



APPLICATION ACCEPTED: August 29, 2014
PLANNING COMMISSION: July 8, 2015
BOARD OF SUPERVISORS: July 28, 2015 at 5:00 PM

County of Fairfax, Virginia

June 23, 2015

STAFF REPORT

PCA 78-S-063-07, and RZ/FDP 2014-SU-016
(Concurrent with DPWES RPAE #6179-WRPA-007-1,
and WQIA #6179-WQ-004-1)

WSPOD



SULLY DISTRICT

APPLICANT: Westfields Venture LP

PRESENT ZONING: I-3, WS

REQUESTED ZONING: PRM, WS

PARCEL(S): 44-3 ((1)) 15

ACREAGE: 50.59 acres

FAR: **RZ/FDP 2012-DR-016: 0.50***
**Including bonus density associated with Affordable Dwelling Units (ADU) and Workforce Dwelling Units (WDU)*

OPEN SPACE: 60%

PLAN MAP: Residential, Office and Retail @ 0.50 FAR

PCA PROPOSALS: **PCA 78-S-063-07** seeks approval to delete 50.59 acres (Tax Map 44-3 ((1)) 15) from the 1,050 acre Westfields Subdivision (RZ 78-S-063) and include it with the concurrent rezoning request.

RZ PROPOSAL: The applicant seeks to rezone 50.59 acres from the I-3 and WS Districts to the PRM and WS Districts to permit 650 multi-family and 155 single-family attached residential units with 20,000 square feet of accessory retail uses at an overall FAR of 0.50 (including bonus density associated with the provision of ADU and WDUs).

William O'Donnell

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



STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 78-S-063-07.

Staff recommends approval of RZ 2014-SU-016, and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-SU-016.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single-family attached dwellings in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the loading space requirements for Multi-Family dwelling units and retail space in favor of that depicted on the CDP/FDP.

Staff recommends approval of a modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement and the transitional screening and barrier requirements between uses in the PRM District in favor of that shown on the CDP/FDP as proffered.

Staff recommends approval of a modification of the proposed on-road bike lane along Stonecroft Boulevard shown on the Comprehensive Plan Trails Map in favor of the multi-use trail shown on the CDP/FDP.

Staff recommends approval of a modification of PFM Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight feet to six feet as shown on the CDP/FDP and described in the proffers.

Staff recommends approval of approve Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated June 4, 2015 and as proffered.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



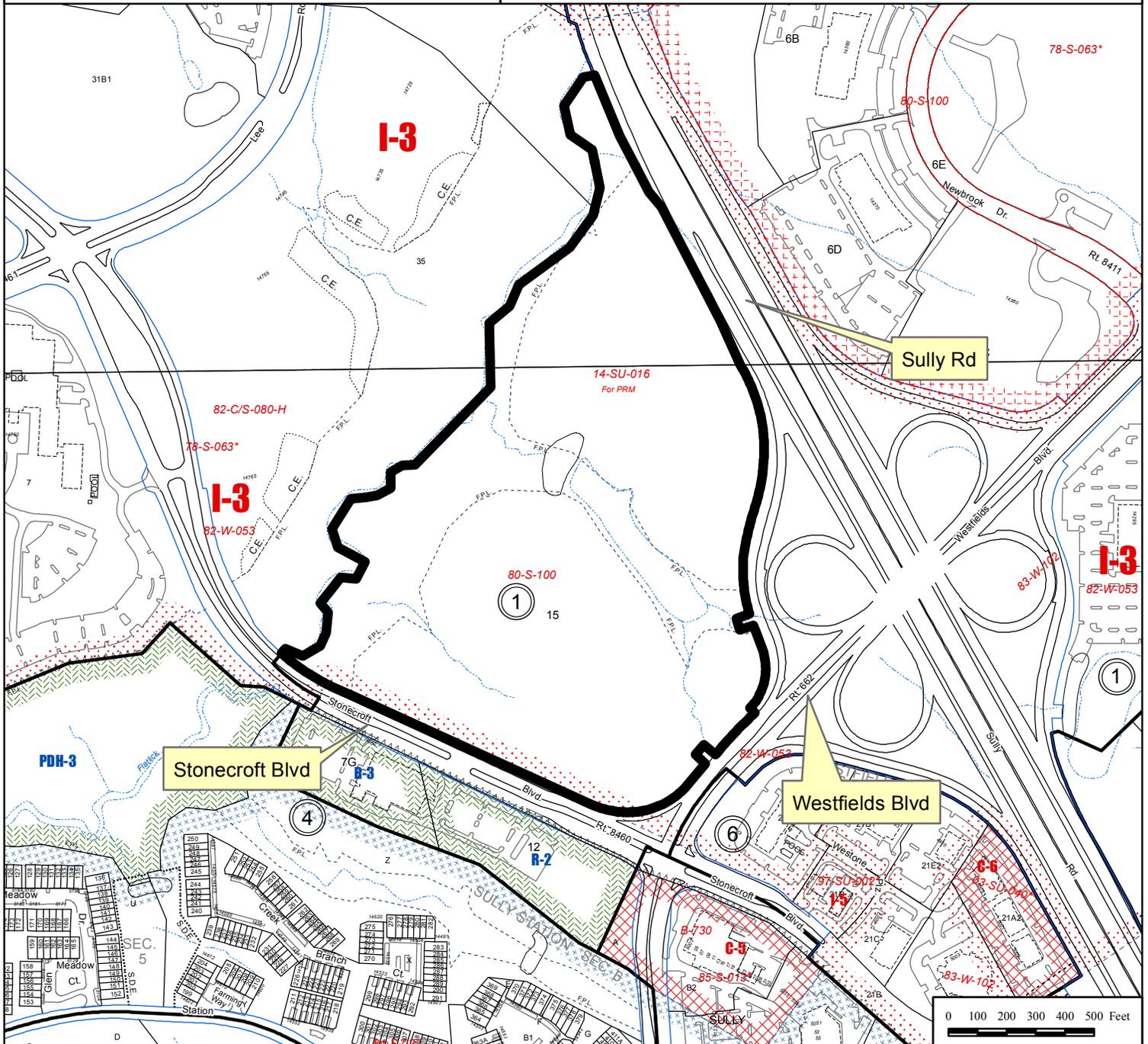
Rezoning Application

RZ 2014-SU-016



Applicant: WESTFIELDS VENTURE LP
Accepted: 08/29/2014
Proposed: MIXED USE
Area: 50.59 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTHWEST QUADRANT OF THE INTERSECTION OF WESTFIELDS BOULEVARD AND STONECROFT BOULEVARD
Located:

Zoning: FROM I-3 TO PRM
Overlay Dist: WS
Map Ref Num: 044-3- /01/ /0015



Proffered Condition Amendment

PCA 78-S-063-07



Applicant:
Accepted:
Proposed:

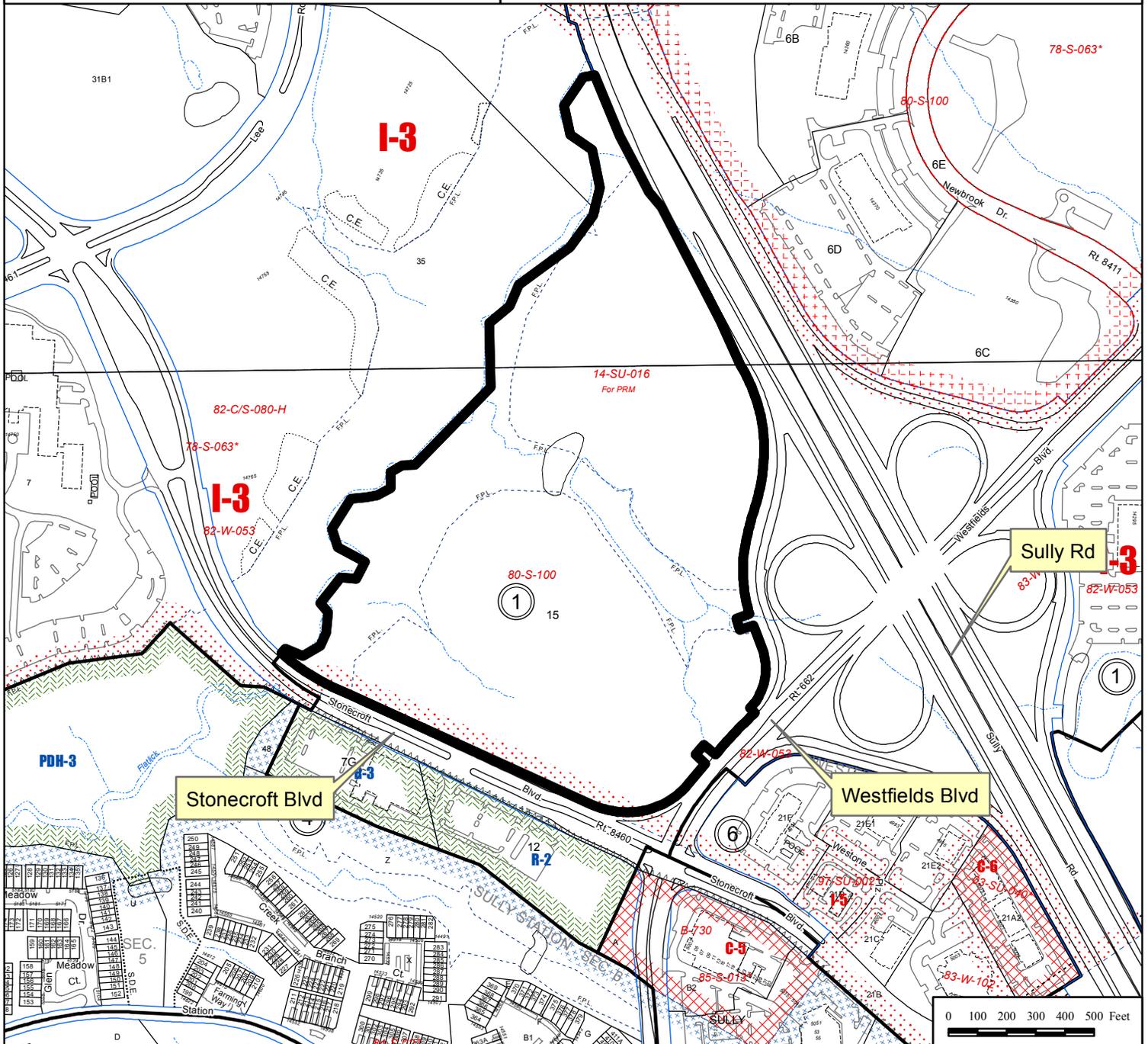
WESTFIELDS VENTURE LP
08/29/2014
AMEND PROFFERS AND CONDITIONS
ASSOCIATED WITH RZ 78-S-063

Area:
Zoning Dist Sect:
Located:

50.59 AC OF LAND; DISTRICT - SULLY
NORTHWEST QUADRANT OF THE INTERSECTION
OF WESTFIELDS BOULEVARD AND
STONECROFT BOULEVARD

Zoning:
Overlay Dist:
Map Ref Num:

I-3
WS
044-3- /01/ /0015



THE PRESERVE AT WESTFIELDS

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN

RZ 2014-SU-016

CDP/FDP 2014-SU-016

(CONCURRENT WITH PCA 78-S-063-07)

(CONCURRENT WITH RP AE #6178 - WRPA-007-1)

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST 25, 2014

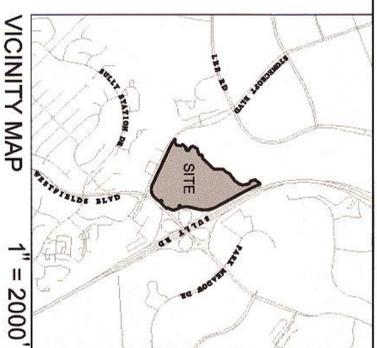
REV. NOVEMBER 7, 2014

REV. FEBRUARY 9, 2015

REV. APRIL 6, 2015

REV. MAY 15, 2015

REV. JUNE 18, 2015



OWNER / APPLICANT
WESTFIELDS VENTURE LP
c/o AKRIDGE
601 THIRTEENTH STREET, N.W. SUITE 300
WASHINGTON, D.C. 20005
ATTN: SARAH KNUJTSON
202 207-3914

ATTORNEY
MCGUIRE WOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
TYSONS, VA 22102-4215
ATTN: GREG RIEGLE, ESQ.
(703) 712-5000

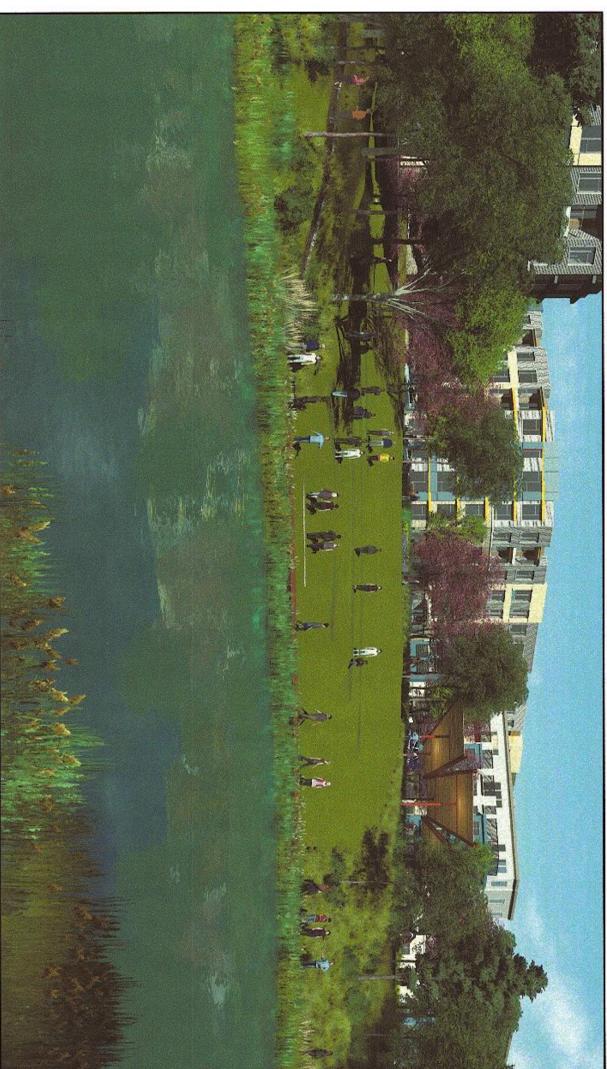
ARCHITECT
DAVIS, CARTER, SCOTT LTD.
1676 INTERNATIONAL DRIVE, SUITE: 500
TYSONS, VIRGINIA 22102
ATTN: DOUG CARTER, AIA
(703) 556-9275

ARCHITECT (SFA)
LESSARD DESIGN.
8521 LEESBURG PIKE, SUITE. 700
VIENNA, VIRGINIA 22182
ATTN: JORGE FLORES
(571) 830-1800

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JOHN F. AMATETTI, PE
(703) 442-7800

LANDSCAPE ARCHITECT
LANDDESIGN, INC
200 S. PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
ATTN: STEPHANIE PANKIEWICZ, ASLA
(703) 549-7784

TRANSPORTATION
GOROVE / SLADE ASSOCIATES, INC
3914 CENTREVILLE RD, SUITE 330
CHANTILLY, VIRGINIA 20151
ATTN: CHRIS TACINELLI, PE
(703) 787-9595



SHEET INDEX:

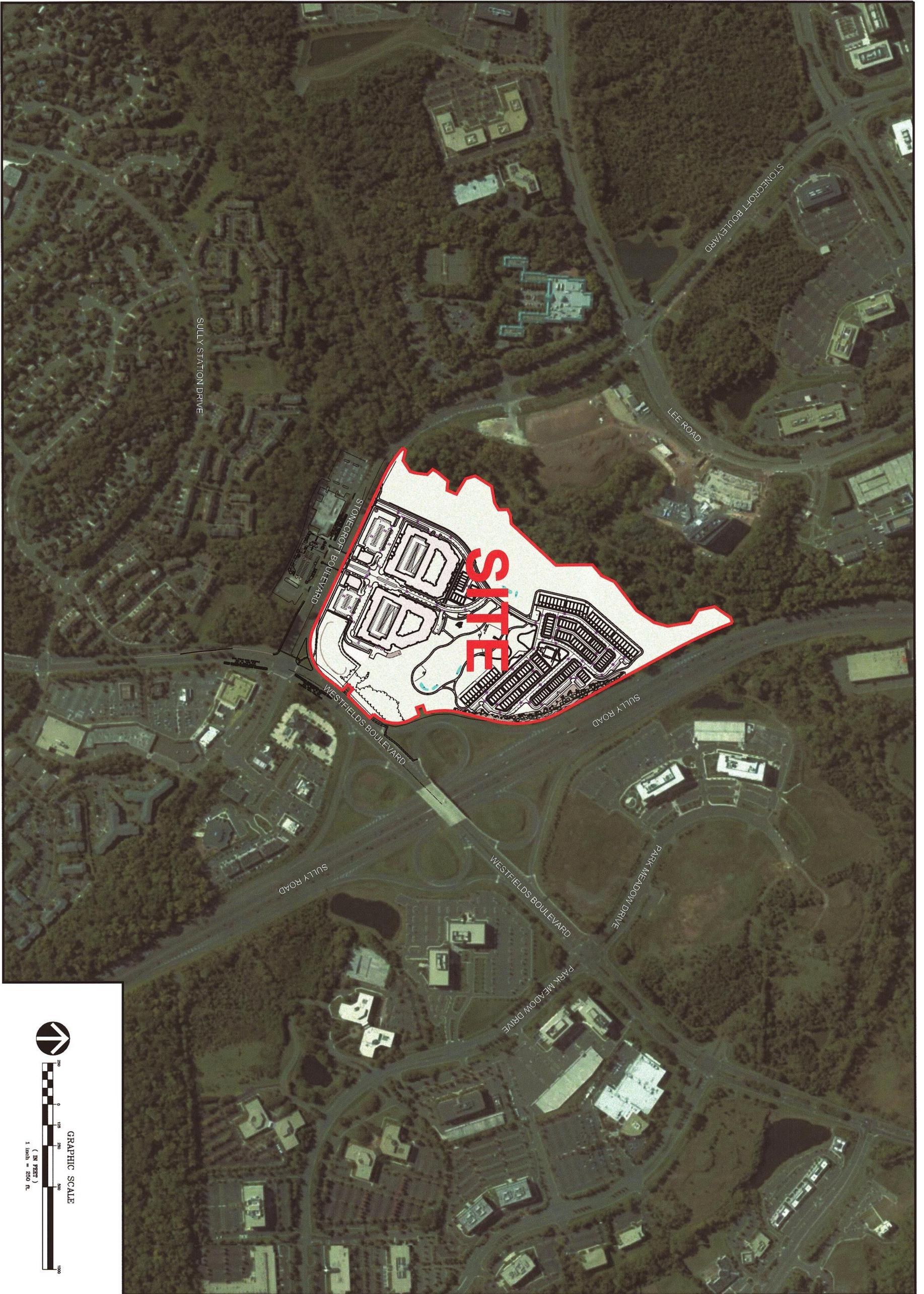
CIVIL
C-1 COVER SHEET
C-2 NOTES AND TABULATIONS
C-3 CONTEXT PLAN
C-4 DENSITY / INTENSITY EXHIBIT AND CONSTRAINTS MAP
C-5 EXISTING CONDITIONS PLAN
C-6 EXISTING VEGETATION MAP
C-7 OVERALL CDP / FDP
C-8 DETAILED CDP / FDP
C-9 DETAILED CDP / FDP
C-10 ROADWAY FRONTAGE IMPROVEMENTS
C-11 VEHICULAR CIRCULATION PLAN
C-12 FUNCTIONAL AND UTILITY PLAN
C-13 FIRE ACCESS PLAN
C-14 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS A
C-15 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS B
C-16 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS C
C-17 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS D
C-18 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS E
C-19 ADEQUATE OUTFALL PLAN AND NARRATIVE
C-20 CORRESPONDENCE SHEET
ARCHITECTURAL
A-101 SITE SECTIONS
A-102 ELEVATIONS
A-103 TOWNHOME ELEVATIONS
LANDSCAPE
L-1.0 ILLUSTRATIVE SITE PLAN
L-1.1 OVERALL SITE PLAN
L-2.0 PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
L-3.0 LANDSCAPE PLAN
L-3.1 LANDSCAPE PLAN
L-3.2 LANDSCAPE SECTIONS
L-3.3 LANDSCAPE SECTIONS
L-3.4 LANDSCAPE SECTIONS
L-3.5 LANDSCAPE PERSPECTIVES
L-3.6 LANDSCAPE PERSPECTIVES
L-3.7 LANDSCAPE PERSPECTIVES
L-3.8 LANDSCAPE PERSPECTIVES
L-4.0 LANDSCAPE SCHEDULE AND CALCULATIONS
L-5.0 PLANT NOTES AND DETAILS
L-5.1 LANDSCAPE DETAILS

TAX MAP NO.

