to participants in the Virginia Department of Social Services Auxiliary Grant Program (the "Auxiliary Grant Program"). The Auxiliary Grant Program is administered by the Virginia Department of Social Services and provides an income supplement to individuals who receive Supplemental Security Income and reside in a participating assisted living facility. Similar to the County's ADU Program, the Auxiliary Grant Program is intended to assist persons of low and moderate income to secure affordable housing.

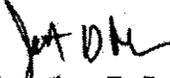
As discussed in prior meetings, the developer has continued to market the adaptive reuse buildings to an affordable housing developer. It is my understanding that the developer has entered into a contract with Community Housing Partners of Richmond, Virginia for the five adaptive reuse buildings at Spring Hill and that the contract purchaser intends to develop the five buildings as affordable dwelling units. A copy of a letter from Orlando C. Artze, Executive Vice President and COO of Community Housing Partners confirming their intent to redevelop the adaptive reuse buildings is enclosed. As the adaptive reuse buildings have yet to be redeveloped and will include the required affordable housing units, the Applicant's proposal would result in an increase in the affordable housing opportunities in the Spring Hill community.

In light of the revised building orientation and the Applicant's intent to request a modification of the ADU Ordinance from the ADU Advisory Board, the proposed medical care facility may be found in substantial conformance with the approved proffers and the CDP. I would appreciate your confirmation that a medical care facility may be the subject of an FDPA only, and may be constructed up to approximately 80,000 gross square feet without a limitation of the number of units.

The Applicant's proposal will complete a significant component of the Spring Hill Senior Campus, and provide additional site amenities to the existing and future residents of Spring Hill, as required by the proffers. Pursuant to our recent discussions and meetings, I have enclosed a revised site plan and architectural elevation of the proposed medical care facility. Should you have any questions or require additional information, please do not hesitate to contact me. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Jonathan D. Puvak

Enclosures

cc: William Holmes
Bill Hasson
Lynne Strobel
Martin D. Walsh



COMMUNITY HOUSING PARTNERS

Community Housing Partners
www.CommunityHousingPartners.org

4915 Radford Avenue, Richmond, VA 23230 | (804) 343-7201 | fax: (804) 345-7208



July 11, 2013

Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, VA 22035-5505

Dear Sirs,

Community Housing Partners of Richmond, VA, is the contract purchaser for the commissary building and four dormitory buildings at Spring Hill in Lorton, VA. We are currently in our feasibility period. Our intention is to redevelop the five buildings into senior affordable dwelling units.