044-3 ((01)) PARCEL 15

AND DENSITY / INTENSITY CREDIT AREAS





REVISIONS	
REV. 06/18/2015	
REV. 05/15/2015	
REV. 04/06/2015	
REV. 02/09/2015	
REV. 11/07/2015	
DATE: 08/25/2014	
DES. JFA	DWN. DLK
SCALE: 1" = 250'	
PROJECT/FILE NO. W60656	
SHEET NO. C-3	

VIKA REVISIONS



CONTEXT PLAN

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIKA

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

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	SUB-CLIMAX	1,763,235 SF (40,478 AC)	GOOD	SEE COVER TYPE TABLE	STABLE WOOD STAND AGGREGATION, PRIMARILY DECIDUOUS WITH A COMBINATION OF CONIFERS.
B	OLD FIELD	EARLY/MID SUCCESSIONAL	117,644 SF (2,700 AC)	GOOD	SEE COVER TYPE TABLE	YOUNG HARDWOOD AND SOFTWOOD COVER, OPEN CANOPY GRASSY TRANSITIONARY EARLY SUCCESSIONAL COVER, GIVING WAY TO HARDWOOD AND SOFTWOOD COVER, THE CANOPY IS CLOSING AND DIMINISHING THE LOWER GRASSY AREAS.
C	MAINTAINED GRASSLAND	N/A	197,520 SF (4,534 AC)	GOOD	SEE COVER TYPE TABLE	AREA OF MAINTAINED TREE SPECIES AND MAINTAINED TURF AREAS.
D	DEVELOPED LANDSCAPE	N/A	33,784 SF (0,776 AC)	N/A	N/A	DEVELOPED AREA, CLEARED AND MAINTAINED TURF GRASS AREA, ADVANCED TO SWM POND, MAINTAINED UNIMPROVED VEHICLE AREAS.
E	DEVELOPED	N/A	74,694 SF (1,715 AC)	N/A	N/A	SWM POND WATER SURFACE AREA.
F	UNDEVELOPED	N/A	16,893 SF (0,388 AC)	N/A	N/A	EXISTING WET STREAM
TOTAL			2,203,770 SF (50,592 AC)			

EXISTING VEGETATION COVER TYPES

A TREE SPECIES
Acer rubrum – Red Maple
Asimina triloba – Pawpaw
Alnus incana – Tree of Heaven
Corylus americana – Hornbeam
Carya glabra – Pignut Hickory
Quercus florida – Flowering Dogwood
Disopygia virginiana – Common Persimmon
Rhus glabra – American Beech
Fraxinus americana – White Ash
Juniperus virginiana – Eastern Redcedar
Liriodendron tulipifera – Yellow Poplar
Liquidambar styraciflua – Sweetgum
Nyssa sylvatica – Blackgum
Pinus strobus – Eastern White Pine
Pinus taeda – White Spruce
Pinus virginiana – Virginia Pine
Plectanhus occidentalis – American Sycamore
Prunus serotina – Black Cherry
Prunus pennsylvanica – Common Cherry
Pyrus communis – Common Pear
Pyrus io – Pear
Quercus alba – White Oak
Quercus prinus – Pin Oak
Ulmus americana – American Elm

B TREE SPECIES
Juniperus virginiana – Eastern Redcedar
Pinus communis – Common Pear

C TREE SPECIES
Acer rubrum – Red Maple
Cornus kousa – Kousa Dogwood
Quercus prinus – Pin Oak
Turf grass – Maintained

D TREE SPECIES
Turf grass – Cleared and Maintained

E EXISTING SWM POND

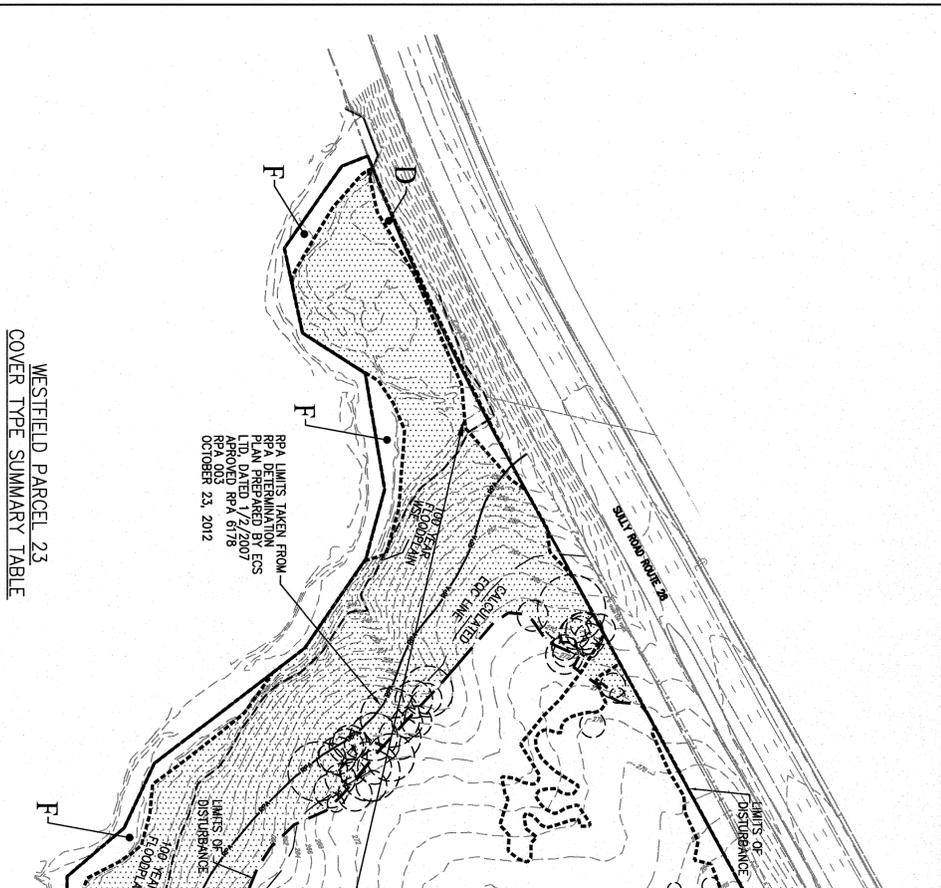
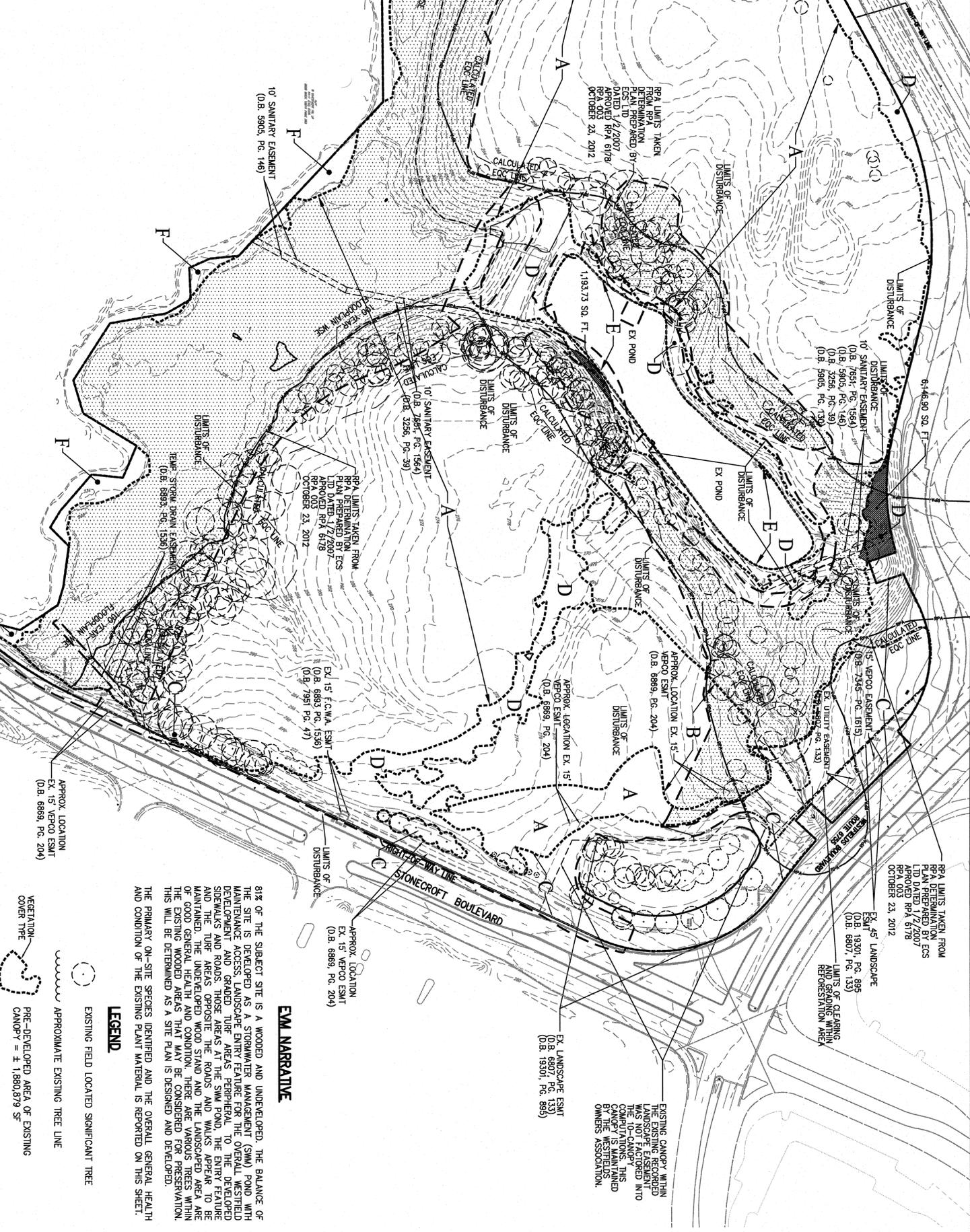


Table 12.3 Tree Preservation Target Calculations and Statement

Statement	May 13, 2015
A Pre-development area of existing tree canopy (from Existing Vegetation Map(SF)) =	1,880,879 see § 12-0508.2
B Percentage of gross site area covered by existing tree canopy =	85.3%
C Percentage of 10-year tree canopy required for site =	10.0% see Table 12.4
D Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	85.3%
E Proposed percentage of canopy requirement that will be met through tree preservation =	315.0%
F Has the Tree Preservation Target minimum been met?	Yes Provide Yes or No
G If No for line A, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	Provide sheet number, see § 12-0508.3
H If step A, 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	see § 12-0508.4
I Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	YES



NOTED ON-SITE INVASIVE PLANT SPECIES

Alliaria petiolata – Garlic Mustard
Arthraxon hispidus – Small Carrgrass
Eleoagnus umbellata – Autumn Olive
Lonicera japonica – Japanese Honeysuckle
Microstegium vimineum – Japanese Stiltgrass
Opilismenus hirtellus undulatilobus – Wayleaf Basketgrass
Pennisetum perfoliatum – Mile-A-Minute
Rosa multiflora – Multiflora Rose

LEGEND

- EXISTING FIELD LOCATED SIGNIFICANT TREE
- APPROXIMATE EXISTING TREE LINE
- PRE-DEVELOPED AREA OF EXISTING CANOPY = ± 1,880,879 SF
- POST-DEVELOPMENT AREA OF EXISTING TOTAL CANOPY TO BE PRESERVED = ± 664,356 SF (SEE SHEET L-4.0)
- LIMITS OF CLEARING AND GRADING WITHIN REFORESTATION AREA

81% OF THE SUBJECT SITE IS A WOODED AND UNDEVELOPED. THE BALANCE OF THE SITE IS DEVELOPED AS A STORMWATER MANAGEMENT (SWM) POND WITH MAINTENANCE ACCESS, LANDSCAPE ENTRY FEATURE FOR THE OVERALL WESTFIELD DEVELOPMENT AND GRADED TURF AREAS PERIPHERAL TO THE DEVELOPED SIDEWALKS AND ROADS. THOSE AREAS AT THE SWM POND, THE ENTRY FEATURE AND THE TURF AREAS OPPOSITE THE ROADS AND WALKS APPEAR TO BE MAINTAINED. THE UNDEVELOPED WOOD STAND AND THE LANDSCAPED AREA ARE OF GOOD GENERAL HEALTH AND CONDITION. THERE ARE VARIOUS TREES WITHIN THIS WILL BE DETERMINED AS A SITE PLAN IS DESIGNED AND DEVELOPED.

THE PRIMARY ON-SITE SPECIES IDENTIFIED AND THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS REPORTED ON THIS SHEET.

EXISTING VEGETATION MAP

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 LIC. NO. 011447
 08/28/2015

VKA REVISIONS

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

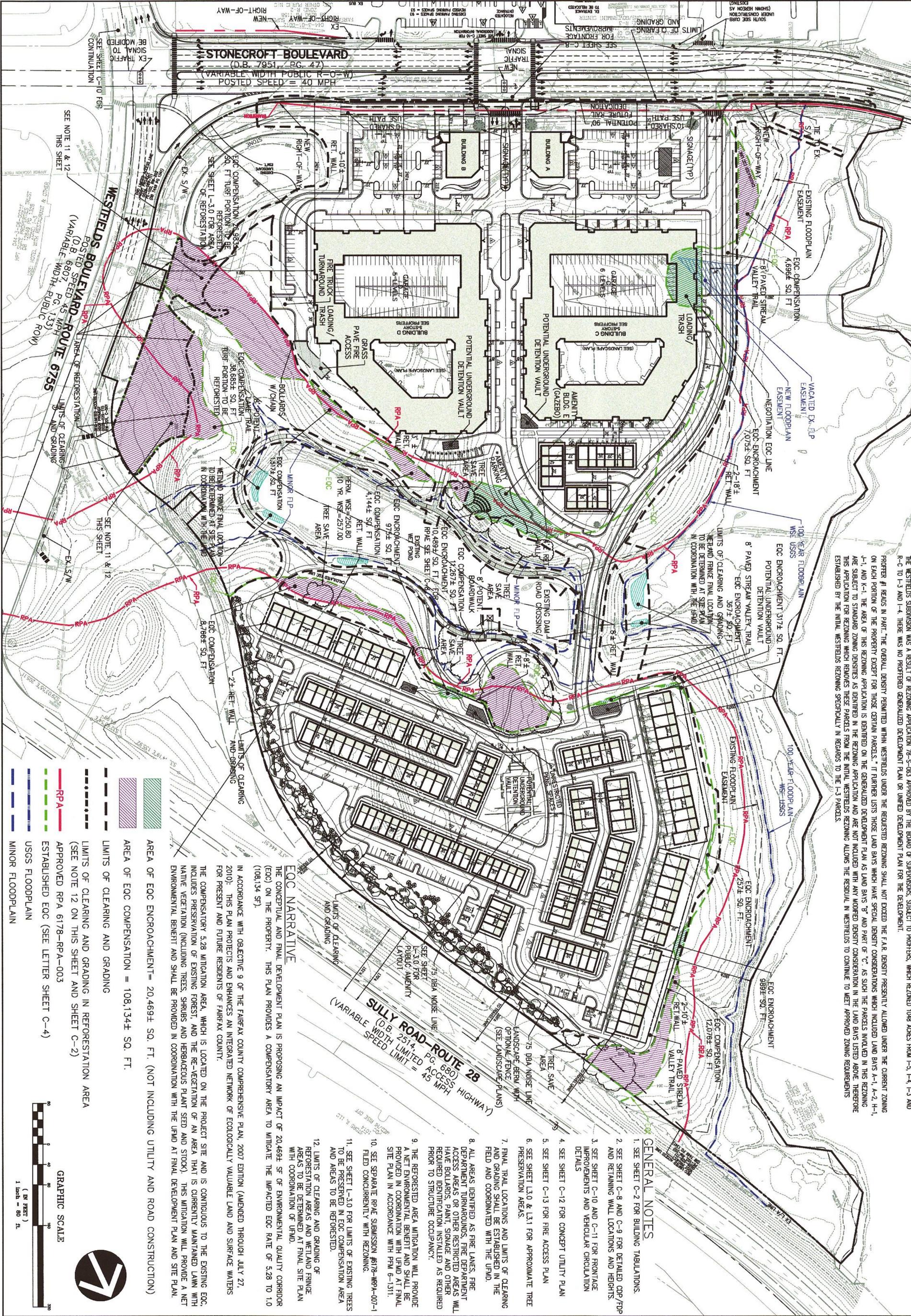
VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VKA.COM

CALCULATION, TABULATIONS AND DOCUMENTATION FOR THE WESTFIELD ZONING:

THE WESTFIELDS SUBDIVISION WAS A RESULT OF REZONING APPLICATION 78-5-063 APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO PROFFERS, WHICH REZONED 1048 ACRES FROM 1-5, 1-4, 1-3 AND R-C TO 1-3 AND 1-4. THERE WAS NO PROFFERED GENERALIZED DEVELOPMENT PLAN OR LIMITED DEVELOPMENT PLAN FOR THE DEVELOPMENT.

PROFFER #1 READS IN PART: "THE OVERALL DENSITY PERMITTED UNDER THE REQUESTED REZONING SHALL NOT EXCEED THE FAIR DENSITY PRESENTLY ALLOWED UNDER THE CURRENT ZONING ON EACH PORTION OF THE PROPERTY EXCEPT FOR THOSE CERTAIN PARCELS." IT FURTHER LISTS THOSE LAND BAYS WHICH HAVE SPECIAL DENSITY CONSIDERATIONS WHICH INCLUDED LAND BAYS A-1, A-2, H-1, J-1, AND K-1. THE AREA OF THIS REZONING APPLICATION IS IDENTIFIED ON THE GENERALIZED DEVELOPMENT PLAN AS LAND BAYS 'B' AND PART OF 'C'. AS SUCH THE PARCELS INVOLVED IN THIS REZONING ARE SUBJECT TO STANDARD ZONING DENSITIES AS IDENTIFIED IN THE REZONING APPLICATION AND ARE NOT INCLUDED WITH ANY MODIFIED DENSITY CONSIDERATION IN THE LAND BAYS LISTED ABOVE. THEREFORE THIS APPLICATION FOR REZONING WHICH REMOVES THESE PARCELS FROM THE INITIAL WESTFIELDS REZONING ALLOWS THE RESIDUAL IN WESTFIELDS TO CONTINUE TO MEET APPROVED ZONING REQUIREMENTS ESTABLISHED BY THE INITIAL WESTFIELDS REZONING SPECIALLY IN REGARDS TO THE 1-3 PARCELS.



GENERAL NOTES

1. SEE SHEET C-2 FOR BUILDING TABULATIONS.
2. SEE SHEET C-8 AND C-9 FOR DETAILED COP/RFP AND RETAINING WALL LOCATIONS AND HEIGHTS.
3. SEE SHEET C-10 AND C-11 FOR FRONTAGE IMPROVEMENTS AND VEHICULAR CIRCULATION DETAILS.
4. SEE SHEET C-12 FOR CONCEPT UTILITY PLAN.
5. SEE SHEET C-13 FOR FIRE ACCESS PLAN.
6. SEE SHEET C-30 & C-31 FOR APPROXIMATE TREE PRESERVATION AREAS.
7. FINAL TRAIL LOCATIONS AND LIMITS OF CLEARING AND GRADING SHALL BE ESTABLISHED IN THE FIELD AND COORDINATED WITH THE UJMD.
8. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
9. THE REFORESTED AREA MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH UJMD AT FINAL SITE PLAN IN ACCORDANCE WITH PPM 6-151I.
10. SEE SEPARATE RPA# SUBMISSION #078-WRPA-007-1 FILED CONCURRENTLY WITH REZONING.
11. SEE SHEET L-3.0 FOR LIMITS OF EXISTING TREES TO BE PRESERVED IN EOC COMPENSATION AREA AND AREAS TO BE REFORESTED.
12. LIMITS OF CLEARING AND GRADING OF REFORESTATION AREAS AND WETLAND FRINGE AREAS TO BE DETERMINED AT FINAL SITE PLAN WITH COORDINATION OF UJMD.

EOC NARRATIVE

THE CONCEPTUAL AND FINAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 20,466± SF OF ENVIRONMENTAL QUALITY CORRIDOR (EOC) ON THE PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EOC RATE OF 5.28 TO 1.0 (108,134 SF).

IN ACCORDANCE WITH OBJECTIVE 9 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010): THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY.

THE COMPENSATORY 5,28 MITIGATION AREA, WHICH IS LOCATED ON THE PROJECT SITE AND IS CONTIGUOUS TO THE EXISTING EOC, INCLUDES PRESERVATION OF EXISTING FOREST AND THE RE-VEGETATION OF AN AREA THAT IS CURRENTLY MAINTAINED LAWN WITH NATIVE VEGETATION (INCLUDING TREES, SHRUBS AND HERBACEOUS PLANT SEED AND STOCK). THIS MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH THE UJMD AT FINAL DEVELOPMENT PLAN AND SITE PLAN.

LEGEND

- AREA OF EOC ENCRoACHMENT= 20,466± SQ. FT. (NOT INCLUDING UTILITY AND ROAD CONSTRUCTION)
- AREA OF EOC COMPENSATION = 108,134± SQ. FT.
- LIMITS OF CLEARING AND GRADING
- LIMITS OF CLEARING AND GRADING IN REFORESTATION AREA (SEE NOTE 12 ON THIS SHEET AND SHEET C-2)
- APPROVED RPA 6178-RPA-003
- ESTABLISHED EOC (SEE LETTER SHEET C-4)
- USGS FLOODPLAIN
- MINOR FLOODPLAIN

GRAPHIC SCALE
1" = 80'
1 inch = 80 ft.