Sincerely,

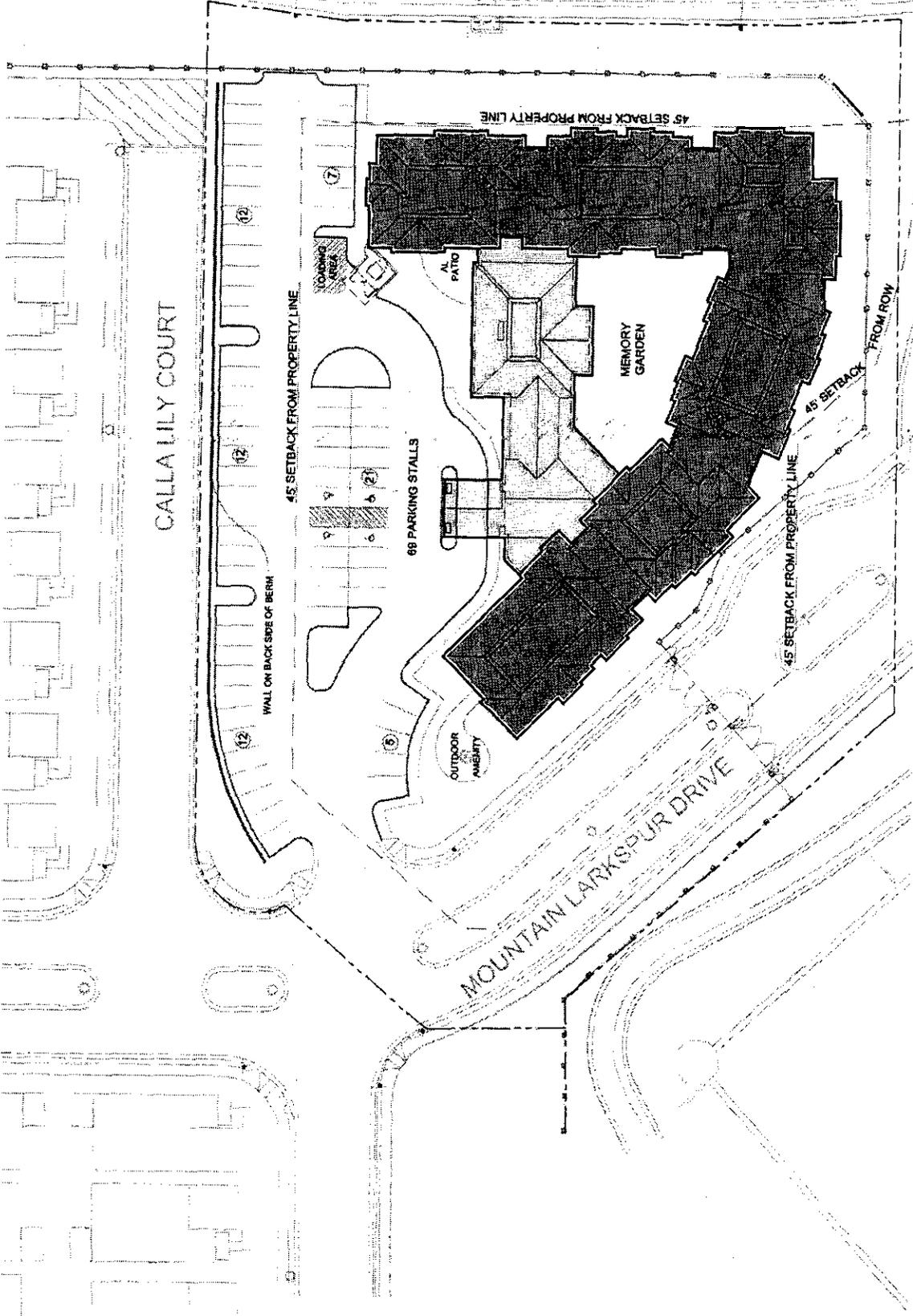
Orlando C. Artze
Executive Vice President and COO



SILVERBROOK ROAD

CALLA LILY COURT

MOUNTAIN LARKSPUR DRIVE



SITE PLAN
SCALE: 1" = 20'

GATLIN HOWARD LARK ARCHITECT
ARCHITECTS
10000 N. 100th St., Suite 100, Redmond, WA 98073
PH: 206.881.1111 FAX: 206.881.1112
WWW.GHLA.COM



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: May 15, 2015

TO: BOARD OF SUPERVISORS

RECEIVED
Department of Planning & Zoning

FROM: Marlene W. Blum, Chairman
Health Care Advisory Board

MAY 18 2015

Zoning Evaluation Division

SUBJECT: Health Care Advisory Board Review of Final Development Plan
Amendment Application of the Crossings at Spring Hill to Develop an
Assisted Living Facility (FDPA-2002-MV-040-02)

On April 13, 2015, a public meeting was held to review the above-referenced zoning application submitted on behalf of the Crossings at Spring Hill for the purpose of developing an assisted living and memory care facility located on the northwest quadrant of the intersection of Silverbrook Road (Route 600) and White Spruce Way. The applicant, Lorton AL Investors, LLC, is proposing a medical care facility to be developed by Smith/Packett Med-Com, LLC and operated by its sister company Harmony Senior Services. The proposed facility will be part of the larger Spring Hill Senior Campus, an age-restricted graduated care community that was approved for development by the Board of Supervisors on May 5, 2003.

As the Board of Supervisors is aware, the Fairfax County Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception and Zoning applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staff level and qualifications, and financial feasibility.

Jeffrey Sunderland and Andrew Painter, Associates with Walsh, Colucci, Lubeley & Walsh P.C., Paul Saks and William Holmes of Smith/Packett Med-Com, LLC, and Susan Eckert of Harmony Senior Services appeared before the HCAB to present the Crossings proposal and answer HCAB members' questions.

There were no members of the public who attended the public hearing in order to speak on behalf of this application.

On April 13, the HCAB deferred its decision and requested that the applicant provide additional information demonstrating community need. The applicant provided the

Fairfax County Health Department
10777 Main Street, Suite 203
Fairfax, VA 22030
Phone: 703-246-2411 TTY: 711
FAX: 703-273-0825
<http://www.fairfaxcounty.gov/hd/hcab/>



requested documentation and appeared before the HCAB again on May 11, 2015 to discuss the market demand study. At the conclusion of its discussion, the HCAB voted to recommend approval of the application based on the information noted below.

Facility

Lorton AL Investors, LLC, has submitted an application for the development of a medical care facility for senior assisted living and memory care services. The proposed three-story medical care facility will be comprised of approximately 108 assisted living and memory care units that will serve approximately 117 residents. The proposed medical care facility is located on the larger Spring Hill Senior Campus, which consists of approximately 360 dwelling units, including 180 single-family attached and detached units for active adults, 125 multi-family units for active adults, and 55 multi-family units for independent senior living. Smith/Packett anticipates that the proposed facility will have 74 assisted living units and 30 memory care units. All rooms will include bathrooms, and the non-memory care units will have kitchenettes. Each unit will be constructed with an emergency call system and accessibility features including wheelchair access, grab bars, and rails. The memory care units are reserved for residents who have documentation of a serious cognitive impairment and an associated inability to recognize danger and take measures to protect their own safety and welfare. As such, all of the memory care units will be fully secured in compliance with all requirements in the Virginia Department of Social Services Assisted Living regulations. These security measures include overhead cameras at all exit doors, egress alarms and magnetic locks that only open when staff enters a code on all doors leading to the areas outside of the memory care units, secured windows with protective devices that prevent them from being opened wide enough to allow resident egress, and outdoor areas with perimeter fences.

Community Need

The applicant provided data to the HCAB showing high occupancy rates of comparable facilities in the same region which included nearby Prince William County. Utilizing in-person competitor reviews, phone interviews, and available competitive data, Lorton AL Investors compiled data demonstrating that its closest assisted living competitor, The Fairfax at Belvoir Woods, is 100% occupied in both assisted living and memory care beds. During discussion with the HCAB, the applicant noted that the Southern portion of the County has a scarcity of assisted living facilities which has been the cause for so many seniors to have to leave their communities when assisted living care becomes necessary. With the addition of this facility in Lorton, more seniors will have the option of aging in place.

The primary market area used in the study conducted by the applicant to demonstrate need consisted of a 7.5 mile ring around the proposed site, a senior living industry

standard. The primary market area represents a roughly 15-20 minute drive time zone. Utilizing Nielsen Claritas census data, Lorton AL Investors determined the projected demand was more than sufficient to support the proposed facility.

Accessibility

Geographic Accessibility

The proposed facility is accessed via a security gate on White Spruce Way. It is visible from Silverbrook Road, a four-lane road that provides connection between I-95 and Ox Road (Route 123). The facility is approximately five (5) minutes from I-95 and should be easily accessible by the community.

Financial Accessibility

Monthly charges begin at \$4,200 for the assisted living units and \$5,750 for the memory care units. The base rate includes three meals per day, assistance with moderate activities of daily living, and medication administration. Additional costs are based on the amount of time spent with a resident in terms of meeting his or her individual care needs.

The applicant confirmed that the assisted living and memory care facility will participate in the Virginia Department of Social Services Auxiliary Grant Program, committing four percent of its total units (4 units) for low income residents who cannot otherwise afford the facility's market rates. While the HCAB has never required an applicant to designate a specific number of auxiliary grant beds to either the assisted living unit or the memory care unit, it is always the intent of the Board that should an Auxiliary Grant resident starting in one of the assisted living units need to transition into a memory care unit, that the Auxiliary Grant 'follow them' to the next level of care. The applicant stated during the May 11th meeting that in such a scenario, the funding would follow the patient. In addition, the HCAB specifically asked the applicant what their response would be should all Auxiliary Grant beds be full, and an existing resident who has exhausted their personal finances need to transition to an Auxiliary Grant bed. The applicant stated that it would not discharge the patient to a different facility should an Auxiliary Grant bed not be available. The HCAB was pleased to hear this from the applicant.

Staffing Levels, Qualifications, and Training

The facility will be managed by an Executive Director who will be a licensed Assisted Living Manager in Virginia. There will be seven (7) other Residential Directors including an assisted living coordinator, memory care coordinator, and health care coordinator. All medical technicians and nursing assistants will be certified by the Virginia Board of Nursing. The applicant anticipates employing 100 staff, with approximately 50 full-time employees. Staff will be on-site twenty-four hours a day and up to twenty-five employees will be on duty at any given time.