THE PRESERVE AT WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CDP / FDP

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

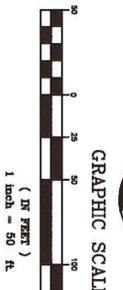
VKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VKA.COM

REV. 06/18/2015
REV. 05/15/2015
REV. 04/08/2015
REV. 02/09/2015
REV. 11/07/2015
DATE: 08/25/2014
DES: DMW
JFA
KK

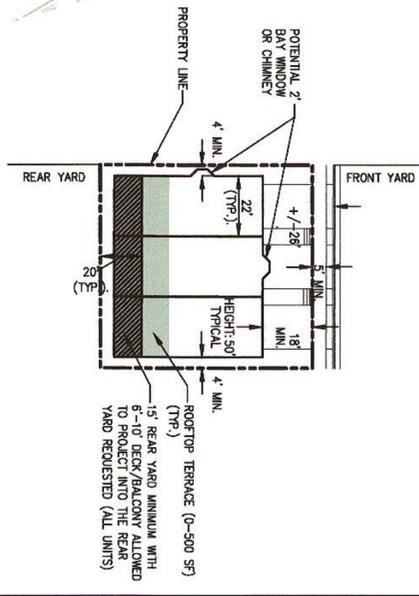
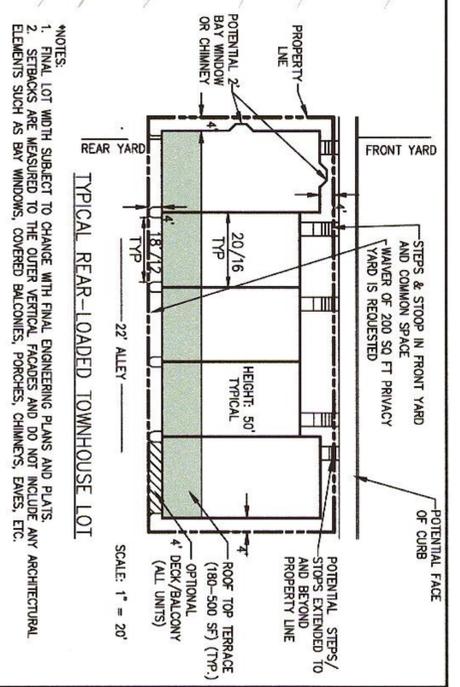
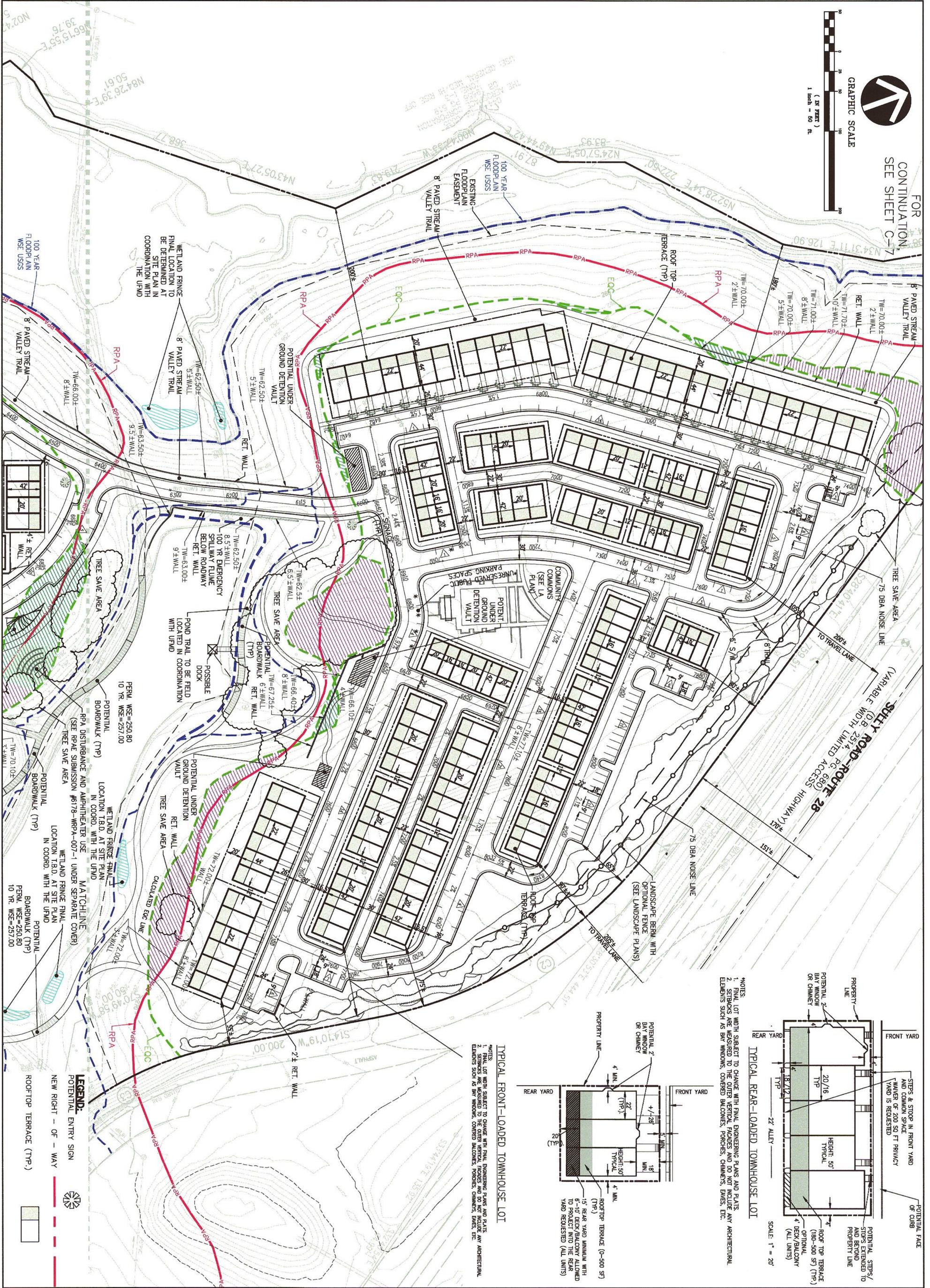
SCALE: 1" = 80'

PROJECT/FILE NO. V60655
SHEET NO. C-7

FILE: P:\projects\6065\6065_6\CADD - P\PLANNING\PLANNING DRAWINGS\V60656_100 OVERALL C-07.dwg USER: Koeser DATE: June 17, 2015 TIME: 9:12:46 AM



FOR CONTINUATION, SEE SHEET C-7



TYPICAL FRONT-LOADED TOWNHOUSE LOT
NOTES:
1. FINAL LOT WIDTH SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS.
2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACED AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAN WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.

TYPICAL REAR-LOADED TOWNHOUSE LOT
NOTES:
1. FINAL LOT WIDTH SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS.
2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACED AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAN WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.

LEGEND:
NEW RIGHT-OF-WAY
POTENTIAL ENTRY SIGN
ROOFTOP TERRACE (TYP.)

VKA REVISIONS

REV.	DATE	BY	CHK	DESCRIPTION
REV. 08/18/2015				
REV. 05/15/2015				
REV. 04/08/2015				
REV. 02/09/2015				
REV. 11/07/2014				
DES. 08/25/2014				

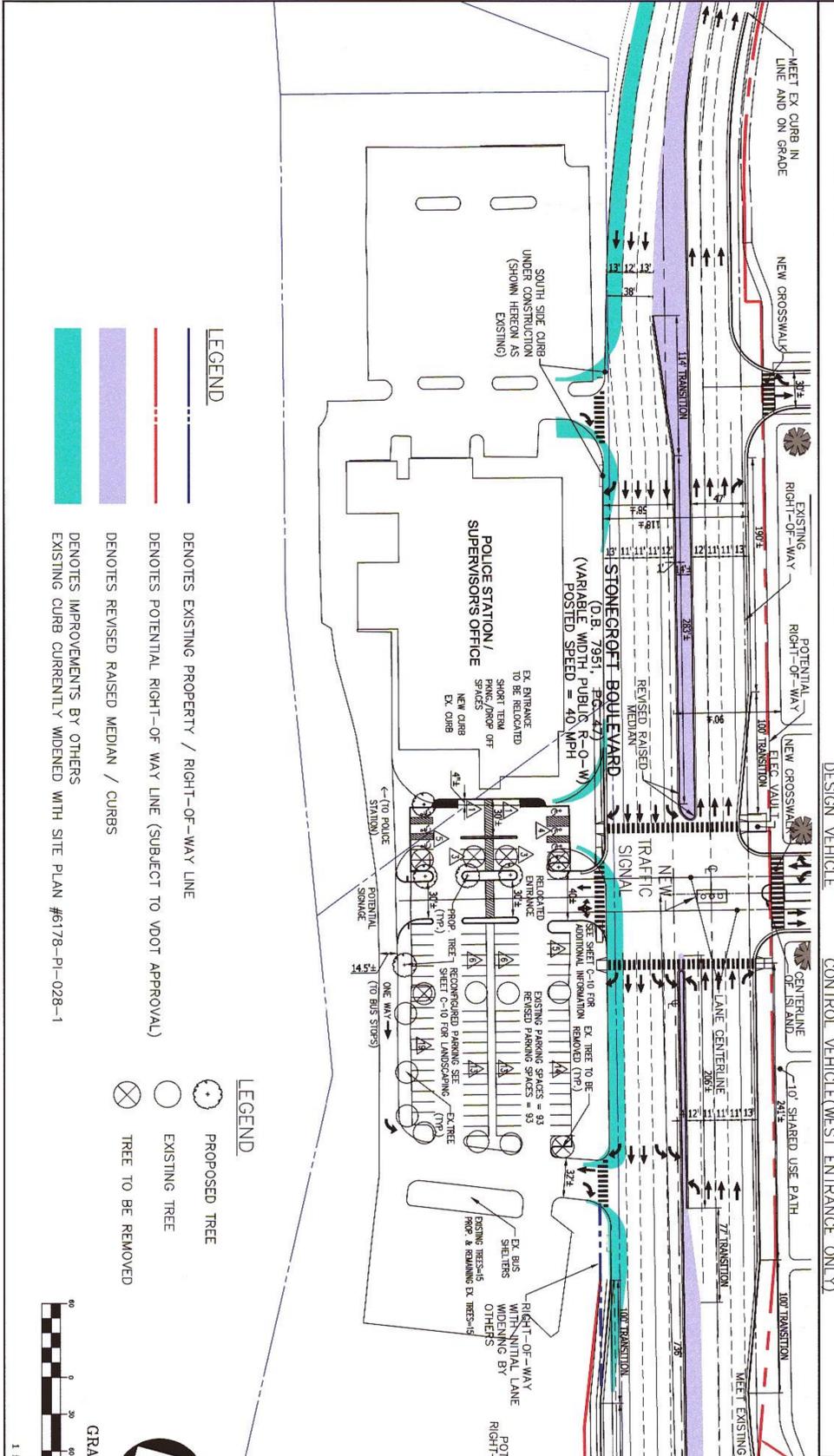
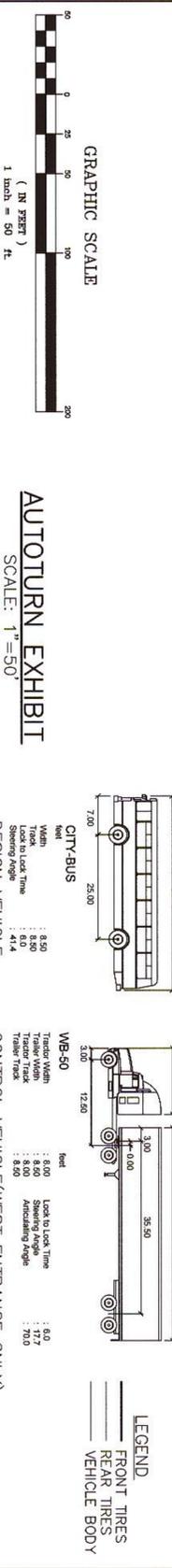
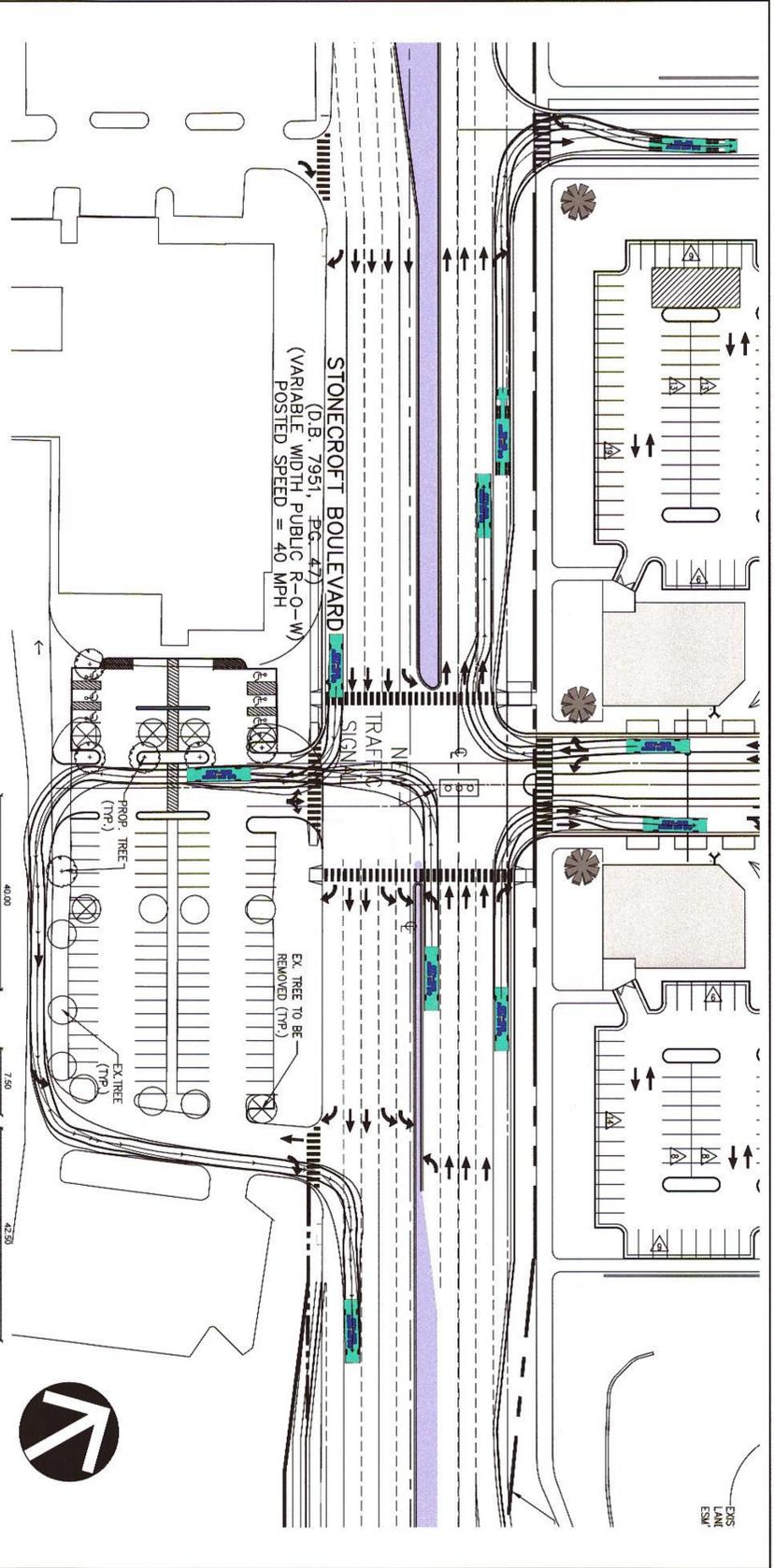
SCALE: 1" = 50'
PROJECT/FILE NO. V60656
SHEET NO. C-9

DETAILED CDP / FDP

THE PRESERVE AT WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

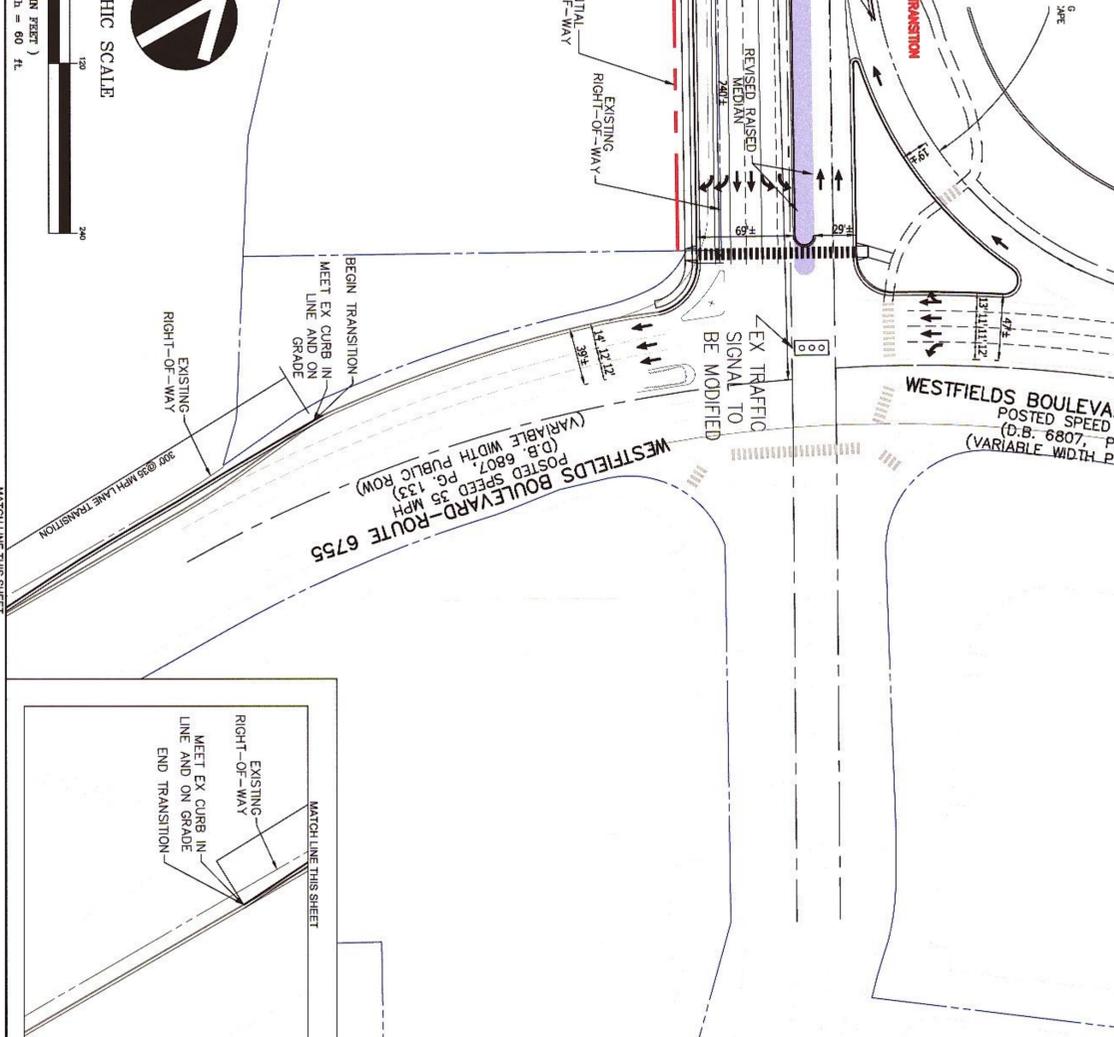
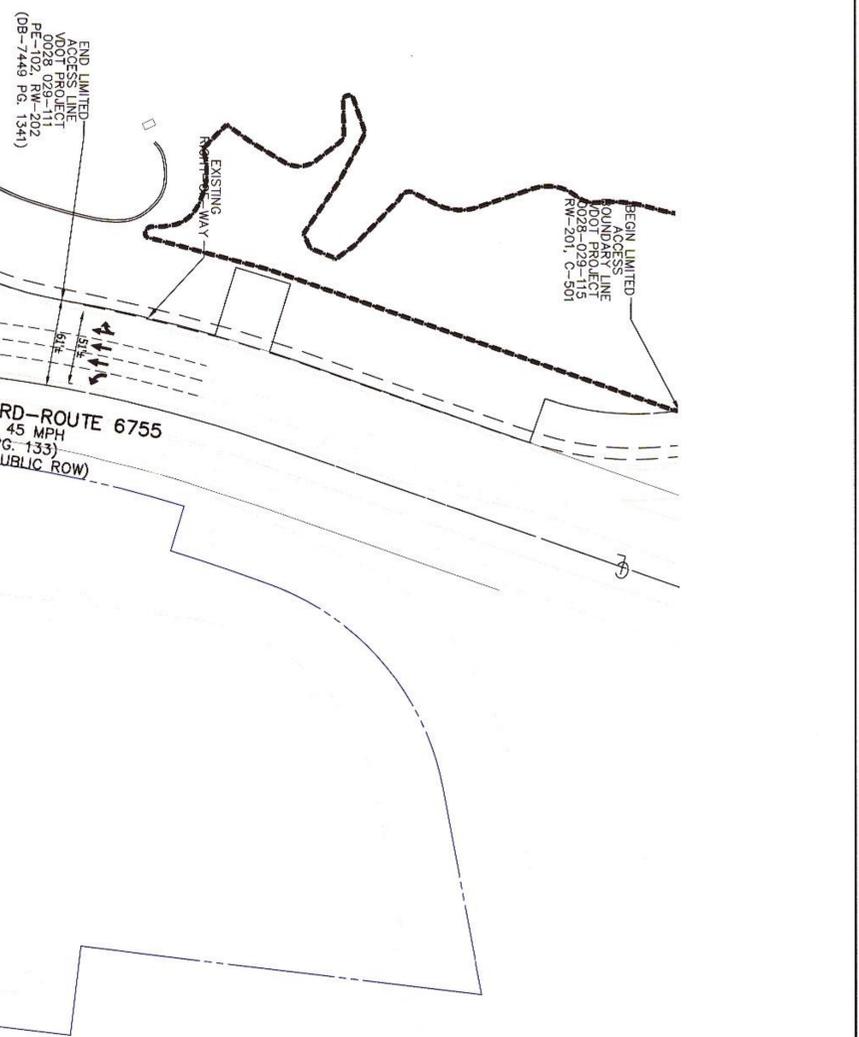
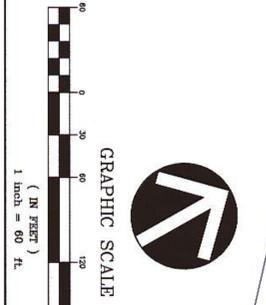
VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VKA.COM



- LEGEND**
- DENOTES EXISTING PROPERTY / RIGHT-OF-WAY LINE
 - - - DENOTES POTENTIAL RIGHT-OF-WAY LINE (SUBJECT TO VDOT APPROVAL)
 - DENOTES REVISED RAISED MEDIAN / CURBS
 - DENOTES IMPROVEMENTS BY OTHERS
 - EXISTING CURB CURRENTLY WIDENED WITH SITE PLAN #6178-P1-028-1

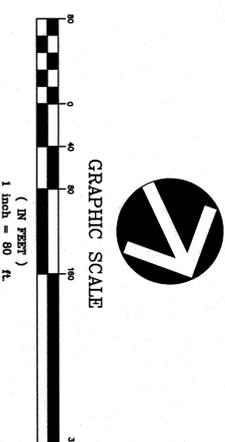
- LEGEND**
- PROPOSED TREE
 - EXISTING TREE
 - ⊗ TREE TO BE REMOVED



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>REV. 08/18/2015</td><td></td><td></td></tr> <tr><td>REV. 05/15/2015</td><td></td><td></td></tr> <tr><td>REV. 04/06/2015</td><td></td><td></td></tr> <tr><td>REV. 02/09/2015</td><td></td><td></td></tr> <tr><td>REV. 11/07/2014</td><td></td><td></td></tr> <tr><td>DATE: 08/25/2014</td><td></td><td></td></tr> <tr><td>DES. JFA</td><td></td><td></td></tr> <tr><td>DWN. DLK</td><td></td><td></td></tr> </table>	NO.	DATE	DESCRIPTION	REV. 08/18/2015			REV. 05/15/2015			REV. 04/06/2015			REV. 02/09/2015			REV. 11/07/2014			DATE: 08/25/2014			DES. JFA			DWN. DLK			<p>ROADWAY FRONTAGE IMPROVEMENTS</p>	<p>THE PRESERVE AT WESTFIELDS PARCEL 23 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>Vika ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN</p> <p>Vika Virginia LLC 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102 (703) 442-7800 ■ FAX (703) 761-2787 WWW.VIKA.COM</p>
NO.	DATE	DESCRIPTION																												
REV. 08/18/2015																														
REV. 05/15/2015																														
REV. 04/06/2015																														
REV. 02/09/2015																														
REV. 11/07/2014																														
DATE: 08/25/2014																														
DES. JFA																														
DWN. DLK																														



NOTE
SEE SHEET C-10 FOR
ENHANCE DESIGN
VEHICLE AUTOTURNS



SHEET NO.	C-11
PROJECT/FILE NO.	VV60656
DES.	JFA
DATE:	08/25/2014
REV.	06/18/2015
REV.	05/15/2015
REV.	04/06/2015
REV.	02/09/2015
REV.	11/07/2015
SCALE:	1" = 80'
VKA REVISIONS	