Memorandum to the Board of Supervisors

May 15, 2015

Page 4 of 4

Recommendation

Based on the information and data provided by Lorton AL Investors, LLC, the HCAB felt that the applicant had demonstrated a need for the development in the Lorton community. The HCAB believes the application to be reasonable in terms of access, need, quality, operations, and financial accessibility (based on the applicant's participation in the Auxiliary Grant program). Therefore, the HCAB recommends that the Board of Supervisors support the applicant's proposal to construct an assisted living and memory care facility at the intersection of Silverbrook Road and White Spruce Way, known as The Crossings at Spring Hill.

Should the Board have further questions, please contact the HCAB. Thank you.

cc: Edward L. Long, County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health Services
Roselyn Foroobar, Deputy Director for Health Services
Sharon Ardnt, Director of Community Health Development and Preparedness
Planning Commission
Jill Cooper, Executive Director, Planning Commission
Carmen Bishop, Office of Comprehensive Planning, Zoning Evaluation Branch
Diana Trinh, Office of Chairman Sharon Bulova
Jeffrey Sunderland, Associate, Walsh, Colucci, Lubeley & Walsh, P.C.
Lynne J. Strobel, Associate, Walsh, Colucci, Lubeley & Walsh, P.C.
Health Care Advisory Board



County of Fairfax, Virginia

MEMORANDUM

DATE: 21 May 2015

TO: Carmen Bishop, Staff Coordinator, Zoning Evaluation Division

FROM: Linda Cornish Blank, Historic Preservation Planner *LCB*

SUBJECT: FDPA 2002-MV-040-02; Lorton AL Investors, LLC, Medical Care Facility at Spring Hill, final development plan amendment to permit a residential medical care facility in lieu of the approved independent senior living building on a currently vacant parcel; parcel tax map #107-1 ((7)) E

Comp Plan Location: Area IV; Lower Potomac Planning District; LPI Laurel Hill Community Planning Sector Sub Unit 3B

Comp Plan Text: 2013 Edition, Amended through 10-28-2013, pp. 25-26

Planning History, pp. 25, 26:

“ . . . On January 11, 1999 the Board of Supervisors reconvened the CAC to re-evaluate the adopted Plan and to make recommended revisions to address the “Lorton Technical Corrections Act of 1998.” This Congressional legislation mandated that the county should formulate a reuse plan for the Corrections Property that maximizes open space, parkland, and recreation use of the land. The act also contained language reserving land to facilitate a land trade. . . . The Board of Supervisors accepted the same recommendations as the reuse plan and formally transmitted the plan to General Services Administration (GSA) to comply with the legislation. The new guidance reduced the development potential and replanned most of the Corrections Property for parkland. . . .”

A Memorandum of Agreement (MOA) between the General Services Administration and 9 other signatories was executed in June, 2001 which fulfilled the responsibilities for complying with the transfer of the property to Fairfax County. The MOA stipulates that Fairfax County was to treat the property as a historic overlay district with the Fairfax County’s Architectural Review Board having oversight of any undertakings such as construction and demolition. . . .”

Architectural Review Board (ARB) Review and Approval:

Because the MOA stipulates that Fairfax County was to treat the property as a historic district with the Fairfax County’s Architectural Review Board having oversight of any undertakings such as construction and demolition, the following section of the Zoning Ordinance applies:

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.

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite 730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



FDPA 2002-MV-040-02; Lorton AL Investors, LLC
Bishop memo, page 2
May 21, 2014

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:

A. Building Permits for the erection, construction, reconstruction, or exterior rehabilitation, remodeling, alteration or restoration of any building or structure in a Historic Overlay District, except as qualified in Par. 4 below; . . . and

C. Sign Permits for the erection, alteration, refacing or relocation of any sign in a Historic Overlay District.

ARB action: At its July 11, 2013 meeting the ARB approved the application ARB-13-LOR-02 for the construction of a new medical care, assisted living facility, in the Spring Hill Senior Campus at tax map # 107-1 ((7)) E.

The ARB approved the application with the following conditions:

1) the details for the trash collection area, the retaining wall along Calla Lily Court, and the separation between the existing fence and proposed building separation near the security gate all be restudied and resubmitted to the ARB and

2) the shade trees be increased to a 3.5-4-inch caliper and a 10-12- feet height.

At the May 14, 2015 ARB meeting the applicant addressed the site improvements as conditioned and submitted signage and lighting for final action on ARB-13-LOR-02.