VEHICULAR CIRCULATION PLAN

**THE PRESERVE AT
WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA**

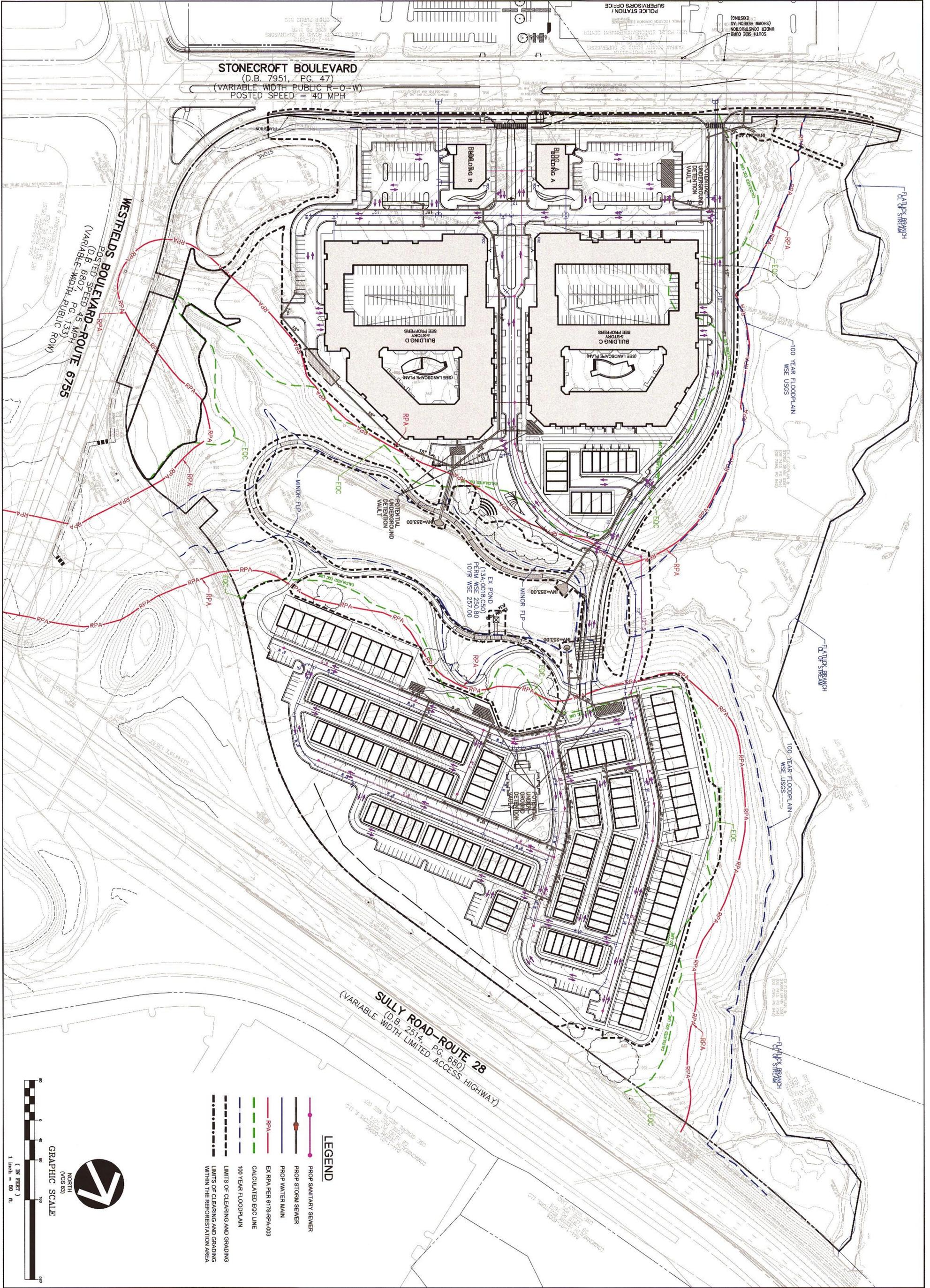
VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VKA.COM

STONECROFT BOULEVARD
 (D.B. 7951, PG. 47)
 (VARIABLE WIDTH PUBLIC R-O-W)
 POSTED SPEED = 40 MPH

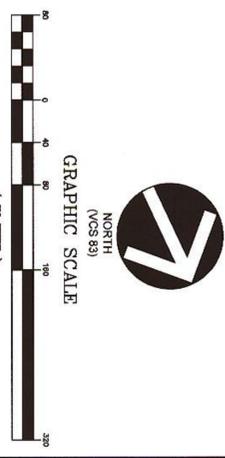
WESTFIELDS BOULEVARD-ROUTE 6755
 (D.B. 6807, PG. 133)
 (VARIABLE WIDTH PUBLIC ROW)

SULLY ROAD-ROUTE 28
 (D.B. 2514, PG. 68D)
 (VARIABLE WIDTH LIMITED ACCESS HIGHWAY)



LEGEND

- PROP SANITARY SEWER
- PROP STORM SEWER
- PROP WATER MAIN
- EX RPA PER 8178-RPA-003
- CALCULATED EOC LINE
- 100 YEAR FLOODPLAIN
- LIMITS OF CLEARING AND GRADING WITHIN THE REFORESTATION AREA



VIA REVISIONS

NO.	DATE	BY	CHKD	DESCRIPTION
1	08/18/2015	JFA	PNN	ISSUED FOR PERMITTING

SCALE: 1" = 80'
 PROJECT/FILE NO. W60656
 SHEET NO. C-12

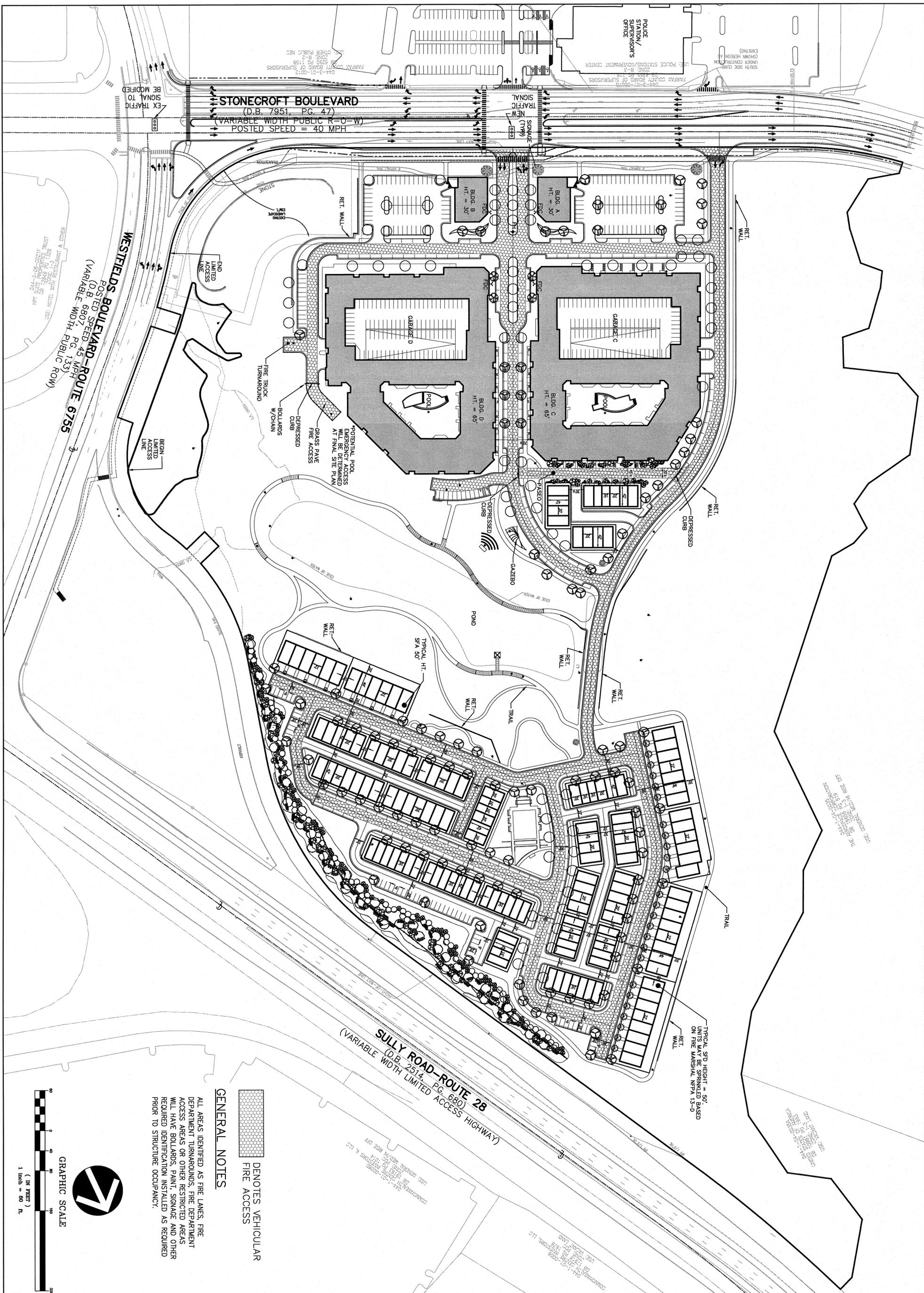


FUNCTIONAL AND UTILITY PLAN

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

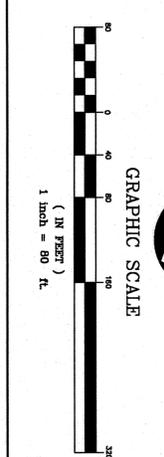
VIA VIRGINIA LLC
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIA-COM



WESTFIELDS BOULEVARD-ROUTE 6755
 (D.B. 6807, PG. 133)
 (VARIABLE WIDTH PUBLIC ROW)
 POSTED SPEED 45 MPH

STONECROFT BOULEVARD
 (D.B. 7951, PG. 47)
 (VARIABLE WIDTH PUBLIC ROW)
 POSTED SPEED 40 MPH

SULLY ROAD-ROUTE 28
 (D.B. 2514, PG. 680)
 (VARIABLE WIDTH LIMITED ACCESS HIGHWAY)



GENERAL NOTES

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

■ DENOTES VEHICULAR FIRE ACCESS

SCALE:	1" = 90'
PROJECT/FILE NO.	VW60656
SHEET NO.	C-13
DESIGNER:	JFA
DRAWN BY:	PNN
DATE:	08/25/2014
REV. 06/18/2015	
REV. 05/15/2015	
REV. 04/06/2015	
REV. 02/09/2015	
REV. 11/07/2015	
DATE:	08/25/2014

FIRE ACCESS PLAN

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIKA.COM



STORMWATER MANAGEMENT NARRATIVE

THIS SITE HAS BEEN GRANDFATHERED UNDER THE 2009 VSNP REGULATIONS PER 6178-SWMD-002-1 PROVIDED ON SHEET C-20 OF THIS PLAN SET FOR REFERENCE. ON THE 50.59 ACRE SITE, THERE EXISTS A FORESTED AREA WITH AN EXISTING RETENTION POND (POND 13A), WHICH OF THE SITE AREA (8.39 ACRES) LIES WITHIN FEMA FLOOD ZONE AE OF FLOODPLAIN BRANCH. THE FLOODPLAIN AREA IS COVERED BY AN EXISTING FLOODPLAIN EASEMENT AND PROVIDES WATER QUALITY TREATMENT AS A NATURAL OPEN SPACE PER TABLE 6.3. THE POND WAS DESIGNED TO PROVIDE PHOSPHORUS REMOVAL TREATMENT WITH AN EFFICIENCY OF 64.0% AND DETENTION FOR THE 2 YEAR AND 10 YEAR DESIGN STORMS FOR THE REMAINING 42.2 ACRES OF ON SITE AREA AT A DEVELOPED COMPOSITE CURVE NUMBER OF 91. THE PROPOSED SITE WILL BE APPROXIMATELY 50% IMPERVIOUS (COUNTING ONLY THE DEVELOPABLE AREA) WHICH TRANSLATES INTO A CURVE NUMBER OF 87. THE PROPOSED SITE DEVELOPMENT WILL BE AT A LOWER INTENSITY OF IMPERVIOUSNESS AND AS SUCH CAN BE TREATED IN THE POND PER THE ORIGINAL DESIGN WITH NO ADVERSE IMPACTS.

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS PROVIDED IN THE EXISTING POND DESIGNED IN ACCORDANCE WITH THE 2009 STATE VSNP REGULATIONS. THE POND WILL PROVIDE STORMWATER DETENTION (PER PDM SECTION 6-0302.3) AND PHOSPHORUS REMOVAL (PER PDM SECTION 6-0401.2A) FOR THE PROPOSED DEVELOPMENT. IN ADDITIONAL, TO THE TREATMENT PROVIDED BY THE EXISTING POND, AREAS OF CONSERVATION EASEMENT ARE PROPOSED ON SITE. THOSE AREAS HAVE BEEN COUNTED AS NATURAL OPEN SPACE IN THE BMP COMPUTATIONS PER PDM TABLE 6.3. LASTLY, A BIORETENTION FILTER IS PROPOSED ADJACENT TO THE SURFACE PARKING LOT IN THE SOUTH WEST REGION OF THE SITE. THE PURPOSE OF THE BIORETENTION FILTER IS TO TREAT THE IMPERVIOUSNESS OF THE PARKING LOT AREA.

POTENTIAL UNDERGROUND DETENTION VAULTS ARE SHOWN TO RETAIN FLEXIBILITY AT SITE PLAN TO SUPPLEMENT THE POND TREATMENT SHOULD GRADING OR UTILITY CONFLICTS PRECLUDE SOME SITE AREAS FROM BEING DIRECTED TO THE POND FOR TREATMENT. WE HAVE REQUESTED A WAIVER OF UNDERGROUND DETENTION (1764-WPPM-001-1) WITH THE SUBJECT APPLICATION FOR UNDERGROUND DETENTION SYSTEMS PROPOSED ON THE RESIDENTIAL APPLICATION. THE LOCATIONS, SIZE, AND GENERAL SHAPES OF THE POTENTIAL UNDERGROUND VAULTS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

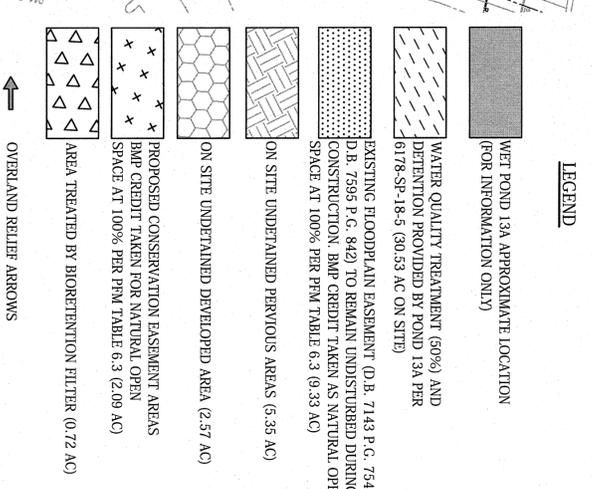
SEE THIS SHEET AND SHEETS C-15, C-16, C-17 AND C-18 FOR PHOSPHORUS REMOVAL AND DETENTION COMPUTATIONS.

EMERGENCY SPILLWAY NARRATIVE

THE EMERGENCY SPILLWAY SHALL BE MODIFIED TO PROVIDE A PRIVATE ACCESS ROAD ACROSS THE TOP OF THE EXISTING DAM. THE SPILLWAY MODIFICATIONS WILL REPLICATE THE EXISTING HYDRAULIC STATE OF THE SPILLWAY AND WILL IN NOT NEGATIVELY IMPACT THE POND FUNCTIONALITY.

RPA EXCEPTION NOTE

AN RPA EXCEPTION IS REQUESTED ALONG WITH THIS REZONING APPLICATION. SHEETS INCLUDED HEREIN ARE FOR INFORMATION ONLY. THE EXCEPTION REQUEST HAS BEEN SUBMITTED WITH 6178-WRPA-007-1.



BMP COMPUTATIONS

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Preserve at Westfields Date: 2/22/2015
 Plan Number: _____ Engineer: BC

I. WATER QUALITY NARRATIVE

SEE STORMWATER MANAGEMENT NARRATIVE THIS SHEET (LEFT)

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation	"C" (2)	Acres (3)
(1) REGIONAL SWM POND	0.60	30.53
(2) NATURAL OPEN SPACE	0.30	11.42
(3) BIORETENTION FILTER	0.80	0.69
(4) ON SITE UNCONTROLLED	0.45	7.95
Total		50.59

Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation	"C" (2)	Acres (3)	Product (4)
(1) REGIONAL SWM POND	0.60	30.53	18.32
(2) NATURAL OPEN SPACE	0.30	11.42	3.43
(3) BIORETENTION FILTER	0.80	0.69	0.55
(4) ON SITE UNCONTROLLED	0.45	7.95	3.58
Total			25.87

(a) Area of this Site: 50.59 acres

(b) Total: 25.87

(c) Weighted average "C" factor: (b)/(a) = (c) 0.51

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%) (3)	Area Ratio (4)	"C" Ratio (5)	Product (6)
(1) REGIONAL SWM POND	50	0.60	1.17	35.40
(2) NATURAL OPEN SPACE	100	0.23	0.59	13.24
(3) BIORETENTION FILTER	95	0.01	1.56	1.39
(4) ON SITE UNCONTROLLED	0	0.16	0.88	0.00
Total				50.03

Part 4: Determine Compliance with Phosphorus Removal Requirement

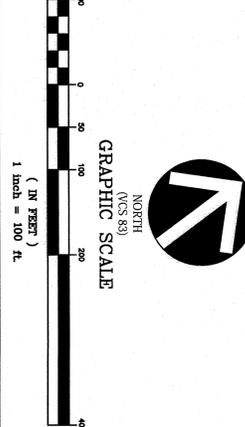
(a) 50.0

(b) 50.0

(a) Seekt Requirement: Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) and 50% (Prince William County)

(b) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

JOHN L. WILKINSON

NO. 011447

08/18/2015

VKA REVISIONS

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS A

THE PRESERVE AT WESTFIELDS

PARCEL 23

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

REV. 06/18/2015

REV. 05/15/2015

REV. 04/06/2015

REV. 02/09/2015

REV. 11/07/2015

DATE: 08/25/2014

DSS: JFA

SCALE: 1" = 100'

PROJECT/FILE NO. W608556

SHEET NO. C-14

VKA VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS CORNER, VIRGINIA 22102

(703) 442-7800 FAX (703) 761-2787

WWW.VKA.COM

FILE: P:\projects\6065\6065_6\CADD - P\PLANNING\PLANNING DRAWINGS\V60656_SWM.dwg USER: Nguyen DATE: June 16, 2015 TIME: 3:06:12 PM

STORMWATER MANAGEMENT NARRATIVE

WESTFIELDS POND 13A IS TO PROVIDE STORMWATER MANAGEMENT FOR A SITE AREA OF 82.8 ACRES. THIS AREA IS DELIMITED ON THE SOILS AND DRAINAGE MAP...

SOIL DATA TABULATION

Table with columns: SOIL NUMBER, SOIL NAME, SCS HYDROLOGIC SOIL GROUP, CURVE NUMBER FOR HYDROLOGIC SOIL GROUP.

LAND USE DESCRIPTIONS FOR CURVE NUMBERS

Table with columns: CONTRIBUTING COVER, PERCENT IMPERVIOUS, HYDROLOGIC CONDITION, CURVE NUMBER FOR HYDROLOGIC SOIL GROUP.

RUNOFF CURVE NUMBERS

Table with columns: CONTRIBUTING COVER, PERCENT IMPERVIOUS, SOIL ON SITE, AREA PRODUCT, TOTAL COMPOSITE.

ALLOWABLE RELEASE COMPUTATIONS

- (1) PRE-DEVELOPMENT RELEASE SITE ONLY
2 YR. 57.8 CFS
10 YR. 148.9 CFS
(2) POST-DEVELOPMENT RELEASE SITE ONLY
2 YR. 179.7 CFS
10 YR. 321.9 CFS

Table with columns: NO., DESCRIPTION, REVIEW BY, APPROVED, DATE.

The construction of Retention Pond 13A will provide adequate stormwater storage capacity to prevent flooding within the site...

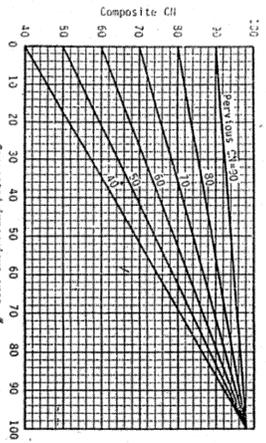


Figure 23 - Composite CII with connected impervious area. FROM TR-55 MANUAL, JUNE 1986.

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.



Revisions table with columns: NO., REVISIONS, DATE.



engineering|surveying|planning|landscape architecture



4085 UNIVERSITY DRIVE / FAIRFAX, VIRGINIA 22030-3463 / TELEPHONE: (703) 591-1900

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS C

THE PRESERVE AT WESTFIELDS PARCEL 23 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

Vika Virginia LLC logo and contact information: 8180 GREENSBORO DRIVE SUITE 200 TYSONS CORNER, VIRGINIA 22102

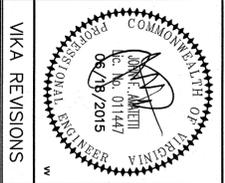
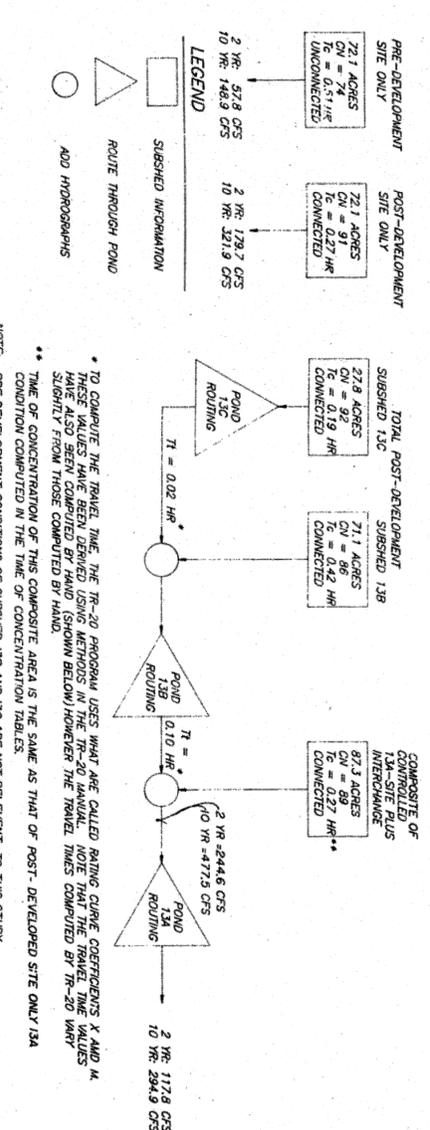


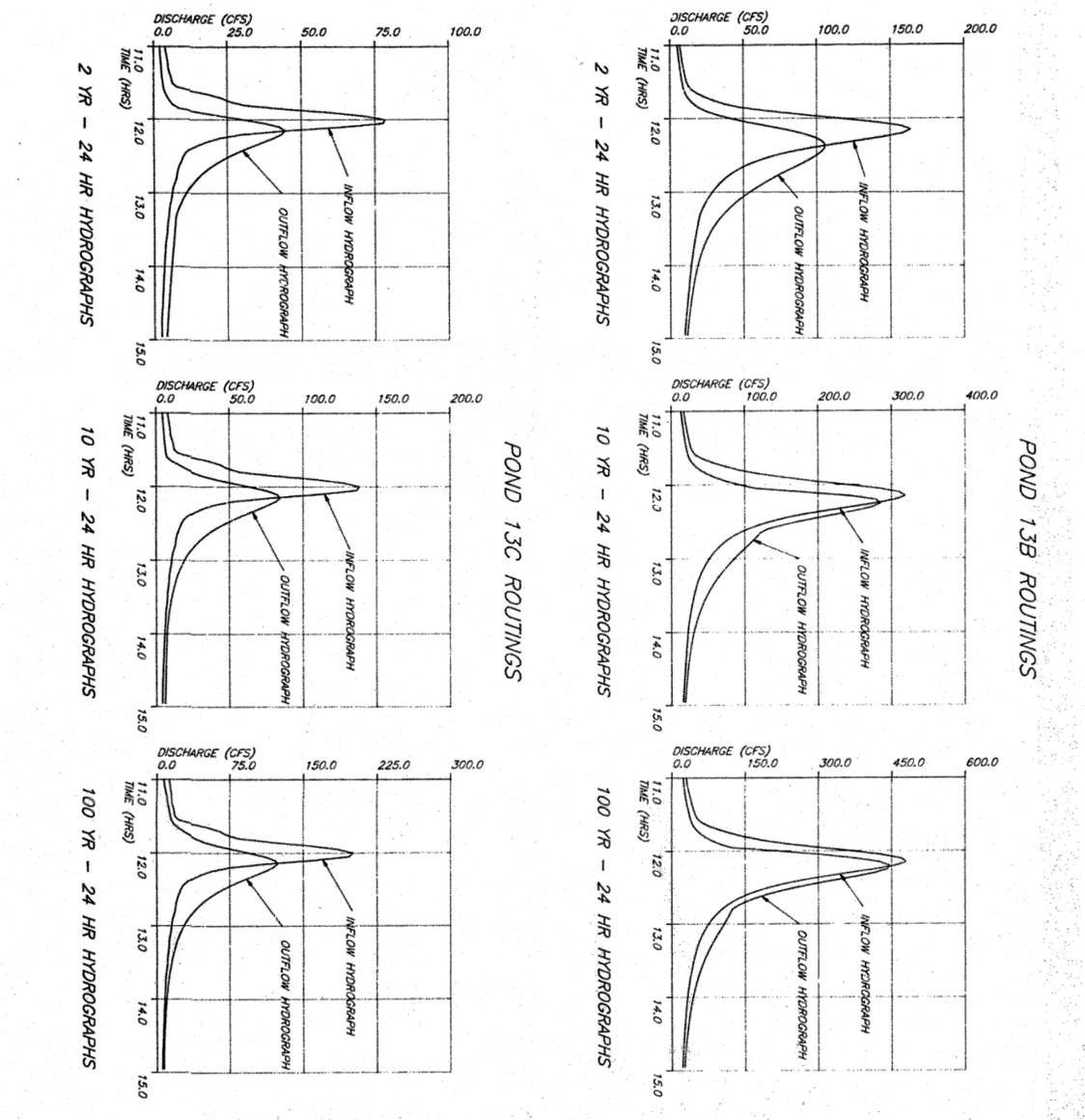
Table with project details: PROJECT/FILE NO., SHEET NO., DATE, SCALE, etc.

DRAINAGE SCHEMATICS

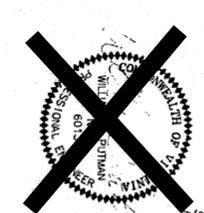


TIME OF CONCENTRATION (Tc) OR TRAVEL TIME (Tt)

Segment ID	PRE-DEVELOPED SITE ONLY 13A	POST-DEVELOPED SITE ONLY 13A	POST-DEVELOPED SITE ONLY 13B	POST-DEVELOPED SITE ONLY 13C	POST-DEVELOPED SITE ONLY 13A	POST-DEVELOPED SITE ONLY 13B	POST-DEVELOPED SITE ONLY 13A
A1-A3	ROE 9805	SMOOTH SWI 9805	ROE 9805	SMOOTH SWI 9805	SMOOTH SWI 9805	SMOOTH SWI 9805	SMOOTH SWI 9805
n	1.24	0.017	1.00	0.017	0.017	0.017	0.017
h	1.00	0.24	1.00	0.24	0.24	0.24	0.24
h/n	0.81	25	1.00	25	25	25	25
n/n	3.2	3.2	3.2	3.2	3.2	3.2	3.2
h/n	0.01	0.01	0.03	0.01	0.01	0.01	0.01
h/n	0.31	0.02	0.20	0.02	0.02	0.07	0.07



NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE



REVISIONS AND TIME OF CONCENTRATION COMPUTATIONS

NO.	DESCRIPTION	DATE
1		

SCALE: 1" = 100'

DATE: 08/25/2014

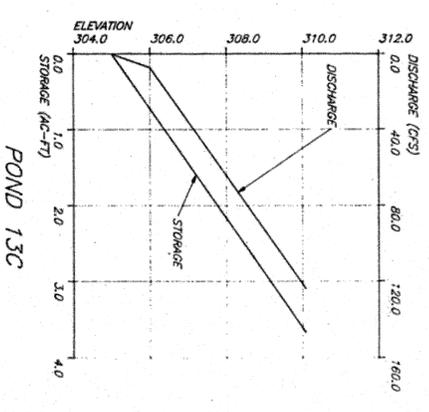
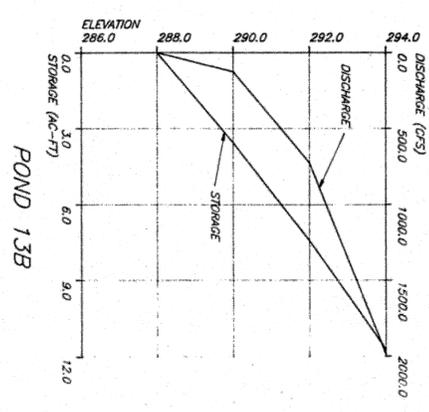
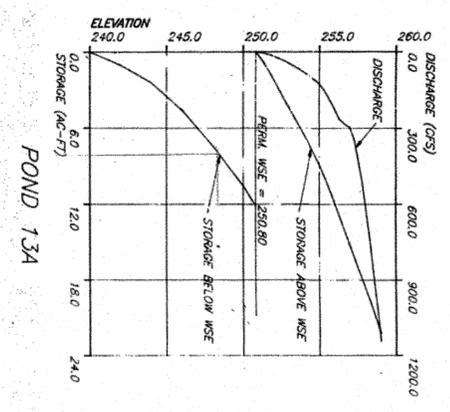
I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED BY DIVISION OF DESIGN REVIEW



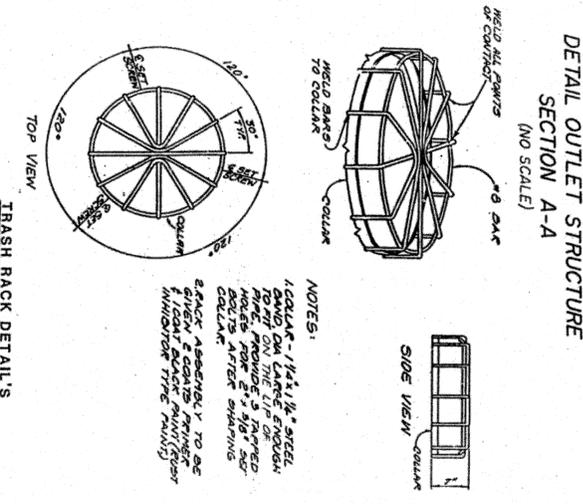
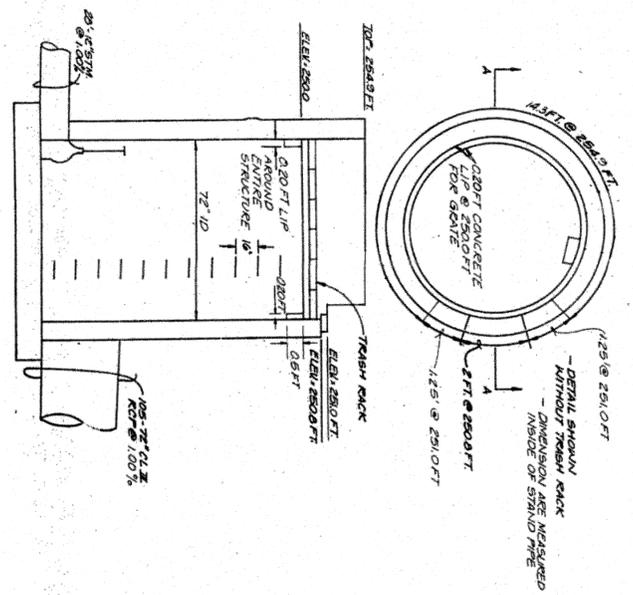
ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPT. OF LABOR SOIL INFORMATION IS FROM FAIRFAX COUNTY SOIL MAPS. NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS FIRM.

THIS SHEET FOR INFORMATION ONLY

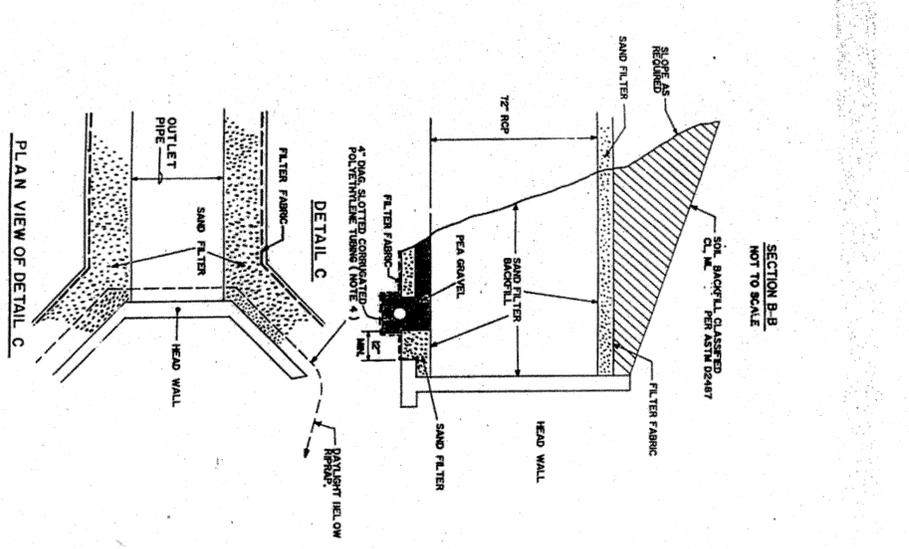
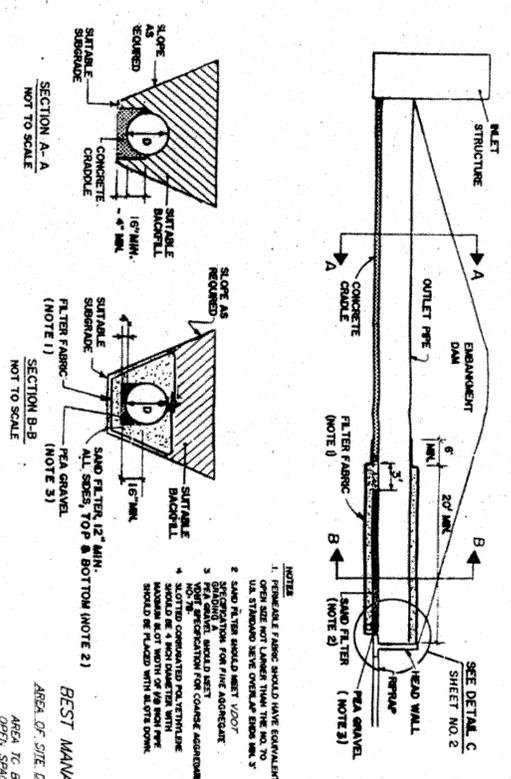
STAGE - STORAGE - DISCHARGE CURVES



NOTE: THE STAGE-STORAGE-DISCHARGE CURVES FOR PONDS 13A AND 13C HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED BY THE COUNTY ENGINEER FOR SUITABILITY AS FOUNDATION FOR FOOTINGS AND/OR SLAB. REPRODUCED HERE FOR CONVIENIENCE.



- OUTLET STRUCTURE NOTES:**
1. DESIGN IN ACCORDANCE WITH ASTM C418.
 2. CONCRETE TO BE 4000 PSI.
 3. REINFORCING TO MEET ALL REQUIREMENTS OF ASTM A-181 (WIRE MESH) AND ASTM A-615 (REBAR).
 4. JOISTS TO BE TONGUE AND GROOVE WITH 0-4\"/>
- EMBAKMENT & OUTLET PIPE DETAILS (NO SCALE)**
1. ALL CONSTRUCTION SHALL CONFORM TO VDOT AND/OR FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 2. SUBGRADE CONDITIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR SUITABILITY AS FOUNDATION FOR FOOTINGS AND/OR SLAB.
 3. ITEM TO BE RECAST.
 4. STEPS SHALL BE MODIFIED VDOT ST-1; 12\"/>



BEST MANAGEMENT PRACTICES SUMMARY

AREA OF SITE DRAWING INTO OCCUPANCY WATERSHED: 72.1 ACRES (1 = 74%)

OPEN SPACE: 10.5 ACRES (1 = 15%)

TOTAL SITE AREA: 82.6 ACRES (1 = 67%)

$1 = (72.1/74.8) + (10.5/15.8) = 67\%$

BMF REQUIREMENTS (SEE BMF FORM)

VOLUME REQUIRED = 123,460 CF (SEE BMF FORM STEP NO. 12)

PERMANENT STORAGE = 535,140 CF (SEE STAGE-STORAGE DIAGRAM)

ALLOWABLE CREDIT, RETENTION POND = $(1/3)(PERMANENT STORAGE) = (1/3)(535,140) = 178,380$ AC-FT

VOLUME PROVIDED EXCEEDS VOLUME REQUIRED

PHOSPHORUS REMOVAL REQUIREMENTS

PHOSPHORUS REMOVAL CALCULATIONS

SITE AREA	PHOSPHORUS REMOVAL EFFICIENCY	% PHOSPHORUS REMOVED
64.2	70%	54.4%
18.6	X	10.2%
TOTAL		64.6%

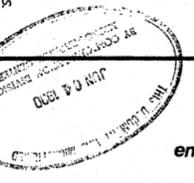
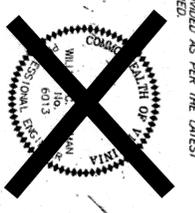
NOTE: THIS SITE PROVIDES AN EXCESS OF 14.6% THAT MAY BE APPLIED TOWARD FUTURE SITES.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMF) STORAGEWATER MANAGEMENT IS PROVIDED AND RELEASE RATE IS LESS THAN PRE-DEVELOPED CONDITIONS. BMF IS PROVIDED AS PER THE LATEST REGULATIONS FOR THE OCCUPANCY WATERSHED.

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST U.S. DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. SOIL INFORMATION IS FROM FAIRFAX COUNTY SOILS MAPS. NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS FIRM.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS	DATE	BY	DESCRIPTION



STORMWATER MANAGEMENT PLAN AND COMPUTATIONS E

THE PRESERVE AT WESTFIELDS PARCEL 23 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

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

COMMONWEALTH OF VIRGINIA
STATE ENGINEER
L. M. J. JAMES
06/18/2015

DESIGNER: JFA
SCALE: 1" = 100'
PROJECT/FILE NO.: V60656
SHEET NO.: C-18



County of Fairfax, Virginia

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

FEB 09 2014

Sarah Krutson
Westfields Venture, LP
601 Thirteenth Street NW, Suite 1300 North
Washington, DC 20005

Subject: Westfields Parcel 23; 6178-RGP-065; RZ/FDP 2014-SL-016; Tax Map #044-3-01-0015; Sully District

Reference: Stormwater Management Ordinance Determination #6178-SWOD-002-1

Dear Ms. Krutson:

This is in response to your request dated November 18, 2014, for a determination whether the subject project meets the applicable criteria and qualifies under the Time Limits on Applicability of Approved Design Criteria ("Time Limits") provision in §124-1-11.A of the Stormwater Management Ordinance, Chapter 124 of the Code of the County of Fairfax (SWMO). With your request, you provided a copy of the 2009 General Permit for Discharges of Stormwater from Construction Activities (General Permit) coverage letter issued by the Virginia Department of Environmental Quality (DEQ) dated June 30, 2014 (VAK10F235), and a copy of the permit coverage letter from DEQ, dated September 12, 2014, stating the land-disturbing activity is covered under the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit.

We have reviewed your request and have determined that the land-disturbing activities that obtained initial coverage under the 2009 General Permit prior to July 1, 2014, qualify under the "Time Limits" provision in SWMO §124-1-11.A, and may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two additional VPDES General Permit cycles, subject to the following:

- The coverage under the VPDES General Permit is continuously maintained, until all land-disturbing activities are completed and final stabilization is achieved.
- To ensure compliance with the technical criteria in Article 5 of the SWMO, all development-wide post-construction stormwater management measures included in the Stormwater Pollution Prevention Plan (SWPPP) for the multi-phase land-disturbing activities are installed prior to the completion of construction.
- The land-disturbing activities that are served by the existing on-site stormwater management facility that was constructed pursuant to the Site Plan, Westfields Stormwater Management Retention Pond #13A (6178-SP-018-5), do not change the land-

Department of Public Works and Environmental Services
Land Development Services
12035 Government Center Parkway, Suite 535
Fairfax, Virginia 22033-5305
Phone: 703-324-1720 • TTY: 703-324-1877 • FAX: 703-324-8339



APPROVED STORMWATER MANAGEMENT ORDINANCE DETERMINATION # 6178-SWOD-002-1

Sarah Krutson
6178-SWOD-002-1, Westfields Parcel 23
Page 2 of 3

- use assumptions (e.g., amount of impervious cover) upon which the existing stormwater management facility was designed and implemented; and
- Any portions of the project not under construction at the end of the 2019 VPDES General Permit (i.e., June 30, 2024) shall become subject to any new technical criteria adopted by the State Water Control Board, as well as the requirements in the SWMO and in effect at that time.

This determination is based on the Time Limits and Grandfathering provisions in the SWMO, adopted pursuant to the Virginia Stormwater Management Act (VA Code Ann. § 62.1-44.15-24, et seq.) and Virginia Stormwater Management Program (VSWMP) Regulations (9VAC25-870 et seq.) and DEQ Guidance Memo No. 14-2014, dated August 25, 2014.

DEQ issued Guidance Memo No. 14-2014 to clarify implementation of Sections 47 and 48 of the VSWMP Regulations. According to the Guidance Memo, multi-phase land-disturbing activities that obtained coverage under the 2009 General Permit remain subject to the old criteria, provided that the SWPPP for the development included a description of, and necessary calculations supporting, all development-wide post-construction stormwater management measures that are to be installed prior to the completion of construction to ensure compliance with the old technical criteria. If the SWPPP did not include post-construction stormwater management measures for subsequent phases yet to be built, then those phases should be designed and constructed in accordance with the new technical criteria. The Guidance Memo also states that any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old technical criteria remain subject to the old criteria for two additional General Permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an anticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new technical criteria, or the project should be designed in accordance with the new technical criteria. An electronic copy of DEQ Guidance Memo 14-2014 is available on DEQ's website at: www.deq.virginia.gov/Permits/DEQ/Water/Guidance/142014.pdf.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, coverage under the VPDES General Permit is maintained, and the SWPPP for the land-disturbing activities is updated, as necessary, in compliance with the requirements of the VPDES General Permit. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024, unless all portions of the project have been completed or are under construction. After that time, any

Sarah Krutson
6178-SWOD-002-1, Westfields Parcel 23
Page 3 of 3

portions of the project not under construction shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-324-1780.