The ARB approved the application proposal for site improvements, lighting and signage with the following conditions:

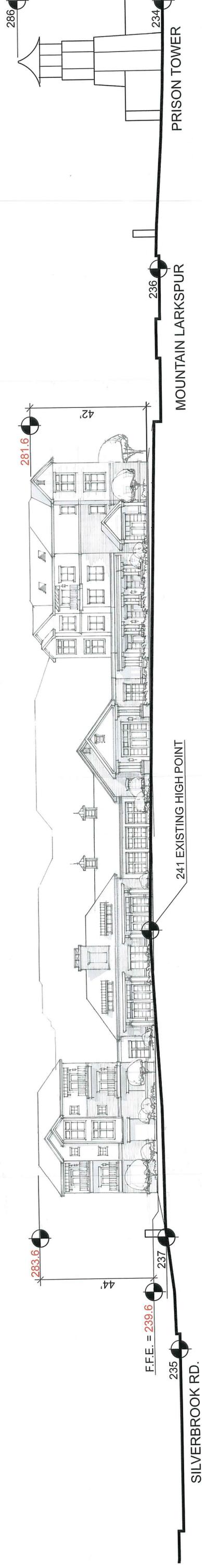
1) Monument sign lighting be installed flush at the stone cast plinth in place of the proposed ground lighting;

2) The hedge row at the wall parallel to Calla Lilly Court be Inkberry Holly; and

3) The Spring Hill HOA work with the applicant to determine an acceptable height of the Inkberry Holly hedge row, berm and adjacent wall so as to screen headlights from parking area but not so high as to appear "barrier-like" to the residences along Calla Lilly Court with the exact placement and height of these elements to be mutually acceptable to both parties within the area shown on the plans dated April 30, 2015 and submitted to the ARB.



ENTRY ELEVATION
 CALLA LILY COURT
 (NORTHWEST)
 ELEVATIONS
 SCALE: 1/8" = 1'-0"



SITE SECTION
 SCALE: 1/16" = 1'-0"

*NOTE:
 This sheet was originally approved by the Fairfax County Architectural Review Board on July 11, 2013. Certain measurements in the lower drawing have been revised and added. Those measurements are shown in red.

FAIRFAX COUNTY
 ARCHITECTURAL REVIEW BOARD
 Board Action
 Case # ARB-13-202-02
 Approved with Modifications
 Administrator: [Signature]
 Meeting Date: 5/14/13

THE CROSSINGS AT SPRING HILL



SILVERBROOK ELEVATION
(NORTHEAST)



MOUNTAIN LARKSPUR
ELEVATION
(SOUTH)

FAIRFAX COUNTY
ARCHITECTURAL REVIEW BOARD
Case # ARB - 13 - L02 - 02
Approved _____
Approved with Modifications See 2
Letter dated 9/10/13
Administrator [Signature]
Meeting Date 7/11/13



County of Fairfax, Virginia

MEMORANDUM

DATE: April 13, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: FDPA 2002-MV-040-02
Crossings at Spring Hill

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Final Development Plan Amendment (FDPA), revised through March 26, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 7-9 state:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 11-12 states:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise....

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way....”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19-21 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

- Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:
- Environmentally-sensitive siting and construction of development;
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
 - Optimization of energy performance of structures/energy-efficient design;
 - Use of renewable energy resources;
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
 - Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
 - Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR[®] rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is

comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities. This application requests approval to amend the final development plan to permit the development of a medical care facility. The applicant proposes to replace the “senior housing building” with a 3 story medical care facility for assisted living that will contain approximately 72,100 square feet of gross floor area that will serve approximately 117 residents in 108 units.

Water Quality Protection and Stormwater Management Best Management Practices:

The 2.94 acre subject property is situated within the Mill Branch watershed. Existing stormwater facilities have been previously approved under plan #1183-SP-012-2 for the Spring Hill development. Thus, runoff generated by development on the subject property has been accounted for by the existing facilities, as stated in Note # 6 of the development plan. The stormwater narrative further indicates that stormwater management for this site will satisfy the requirements of the County’s Chesapeake Bay Preservation Ordinance (CBPO). The stormwater management program for this property was approved prior to the adoption of the County Stormwater Management Ordinance; therefore this project will not be required to meet the requirements of the new Stormwater Ordinance. It is the opinion of the consulting engineer that the outfall is adequate.

Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Transportation generated noise: The original rezoning for this property – RZ 2002-MV-040 provided a proffer commitment to noise mitigation from Silverbrooke Road. This applicant should demonstrate adherence to that commitment and reaffirm the previously approved noise proffer.

Tree Preservation: The applicant is encouraged work with the Urban Forestry Management Division of DPWES to find additional opportunities to augment the landscaping for this development.