Sincerely,

Sarah Krutson
Chief, North Branch
Site Development and Inspections Division (SDID)

cc: Jack Weyant, Director, Site Development and Inspections Division (SDID), Land Development Services, (LDS), Department of Public Works and Environmental Services, (DPWES)
Paul Shroy, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCRD, CDD, LDS, DPWES
DPWES file



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 751-2787
WWW.VIKA.COM

THE PRESERVE AT
WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

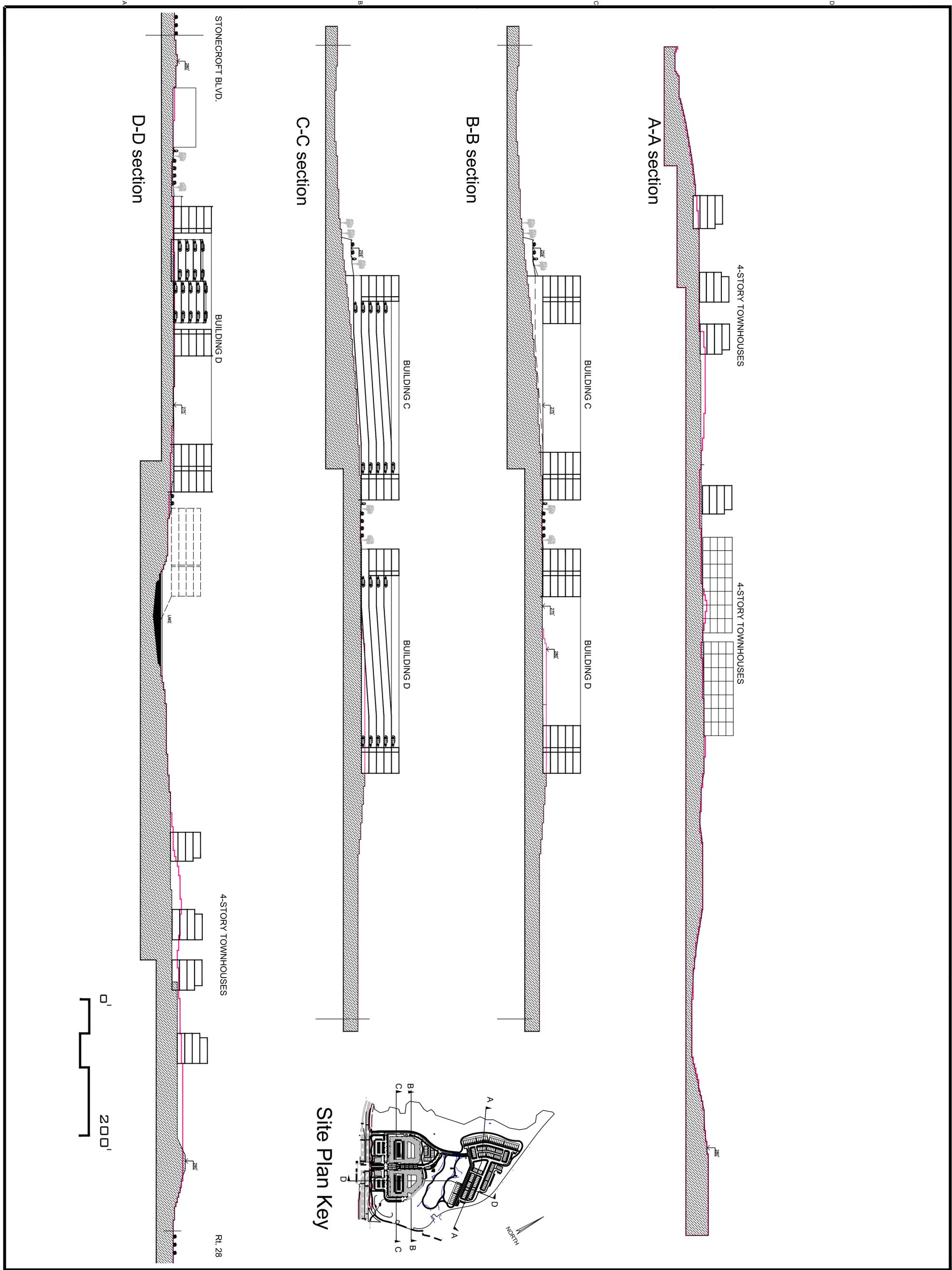
CORRESPONDENCE
SHEET



VIA REVISIONS

REV. 08/18/2015
REV. 05/15/2015
REV. 04/06/2015
REV. 02/09/2015
REV. 11/07/2014
DATE: 08/25/2014
DES. JFA
DWN. DLK

SCALE: AS SHOWN
PROJECT/FILE NO. VV60656
SHEET NO. C-20



dcs
 DESIGN

DAVIS
 CARTER
 SCOTTLIN

Architectural
 Engineers
 Land Planning
 Surveyors

3076 International Drive
 Suite 200
 McLean, Virginia 22102
 P 703.526.4075
 F 703.297.4979
 www.dcsdesign.com



PRINT DATE: 6/18/15, 10:45 AM

ISSUE DATE

NOVEMBER 7, 2014
FEBRUARY 9, 2015
APRIL 6, 2015
MAY 15, 2015
JUNE 18, 2015

REVISION DATE

PROJECT TITLE
**THE PRESERVE
 AT WESTFIELDS**

PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 313231.00

DRAWING TITLE
SITE SECTIONS

SHEET _____ OF _____

DRAWING NUMBER
A - 101

DRAWN BY _____ EA
 CHECKED BY _____
 QA REVIEWED BY _____

DRAWING NUMBER
A - 101

SHEET _____ OF _____
 A-101.dwg



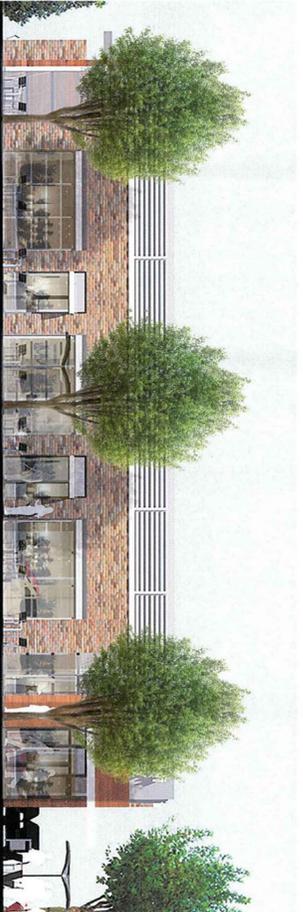
CENTRAL STREET RESIDENTIAL BUILDING ELEVATION 1"=20'



STONECROFT RESIDENTIAL BUILDING ELEVATION 1"=20'



STONECROFT RETAIL ELEVATION 1"=10'



CENTRAL STREET RETAIL ELEVATION 1"=10'



CENTRAL STREET RETAIL ELEVATION 1"=10'

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN



20' WIDE TOWNHOMES - REAR LOAD W/ REAR TERRACE



16' WIDE TOWNHOMES - REARLOAD W/ REAR TERRACE



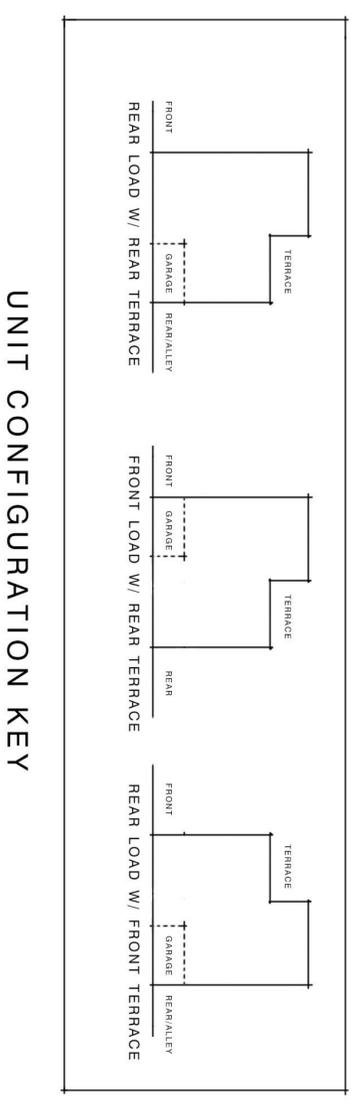
20' WIDE TOWNHOMES - REAR LOAD W/ FRONT TERRACE



16' WIDE TOWNHOMES - REAR LOAD W/ FRONT TERRACE



22' WIDE TOWNHOMES - FRONT LOAD W/ REAR TERRACE



*ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.



Lessard
DESIGN

8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | LESSARDESIGN.COM

TOWNHOME ELEVATIONS

CONCEPTUAL STREETSCAPE

©2015 LESSARD DESIGN INC. EXPRESSLY RESERVES ALL RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LESSARD DESIGN INC.

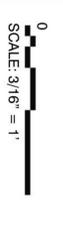
WESTFIELDS TOWNHOMES

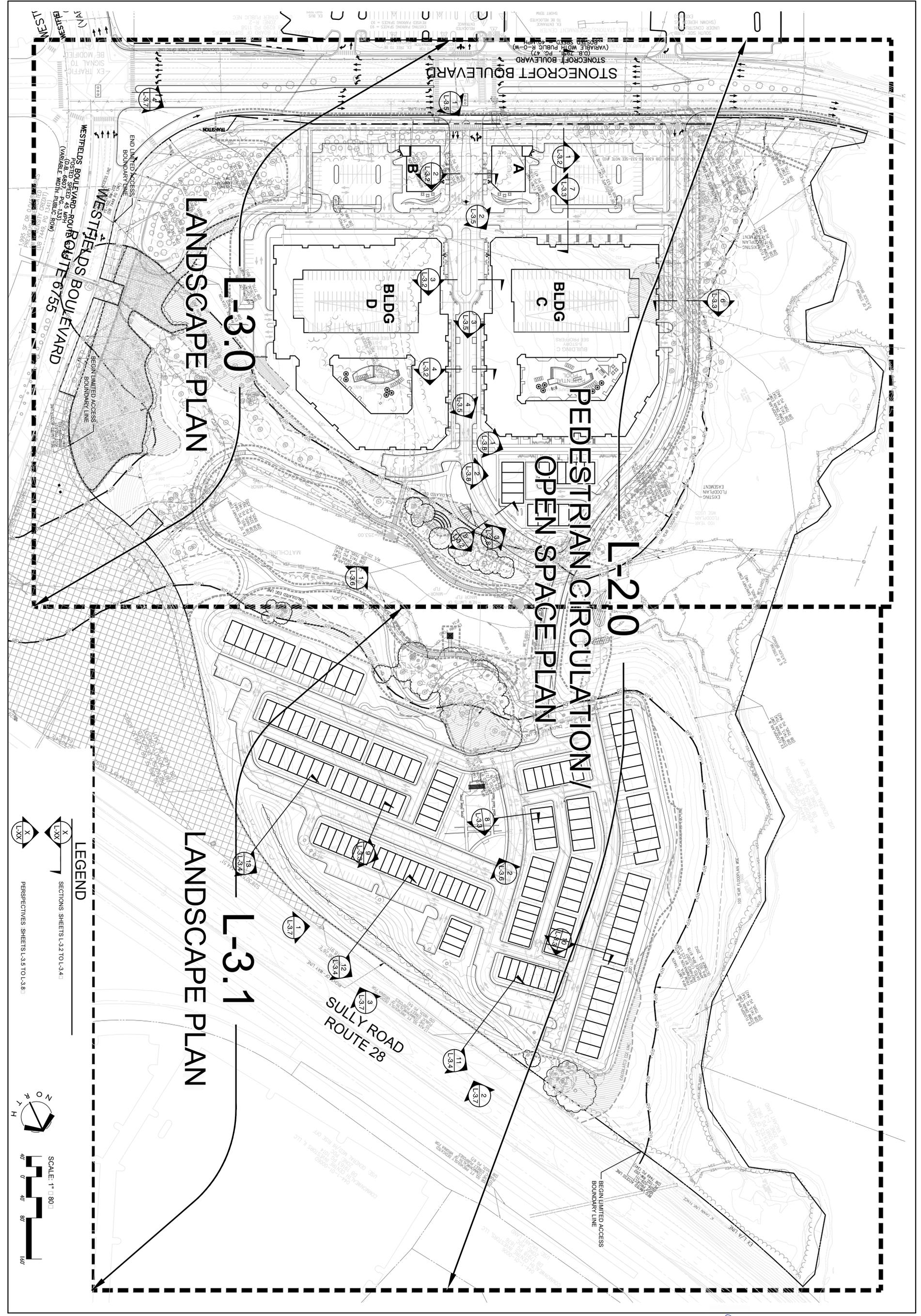
PARCEL 23 SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

CRAFTMARK HOMES

A-103

06/18/15
CRM006A





LANDSCAPE PLAN

L-3.0

PEDESTRIAN CIRCULATION /
OPEN SPACE PLAN

L-2.0

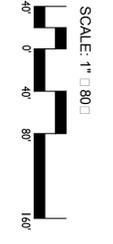
LANDSCAPE PLAN

L-3.1

SULLY ROAD
ROUTE 28

LEGEND

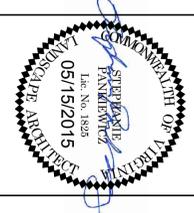
- SECTION SHEETS L-3.2 TO L-3.4
- PERSPECTIVES SHEETS L-3.5 TO L-3.8



DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: 1"=80'
PROJECT #: 2014066

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
OVERALL SITE PLAN



LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

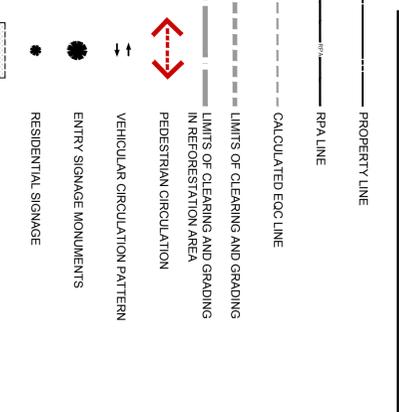
SHEET NUMBER:
L-1.1



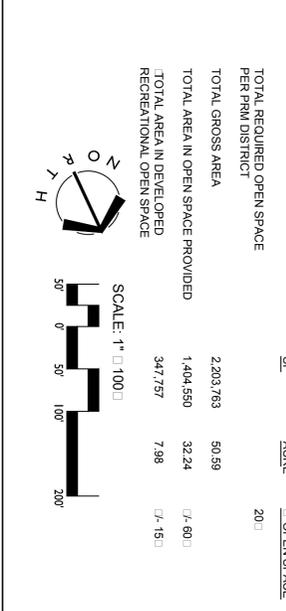
SITE DEVELOPMENT

SYMBOL	NOTES	QTY	DEVELOPED OPEN SPACE
1	BUILDING A OPEN SPACE - SEATING AREAS - OPEN LAWNS - LUSH LANDSCAPING	34,452 SF	34,452 SF
2	BUILDING B OPEN SPACE - SEATING AREAS - OPEN LAWNS - LUSH LANDSCAPING	26,006 SF	26,006 SF
3	BUILDING C OPEN SPACE - GAME TABLES - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - POTENTIAL POOL FACILITY - HARDSCAPE PLAZA A	16,161 SF	16,161 SF
4	BUILDING D OPEN SPACE - GAME TABLES - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - POTENTIAL POOL FACILITY - HARDSCAPE PLAZA A	14,097 SF	14,097 SF
5A	TOWNHOUSE OPEN SPACE - SEATING AREAS - NATURE PLAY AREA TOT LOT	7,980 SF	7,980 SF
5B	TOWNHOUSE OPEN SPACE - SEATING AREAS - POSSIBLE BASKETBALL AND STORAGE - NATURE WALK	42,015 SF	42,015 SF
6	COMMUNITY COMMONS - TRAIL CONNECTION - SEATING AREAS - PICNIC FACILITIES - LUSH LANDSCAPING - OPEN PLAY AREAS - WATER FEATURE	18,559 SF	18,559 SF
7	TOWNHOUSE OPEN SPACE - SEATING AREAS - LUSH LANDSCAPING	4,882 SF	4,882 SF
8A	TOWNHOUSE OPEN SPACE - SEATING AREAS - LUSH LANDSCAPING	476 SF	476 SF
8B	TOWNHOUSE OPEN SPACE - SEATING AREAS - LUSH LANDSCAPING	473 SF	473 SF
8C	TOWNHOUSE OPEN SPACE - SEATING AREAS - LUSH LANDSCAPING	3,138 SF	3,138 SF
9	COMMUNITY OPEN SPACE - OPEN PLAY AREAS - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - DOG RUN - GRASSY SLOPE WITH SEATING - OPEN AIR PAVILION	40,353 SF	40,353 SF
10	OPEN SPACE - SEATING AREAS - LUSH LANDSCAPING	24,497 SF	24,497 SF
11	NOT USED - THIS AREA INTENTIONALLY LEFT BLANK	0 SF	
12	RETAIL STREETSCAPE - SEATING AREAS - HARDSCAPE PLAZA A - LUSH LANDSCAPING	14,098 SF	14,098 SF
13	SURROUNDING OPEN SPACE AREA - ADJACENT TO ALLER MAIN - EXISTING TREES AND VEGETATION TO REMAIN - POND	1,157,553 SF	5,043 LF X 20' = 100,860 SF

LEGEND



NOTES
 1. SPACE CALCULATIONS DO NOT INCLUDE ALL SIDEWALKS AND PLAZAS WHICH MIGHT ALSO BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
 2. SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.



DATE: 08/25/2014
 DESIGNED BY: PC/SP
 DRAWN BY: KG/TW
 CHECKED BY: KG/TW
 C. BY: SP
 SCALE: 1" = 100'
 PROJECT # 10014066

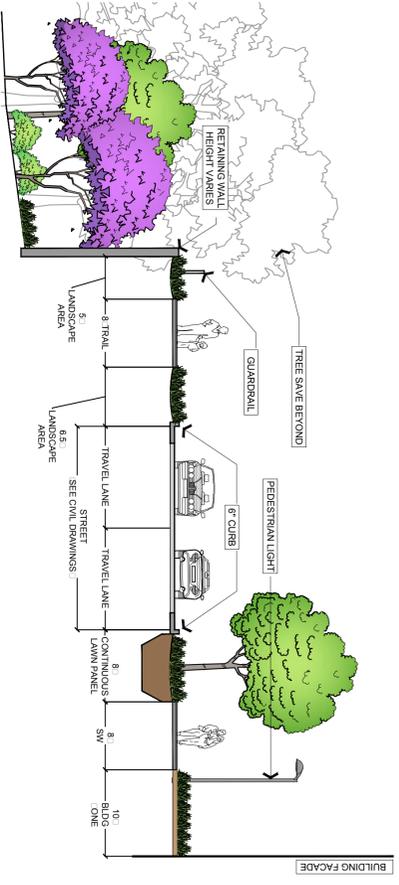
REVISIONS:
 DATE: 11/07/2014
 DATE: 02/09/2015
 DATE: 04/06/2015
 DATE: 05/15/2015
 DATE: 06/18/2015

SHEET NUMBER:
L-2.0

THE PRESERVE AT WESTFIELDS
 CDP / FDP
 Sully District in Fairfax County, VA
PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

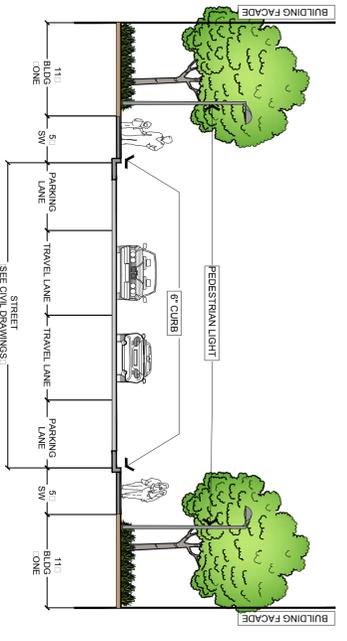


LandDesign
 200 S. Peyton St., Alexandria, VA 22314
 V: 703.549.7784 F: 703.549.4984
 www.LandDesign.com



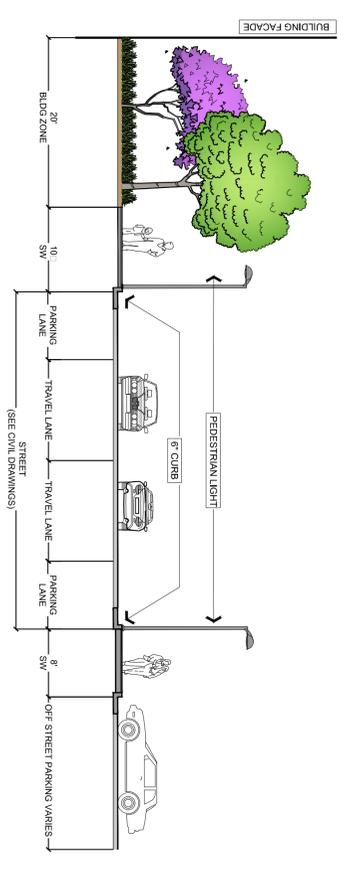
6 SECTION
L-3.3 SECTION

1" = 10'



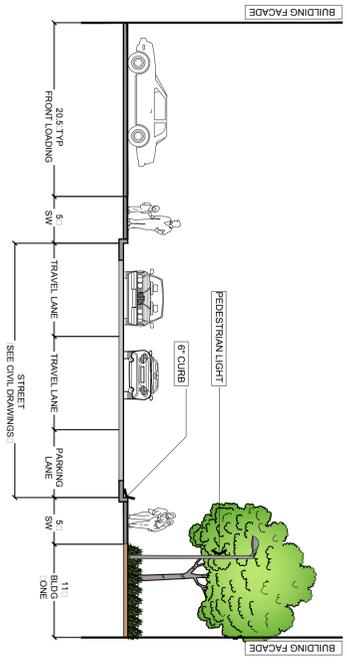
9 SECTION
L-3.3 SECTION

1" = 10'



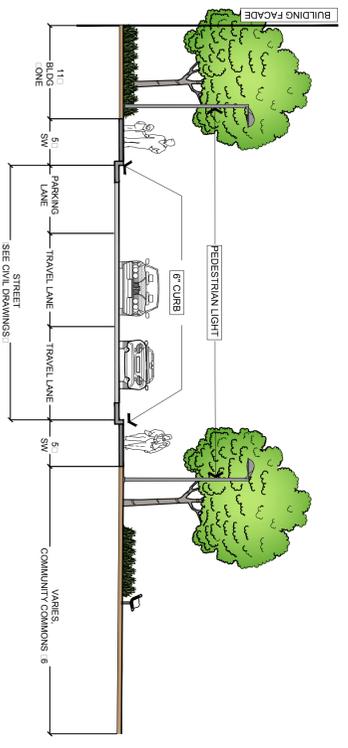
7 SECTION
L-3.3 SECTION

1" = 10'



10 SECTION
L-3.3 SECTION

1" = 10'



8 SECTION
L-3.3 SECTION

1" = 10'

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR SECTION LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014066

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

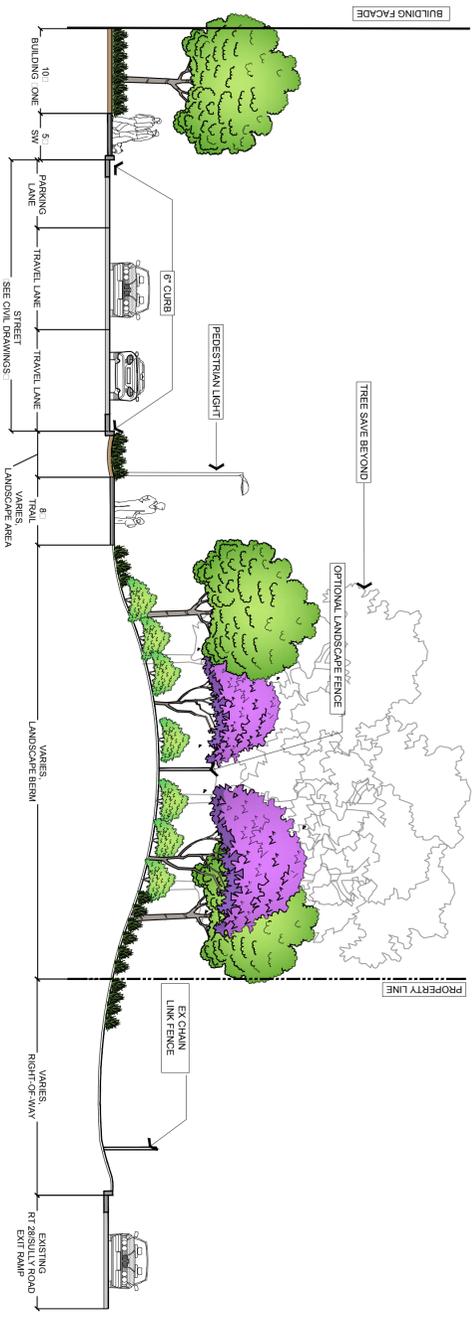
THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE SECTIONS



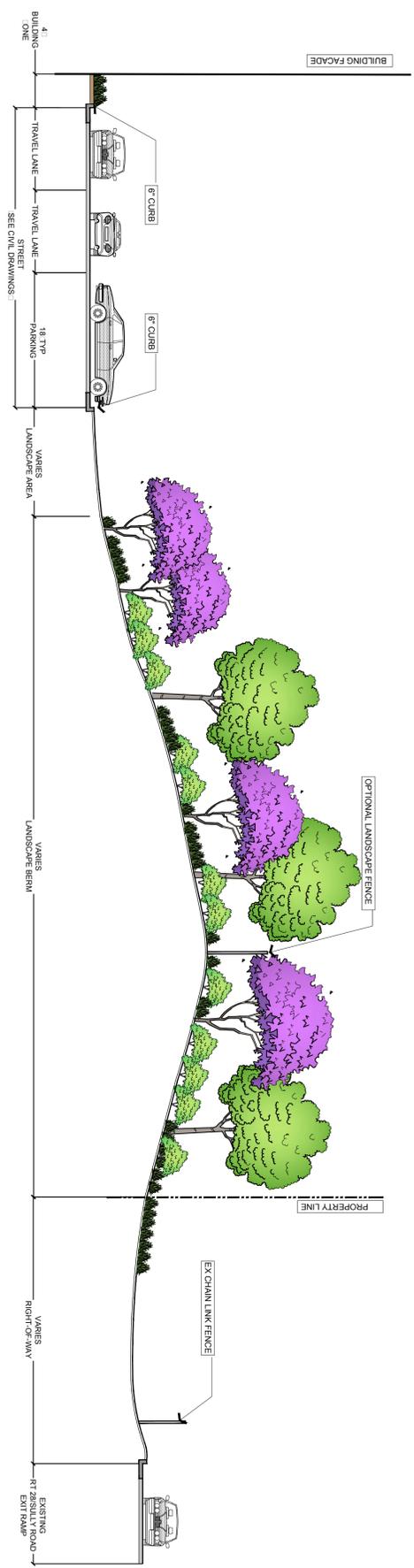
LandDesign.

200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

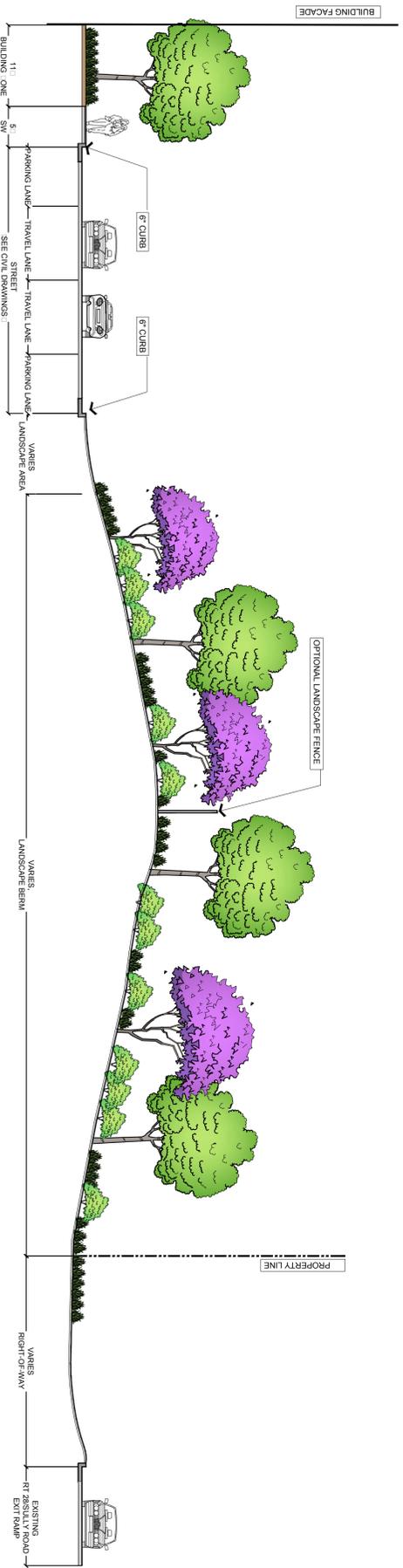
11 SECTION
L-3.4 SECTION



12 SECTION
L-3.4 SECTION



13 SECTION
L-3.4 SECTION



NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR SECTION LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014066

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE SECTIONS



LandDesign.

200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com



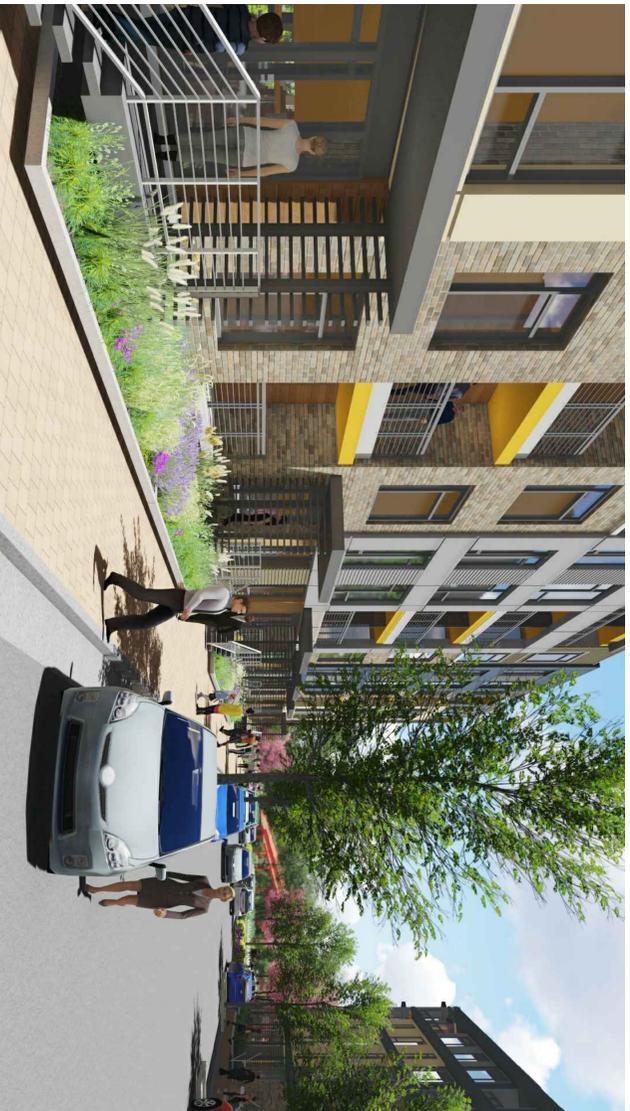
1 VIEW AT RETAIL ENTRANCE
L-3.5/ PERSPECTIVE

NTS



2 VIEW AT RETAIL NODE
L-3.5/ PERSPECTIVE

NTS



3 VIEW AT MULTI-FAMILY BUILDING
L-3.5/ PERSPECTIVE

NTS



4 VIEW TOWARDS OPEN SPACE 9
L-3.5/ PERSPECTIVE

NTS

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014066

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE PERSPECTIVES



LandDesign.

200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com



1 VIEW ACROSS POND TO OPEN SPACE □ 9
L-3.6 PERSPECTIVE

NTS



2 VIEW AT COMMUNITY COMMONS □ 6
L-3.6 PERSPECTIVE

NTS

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE PERSPECTIVES



LandDesign.

200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014066

SHEET NUMBER:
L-3.6



1 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE
NTS



3 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE
NTS



2 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE
NTS



4 VIEW AT STONECROFT BOULEVARD AND WESTFIELDS BOULEVARD
L-3.7 PERSPECTIVE
NTS

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.



LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE PERSPECTIVES

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: AS NOTED
PROJECT #: 2014066

SHEET NUMBER:
L-3.7



1 VIEW AT PASEO
L-3.8/ PERSPECTIVE

NTS



2 VIEW AT TOWNHOMES ADJACENT TO MULTI-FAMILY BUILDING
L-3.8/ PERSPECTIVE

NTS



3 VIEW TOWARDS OPEN SPACE 10
L-3.8/ PERSPECTIVE

NTS

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

THE PRESERVE AT WESTFIELDS - PARCEL 23
 May 15, 2015

Item	Description	Quantity	Unit	Value
10	Grass Area	2,203,770	Sq. Feet	
11	Deciduous Tree	0	Sq. Feet	
12	Evergreen Tree	0	Sq. Feet	
13	10-Yr Tree Canopy	19,000	Sq. Feet	
14	10-Yr Tree Canopy	713,095	Sq. Feet	
15	Required 10-Year Tree Canopy Coverage Met?	YES		713,095 > 220,377

REVISED RAISED MEDIAN

STONEGROFT BOULEVARD - ROAD IMPROVEMENT TREE SCHEDULE. 18
 NOTE: PLANT MATERIAL WITHIN THE MEDIAN AND RIGHT-OF-WAY WILL NOT
 BE INCLUDED IN THE 10-YEAR CANOPY COMPUTATIONS.
 2.5'-3' MIN. CALIPER
 ACER RUBRUM / RED MAPLE
 QUERCUS PHELLOS / WILLOW OAK
 ULMUS AMERICANA / AMERICAN ELM
 ULMUS PARVIFOLIA / CHINESE ELM

INTERIOR PARKING LOT SCHEDULE

Item	Description	Quantity	Unit	Value
1	Interior Parking Lot Area	329,084	Sq. Feet	
2	Deciduous Tree	66	Sq. Feet	
3	10-Yr Tree Canopy	19,000	Sq. Feet	
4	10-Yr Tree Canopy	713,095	Sq. Feet	
5	Required 10-Year Tree Canopy Coverage Met?	YES		713,095 > 220,377

STREET TREE WITH POTENTIAL STRUCTURAL CELL TECHNOLOGY
 FINAL DETERMINATION TO BE PROVIDED AT FINAL SITE PLAN
 NOT INCLUDED IN TREE CANOPY CALCULATIONS
 PROPOSED STREET TREE
 CATEGORY II OR III - DECIDUOUS TREE, 2" MIN. CALIPER
 FINAL DETERMINATION TO BE PROVIDED AT FINAL SITE PLAN
 NOT INCLUDED IN TREE CANOPY CALCULATIONS
 PROPOSED CATEGORY I DECIDUOUS TREE
 NOT INCLUDED IN TREE CANOPY CALCULATIONS

PERIPHERAL PARKING LOT SCHEDULE

Item	Description	Quantity	Unit	Value
1	Peripheral Parking Lot Area	329,084	Sq. Feet	
2	Deciduous Tree	66	Sq. Feet	
3	10-Yr Tree Canopy	19,000	Sq. Feet	
4	10-Yr Tree Canopy	713,095	Sq. Feet	
5	Required 10-Year Tree Canopy Coverage Met?	YES		713,095 > 220,377

- NOTE:
- ALL LANDSCAPING TO BE INSTALLED, INCLUDING TEMPORARY AND PERMANENT SEED, SHOULD BE OF NON-INVASIVE SPECIES TO PROTECT THE ENVIRONMENTAL HEALTH OF NEARBY PARKLAND. SPECIES SHOULD ALSO IDEALLY BE NATIVE TO FAIRFAX COUNTY TO PROVIDE THE GREATEST ECOSYSTEM BENEFIT.
 - NO MORE THAN 10 PERCENT OF THE TOTAL NUMBER OF TREES SHALL BE COMPOSED OF ONE SPECIES AND NO MORE THAN 33 PERCENT OF THE TOTAL NUMBER OF TREES SHALL BE COMPOSED OF ONE GENUS.
 - FINAL PLANT SELECTION, TYPE, NUMBER AND SIZE WILL BE DEMONSTRATED AT FINAL SITE PLAN.
 - EXISTING LANDSCAPE EASEMENT AREA IS NOT INCLUDED IN TREE CANOPY CALCULATIONS.
 - APPLICANT RESERVES THE RIGHT TO PROVIDE SMALLER CALIPER TREE SIZES AND TO REVISE THE QUANTITY OF TREES WHILE MEETING THE REQUIRED TREE CANOPY CALCULATIONS.

Table 12.10 10-Year Tree Canopy Calculation Worksheet

Item	Description	Quantity	Unit	Value
A. Tree Preservation Target and Statement				
A1	Preserved Tree Canopy	188,088	Sq. Feet	
B. Tree Canopy Requirement				
B1	Required Tree Canopy	220,377	Sq. Feet	
B2	Deciduous Tree	0	Sq. Feet	
B3	Evergreen Tree	0	Sq. Feet	
B4	10-Yr Tree Canopy	19,000	Sq. Feet	
B5	10-Yr Tree Canopy	713,095	Sq. Feet	
B6	Required 10-Year Tree Canopy Coverage Met?	YES		713,095 > 220,377
C. Tree Preservation				
C1	Total Area	188,088	Sq. Feet	
C2	Total Area Meeting Standards	118,956	Sq. Feet	
C3	Area to be Preserved	148,895	Sq. Feet	
C4	Area to be Preserved	0	Sq. Feet	
C5	Area to be Preserved	0	Sq. Feet	
C6	Area to be Preserved	0	Sq. Feet	
C7	Area to be Preserved	0	Sq. Feet	
C8	Area to be Preserved	545,400	Sq. Feet	
C9	Area to be Preserved	545,400	Sq. Feet	
C10	Area to be Preserved	694,095	Sq. Feet	
D. Tree Planting				
D1	Area to be Planted	473,718	Sq. Feet	
D2	Area to be Planted	0	Sq. Feet	
D3	Area to be Planted	0	Sq. Feet	
D4	Area to be Planted	0	Sq. Feet	
D5	Area to be Planted	0	Sq. Feet	
D6	Area to be Planted	0	Sq. Feet	
D7	Area to be Planted	19,000	Sq. Feet	
D8	Area to be Planted	0	Sq. Feet	
D9	Area to be Planted	0	Sq. Feet	
D10	Area to be Planted	0	Sq. Feet	
D11	Area to be Planted	0	Sq. Feet	
D12	Area to be Planted	0	Sq. Feet	
D13	Area to be Planted	0	Sq. Feet	
D14	Area to be Planted	0	Sq. Feet	
D15	Area to be Planted	0	Sq. Feet	
D16	Area to be Planted	0	Sq. Feet	
D17	Area to be Planted	19,000	Sq. Feet	
D18	Area to be Planted	0	Sq. Feet	
D19	Area to be Planted	0	Sq. Feet	
D20	Area to be Planted	0	Sq. Feet	
D21	Area to be Planted	0	Sq. Feet	
D22	Area to be Planted	0	Sq. Feet	
E. Total of 10-year Tree Canopy Provided				
E1	Total of 10-year Tree Canopy Provided	694,095	Sq. Feet	
E2	Total of 10-year Tree Canopy Provided	19,000	Sq. Feet	
E3	Total of 10-year Tree Canopy Provided	0	Sq. Feet	
E4	Total of 10-year Tree Canopy Provided	713,095	Sq. Feet	

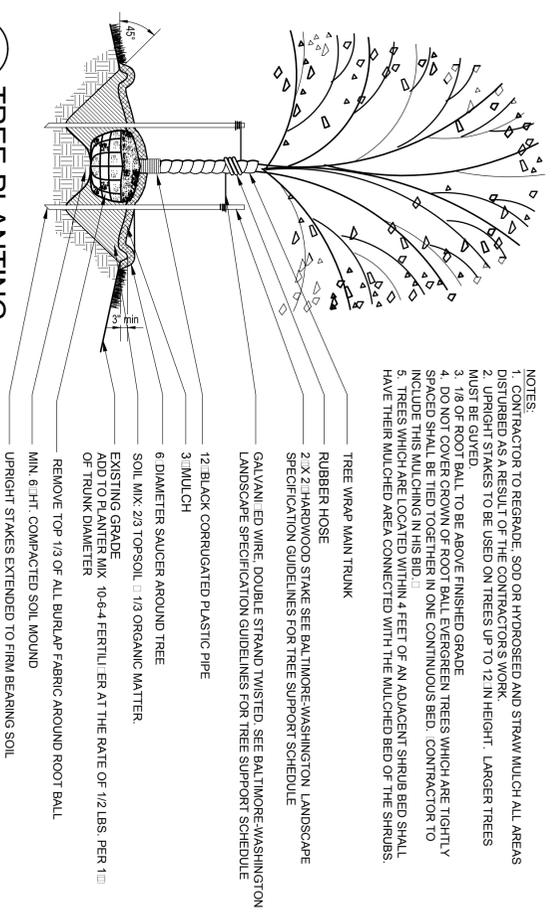
Table 12.13 Interior Parking Lot Landscaping Calculations

Item	Description	Quantity	Unit	Value
1	Interior Parking Lot Area	329,084	Sq. Feet	
2	Deciduous Tree	66	Sq. Feet	
3	10-Yr Tree Canopy	19,000	Sq. Feet	
4	10-Yr Tree Canopy	713,095	Sq. Feet	
5	Required 10-Year Tree Canopy Coverage Met?	YES		713,095 > 220,377

Peripheral Parking Lot Landscaping (Section 13.20.3)

Item	Description	Quantity	Unit	Value
1	Peripheral Parking Lot Area	383	Sq. Feet	
2	Deciduous Tree	9	Sq. Feet	
3	10-Yr Tree Canopy	10	Sq. Feet	

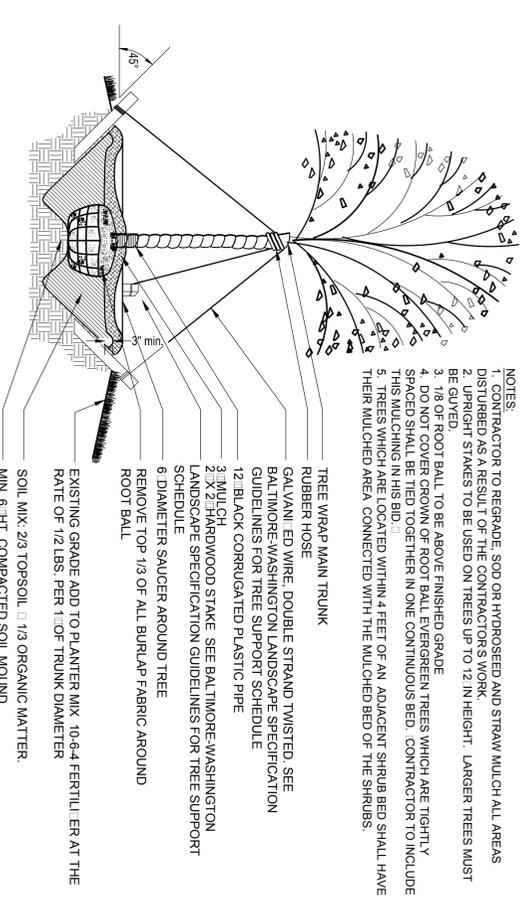




1 TREE PLANTING
L-5.0 SECTION 08A-031 N.T.S.

- NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
 2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12 IN HEIGHT. LARGER TREES MUST BE GUYED.
 3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE.
 4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY PACKED. EVERGREEN TREES MUST BE TIED TOGETHER IN ONE CONTINUOUS BED. CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.
 5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

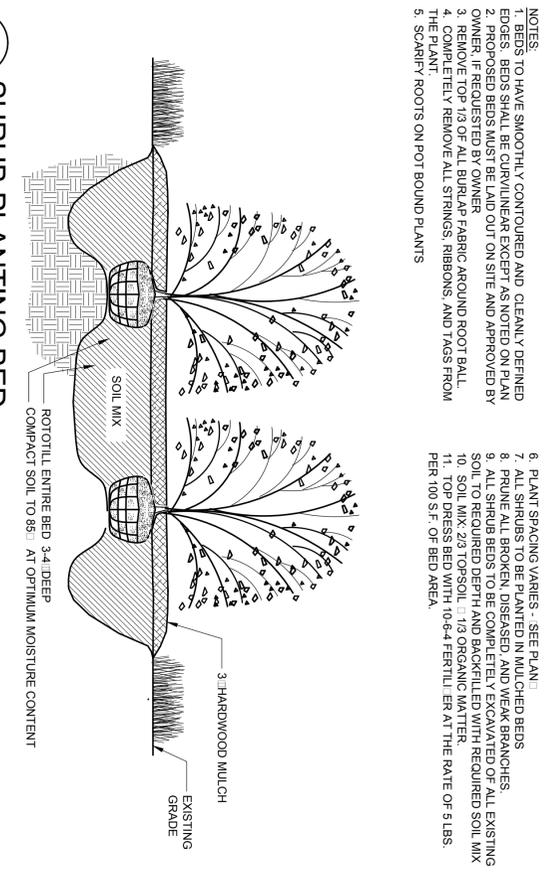
- TREE WRAP MAIN TRUNK
- RUBBER HOSE
- 2 X 2 HARDWOOD STAKE SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- GALVANIZED WIRE DOUBLE STRAND TWISTED SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- 12 BLACK CORRUGATED PLASTIC PIPE
- 3 MULCH
- 6 DIAMETER SAUCER AROUND TREE
- SOIL MIX: 2/3 TOPSOIL, 1/3 ORGANIC MATTER
- EXISTING GRADE
- ADD TO PLANTER MIX 10-6-4 FERTILIZER AT THE RATE OF 1/2 LBS PER 100 SQ FT OF TRUNK DIAMETER
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
- MIN. 6" HT. COMPACTED SOIL MOUND
- UPRIGHT STAKES EXTENDED TO FIRM BEARING SOIL



2 GUYING FOR LARGE TREES 12" PLUS
L-5.0 SECTION 08A-033 N.T.S.

- NOTE:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
 2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12 IN HEIGHT. LARGER TREES MUST BE GUYED.
 3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
 4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.
 5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

- TREE WRAP MAIN TRUNK
- RUBBER HOSE
- GALVANIZED WIRE DOUBLE STRAND TWISTED SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- 12 BLACK CORRUGATED PLASTIC PIPE
- 3 MULCH
- 21" DIAMETER DOWNWOOD STAKE SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- 6 DIAMETER SAUCER AROUND TREE
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
- EXISTING GRADE ADD TO PLANTER MIX 10-6-4 FERTILIZER AT THE RATE OF 1/2 LBS PER 100 SQ FT OF TRUNK DIAMETER
- SOIL MIX: 2/3 TOPSOIL, 1/3 ORGANIC MATTER
- MIN. 6" HT. COMPACTED SOIL MOUND



4 SHRUB PLANTING BED
L-5.0 SECTION 08A-035 N.T.S.

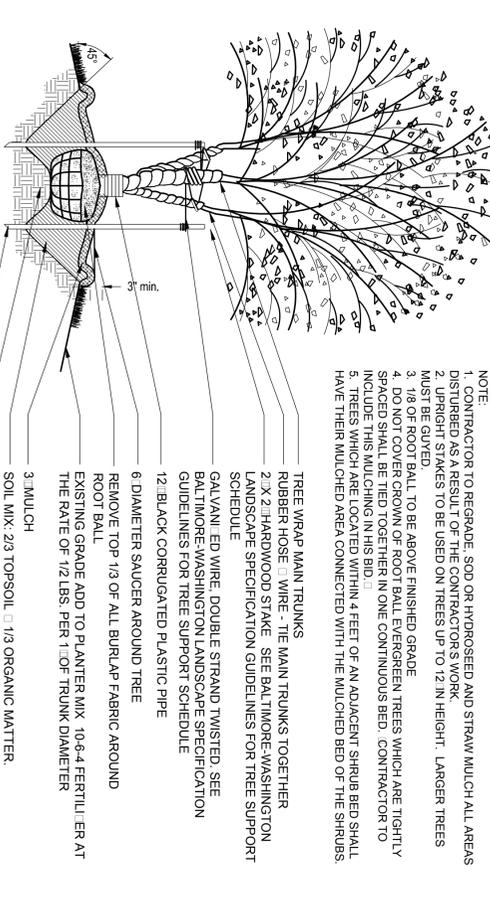
- NOTES:
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN
 2. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER. IF REQUESTED BY OWNER
 3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
 4. PLANTER MIX SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. THE PLANTER MIX SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED.
 5. SCARIFY ROOTS ON POT BOUND PLANTS
 6. PLANT SPACING VARIES - SEE PLAN
 7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
 8. PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES
 9. ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX
 10. SOIL MIX: 2/3 TOPSOIL, 1/3 ORGANIC MATTER
 11. SOIL MIX: 10-6-4 FERTILIZER AT THE RATE OF 5 LBS PER 100 SQ FT OF BED AREA.