Green Building Practices: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In support of the County’s green

Barbara Berlin
FDPA 2002-MV-040-02
Page 6

building policy, the applicant has provided a draft development condition which enumerates 7 water and energy conservation measures to be implemented during the construction and operation of this facility. However, staff requests that the applicant define when these commitments will be demonstrated to avoid the need for possible future compliance interpretations.

PGN: MAW

Fairfax Water

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

**PLANNING & ENGINEERING
DIVISION**

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

January 26, 2015

RECEIVED
Department of Planning & Zoning

JAN 26 2015

Zoning Evaluation Division

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

Re: FDPA 2002-MV-040-02
The Crossings at Spring Hill
Tax Map: 107-1

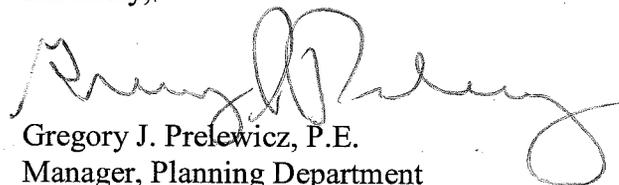
Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in White Spruce Way and Mountain Larkspur Drive and an existing 8-inch water main located in Calla Lily Court. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,



Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: February 19, 2015

TO: Carmen Bishop
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. FDPA 2002-MV-040-02**
Tax Map No. 107-1-((07))-E

Sewer service for the development of the referenced zoning application will be provided by Spring Hill Sewer Pump Station located about 1700 feet from the boundary of the property. The station has adequate capacity to accommodate the projected sewage flow from the development.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: May 5, 2015

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: FDPA 2014-MV-040-02(Lorton AL Investors, LLC):1183-ZONA-005-1;
Tax Map #107-1-07E; Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Detention

The land-disturbing activity for the subject project qualifies under the provisions in the Virginia Department of Environmental Quality (DEQ) Guidance Memo No. 14-2014, dated August 25, 2014, and may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two additional permit cycles, subject to the following:

- The land-use assumptions (e.g., impervious cover) upon which the existing off-site stormwater management facility was designed and implemented do not change;

- Coverage under the General Virginia Pollution Discharge Elimination System (VPDES) Permit for Discharges from Construction Activities must be obtained and continuously maintained for the duration of the land-disturbing activities; and
- Any portions of the project not under construction at the end of the second state permit cycle (i.e., June 30, 2024) must meet any new technical criteria adopted by the State Water Control Board and the Public Facilities Manual (PFM) in effect at that time.

Stormwater detention for this site is provided and accounted for the previously designed, approved and constructed pond '1' (1183-SP-012-2). Detailed engineering calculations were not provided and will be reviewed with site plan.

Water Quality Control

According to the applicant, the stormwater quality control for this site is provided and accounted for the previously designed, approved and constructed pond '1' (1183-SP-012-2). Detailed engineering calculations will be reviewed with site plan.

Downstream Drainage System

According to the applicant, the runoff from this site enters to the existing storm drain inlets and conveyed through a closed storm drain system which ultimately outfalls to an existing pond #1. The existing closed system is adequate under approved plan# 1183-SP-012-2.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2015

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

CC: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: FDP 2002-MV-040

SUBJECT: FDPA 2002-MV-040-02 Lorton AL Investors, LLC (The Crossings at Spring Hill)
Northwest Quadrant of Silverbrook Road (Rt. 600) and White Spruce Way
Tax Map: 107-1 ((7)) E

This department reviewed the subject application and the Final Development Plan Amendment dated November 10, 2014, revised through April 30, 2015, and offers the following comment.

- The proposed loading spaces should not hinder vehicle movement in the parking drive aisles and should be designed to meet DPWES standards.

MAD/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: May 11, 2015

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: The Crossing at Spring Hill, FDPA 2002-MV-040-02

I have reviewed the above referenced Special Permit Plat of the subject property, stamped "Received, Department of Planning and Zoning, May 1, 2011. The following comment and recommendation are based on this review.

All previous comments and recommendations have been addressed. Forest Conservation Branch staff has no further comments regarding this application.

If there are any questions, please contact me at (703)324-1770.

JSB/

UFMDID #: 199023

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





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 *SS*

DATE: April 6, 2015

SUBJECT: FDPA 2002-MV-040-02, Crossings at Spring Hill
Tax Map Number: 107-1 ((7)) E

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division
Carmen Bishop, DPZ Coordinator
Chron File
File Copy

9-308 Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

16-101 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:

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

16-102 Design Standards 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:

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		