- 3" HARDWOOD MULCH
- EXISTING GRADE
- ROTTILL ENTIRE BED 3-4 DEEP
- COMPACT SOIL TO 85% AT OPTIMUM MOISTURE CONTENT

PLANT SPACING CHART

ROWS	SPACING	SPACING "D"	ROW "A"	PLANTS / S.F.
1	6" O.C.	6"	5.20' O.C.	4.61
2	8" O.C.	8"	6.93' O.C.	2.60
3	10" O.C.	10"	8.66' O.C.	1.66
4	12" O.C.	12"	10.40' O.C.	1.15
5	15" O.C.	15"	13.00' O.C.	0.73
6	18" O.C.	18"	15.60' O.C.	0.51
7	24" O.C.	24"	20.80' O.C.	0.29

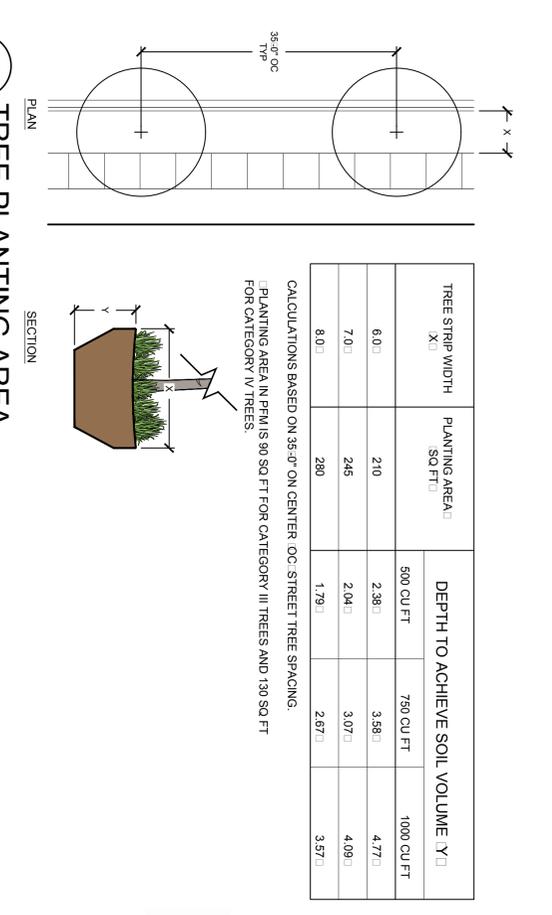
5 TRIANGULAR SPACING FOR SHRUBS AND GROUNDCOVERS
L-5.0 PLAN 08A-009 N.T.S.



3 MULTI TRUNK TREE PLANTING
L-5.0 SECTION 08A-034 N.T.S.

- NOTE:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
 2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12 IN HEIGHT. LARGER TREES MUST BE GUYED.
 3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
 4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.
 5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

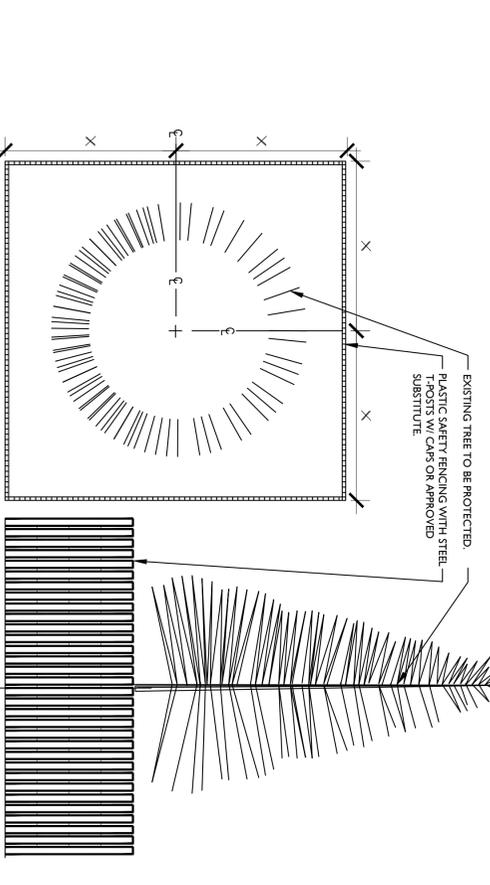
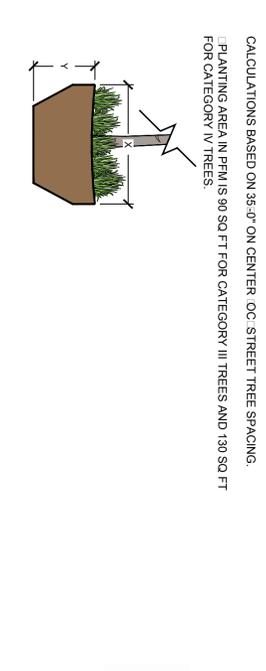
- TREE WRAP MAIN TRUNKS
- RUBBER HOSE
- 2 X 2 HARDWOOD STAKE SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- GALVANIZED WIRE DOUBLE STRAND TWISTED SEE BALTIMORE-WASHINGTON LANDSCAPE SPECIFICATION GUIDELINES FOR TREE SUPPORT SCHEDULE
- 12 BLACK CORRUGATED PLASTIC PIPE
- 6 DIAMETER SAUCER AROUND TREE
- REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL
- EXISTING GRADE ADD TO PLANTER MIX 10-6-4 FERTILIZER AT THE RATE OF 1/2 LBS PER 100 SQ FT OF TRUNK DIAMETER
- 3 MULCH
- SOIL MIX: 2/3 TOPSOIL, 1/3 ORGANIC MATTER
- MIN. 6" HT. COMPACTED SOIL MOUND
- UPRIGHT STAKES EXTENDED TO FIRM BEARING SOIL



7 TREE PLANTING AREA
L-5.0 PLAN N.T.S.

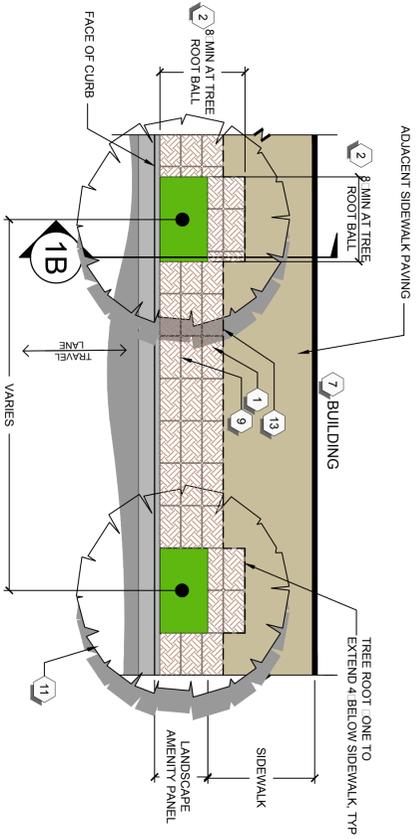
Calculations based on 36" OC on center OC street tree spacing.

TREE STRIP WIDTH (X)	PLANTING AREA (SQ FT)	DEPTH TO ACHIEVE SOIL VOLUME (Y)	CUMULATIVE VOLUME (CU FT)
6.0	210	2.38	3.58
7.0	245	2.04	3.07
8.0	280	1.79	2.67
			3.57

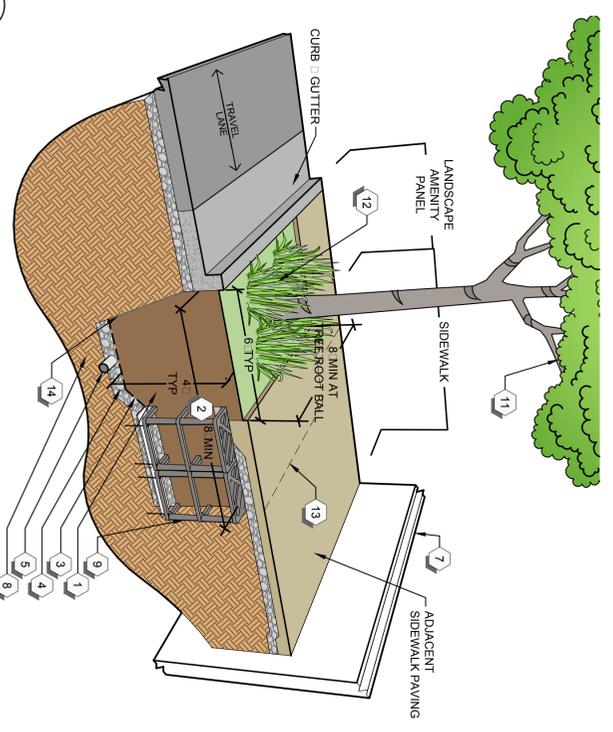


6 TREE SAVE PROTECTION FENCE
L-5.0 PLAN / SECTION N.T.S.





1A PLAN VIEW
NTS



1B PERSPECTIVE SECTION VIEW
NTS

TREE DETAIL DESCRIPTION:
TREE PIT ON GRADE LOCATED ADJACENT TO STREET.

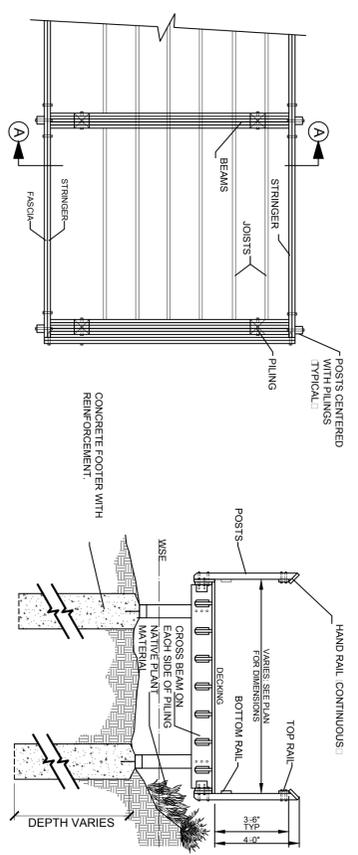
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT - ONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT - ONE AT TREE ROOT BALL SHALL BE A MIN OF 8' LENGTH - 8' WIDTH WITH A 4' DEPTH. TYPICAL. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CHANTLEVERED PAVING, UNLESS APPROVED OTHERWISE OR OTHER TECHNIQUES APPROVED BY UFMD.
3	STRUCTURAL CELL TECHNOLOGY APPROVED BY UFMD.
4	STRUTTING TECHNIQUES APPROVED BY UFMD.
5	STRUTTING TECHNIQUES APPROVED BY UFMD.
6	STRUTTING TECHNIQUES APPROVED BY UFMD.
7	STRUTTING TECHNIQUES APPROVED BY UFMD.
8	STRUTTING TECHNIQUES APPROVED BY UFMD.
9	STRUTTING TECHNIQUES APPROVED BY UFMD.
10	STRUTTING TECHNIQUES APPROVED BY UFMD.
11	STRUTTING TECHNIQUES APPROVED BY UFMD.
12	STRUTTING TECHNIQUES APPROVED BY UFMD.
13	STRUTTING TECHNIQUES APPROVED BY UFMD.
14	STRUTTING TECHNIQUES APPROVED BY UFMD.

NOTES:

1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. OR APPROVED EQUAL.

1 STREET TREE WITH STRUCTURAL CELL TECHNOLOGY
L-5-1 PLAN / PERSPECTIVE SECTION AS NOTED



PLAN VIEW

SECTION A-A

- NOTES:**
1. DETAIL IS SCHEMATIC ONLY.
 2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
 3. ALL STRUCTURAL CROSS SECTION SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
 4. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
 5. SMALL MEMBERS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. CHECKING TO BE ATTACHED TO JOISTS USING GALVANIZED SCREWS - HARDWARE. ALL WOODEN MEMBERS SHALL BE BOLTED OR SCREWED TOGETHER. NO NAILS.
 6. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153 TO THE ENGINEER INDICATING THE SITE SOIL PROPERTIES THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
 7. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153 TO THE ENGINEER INDICATING THE SITE SOIL PROPERTIES THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
 8. STRUCTURAL ENGINEER SHALL SET ALL DIMENSIONS AND ALL DETAILS. PLANS.

NOTE:
THIS DETAIL IS A REPRESENTATION OF THE DECORATIVE FASCIA, POSTS, AND PILING MATERIALS AND SPACING FOR EXPLANATION PURPOSES ONLY. COORDINATE ALL STRUCTURAL ITEMS WITH STRUCTURAL ENGINEER. ADDITIONAL NOTES, DETAILS AND SPECIFICATIONS WILL BE PROVIDED AT FINAL SITE PLAN.

2 BOARDWALK - TYP
L-5-1 DETAILS NTS

DATE: 08/25/2014
DESIGNED BY: PC/SP
DRAWN BY: KG/TW
CHECKED BY: KG/TW
Q.C. BY: SP
SCALE: N/A
PROJECT #: 2014066

REVISIONS:
DATE: 11/07/2014
DATE: 02/09/2015
DATE: 04/06/2015
DATE: 05/15/2015
DATE: 06/18/2015

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE DETAILS



LandDesign.
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Westfields Venture, LP, filed three concurrent rezoning applications (PCA 78-S-063-07 and RZ/FDP 2014-SU-016) on Tax Map Parcel 44-3 ((1)) 15, to replace previously approved, but not constructed office and ancillary retail space with a residential mixed use consisting of 650 multi-family and 155 single-family attached residential units, and 20,000 square feet of accessory retail uses at an overall FAR of 0.50 (including bonus density associated with the provision of ADU and WDUs). Maps of the specific application boundaries and the associated tax map parcel are located at the front of this staff report. Further description of these applications is provided below:

PCA 78-S-063-07 seeks approval to delete 50.59 acres (Tax Map 44-3 ((1)) 15) from the approximately 1,000 acre Westfields Subdivision (RZ 78-S-063) and include it with the concurrent rezoning request. The Westfields development was previously approved as a corporate office park in 1985 with proffers, but no proffered general development plan. Land was divided into 12 land bays, that were permitted to develop according to the use and intensities allowed under the existing zoning districts (I-3, I-4 and I-5 Districts). Land Bay B, the subject property, is currently vacant, and approved for approximately 1.22 million square feet of office uses with associated parking garages and ancillary retail. The proposed removal of Land Bay B from Westfields does not preclude the remaining land bays from developing according to the zoning requirements established by the original Westfields rezoning applications.

RZ/FDP 2014-SU-016 seeks approval to rezone 50.59 acres from the I-3 and WS Districts to the PRM and WS Districts to permit 650 multi-family and 155 single-family attached residential units with 20,000 square feet of accessory retail uses at an overall FAR of 0.50 (including bonus density associated with the provision of ADU and WDUs). As shown in Graphic 1 below, the applicant proposes to locate two 5-story multifamily buildings wrapped around two parking structures on the southern portion of the property and 155 single-family attached units on the northern portion. Approximately 20,000 square feet of retail is proposed to be located in two pad sites near the main entrance and within the first floor of the two multi-family buildings. The existing stormwater wet pond located in the center of the property is proposed to be enhanced and improved with walking trails, an amphitheater/ performance area for summer concerts, and a pavilion accessible to the public. Stonecroft Boulevard and Westfields Boulevard are also proposed to be improved with additional through and turn lanes. Pedestrian circulation and access is proposed to be provided through new sidewalks and trails that would connect to new public amenities on the site and within the Westfields office park.

Graphic 1: Proposed Layout



Waivers/Modifications Requested:

- Modification of the 200 square foot minimum privacy yard requirement for single-family attached dwellings in favor of that shown on the CDP/FDP.
- Modification of the loading space requirements for Multi-family dwelling units and retail space in favor of that depicted on the CDP/FDP.
- Modification of the private street limitations of Section 11-302 of the Fairfax

County Zoning Ordinance.

- Modification of the peripheral parking lot landscaping requirement and the transitional screening and barrier requirements between uses in the PRM District in favor of that shown on the CDP/FDP as proffered.
- Modification of the proposed on-road bike lane along Stonecroft Boulevard shown on the Comprehensive Plan Trails Map in favor of the multi-use trail shown on the CDP/FDP.
- Modification of PFM Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight feet to six feet as shown on the CDP/FDP and described in the proffers.
- Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated June 4, 2015 and as proffered.

LOCATION AND CHARACTER

Graphic 2: Existing Development



Site Description:

The site is located in the northwest quadrant of the intersection of Stonecroft Boulevard and Westfields Boulevard. Route 28 borders the property on the northeast side. The property contains 50.59 acres, which is currently zoned I-3 and undeveloped. Property to the northwest is zoned I-3 and being developed with the Aerospace Corporation office building complex. Property to the southwest across Stonecroft Boulevard is zoned R-2 and R-3 and is developed with a commuter parking lot, and the Sully District Police Department building, which also contains the Sully District government office. The property to the southeast, across Westfields Boulevard, is zoned I-3 and C-5 and is developed with a hotel and shopping center. Property to the northeast, across Route 28, is zoned PDC and developed with office buildings. Resource Protection Areas (RPA), Environmental Quality Corridors (EQC), and an existing stormwater wet pond are located on the site.

The chart below provides the land use, zoning and current plan for surrounding properties.

Surrounding Area Description:

Direction	Use	Zoning	Plan
Northwest	Flex Office Space (Aerospace and National Reconnaissance Office)	I-3	Mixed Use
Southwest	Sully District Office and Police Station	R-2 and R-3	Mixed Use
Northeast	Office (Commonwealth Center)	PDC	Mixed Use
Southeast	Hotel and Shopping Center	I-3 and C-5	Retail

BACKGROUND

- On November 25, 1985, the Board of Supervisors approved RZ 78-S-063, which permitted the rezoning of 712.04 acres from R-C, I-3, I-4 and I-5 Districts to the I-3, I-4 and I-5 Districts. This rezoning was subject to proffers, but no development plan was proffered. Subsequent amendments to the original rezoning modified other portions of the original area. The only amendment which applies to this application, PCA 78-S-063-3, modified the timing of several road commitments in Proffer 9 including the provision of a third westbound lane on Stonecroft Boulevard along a portion of the frontage of the application property, which will be constructed as part of Public Improvement Plan 6178-PI-028-1.

- The subject property is permitted up to 0.5 FAR of office space, which is approximately 1.22 million square feet of office and ancillary retail space. No specific building footprints were provided.
- On June 2, 2015, the Board of Supervisors approved APR 2014-III-DS1 which added a residential development option for up to 0.50 FAR to Land Unit J of Dulles Suburban Center in the Comprehensive Plan. The applicant is proposing to implement this development option.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: III
Planning District/Sector: Dulles Suburban Center; Land Unit J
Plan Map: Mixed-Use, public park and private open space

Plan Text:

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through June 2, 2015, Land Unit J, Land Use Recommendations, page 143.

“3. Parcel 44-3((1))15 is approximately 50 acres located north of the intersection of Stonecroft Boulevard and Westfields Boulevard. A prominent feature of the property is the Environmental Quality Corridor that traverses the center of the property covering approximately 40% of the site. Like other property in Land Unit J, the property is planned for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR.

As an option, a predominantly multi-family residential development may be appropriate up to an intensity of .50 FAR if it creates a high-quality living environment within the context of a larger area that is planned for nonresidential uses. Office and support retail uses may be integrated into the development. The following conditions should be met to implement this option:

- The majority of the development is residential and at least 80% of the units are in mid-rise multi-family structures with appropriate transitions provided between different uses and unit types.
- The south side of the EQC is developed with an urban character with predominantly mid-rise residential development. Support retail use is encouraged.
- The north side of the EQC is appropriate for multi-family residential, townhouse or office uses.

- Site layout and building design create a pedestrian friendly environment oriented towards Stonecroft Boulevard that enhances and connects to the existing pedestrian network.
- Phasing of the development should not lead to an interim condition where there is an isolated pocket of residential development on the north side of the EQC.
- Development is sequenced such that infrastructure and public amenities to support the project, such as roads and parks, is completed with the first phase.
- A buffer from Route 28 provides noise attenuation and visual screening with measures that include high-quality landscaping with a balanced mix of deciduous and evergreen trees and shrubs that are predominantly native species.
- The development mitigates negative transportation impacts to Stonecroft Boulevard and nearby intersections”

ANALYSIS

Conceptual Development Plan and Final Development Plan (CDP/ FDP) (Copy at front of staff report)

Title of CDP/ FDP: The Preserve at Westfields
Prepared By: Vika Virginia, LLC
Original/ Revision Dates: August 25, 2014 as revised through
May 15, 2015.

The CDP/ FDP consists of 38 sheets; see Sheet 1 for a sheet index. The following features are depicted on the CDP/ FDP:

Site Layout: The applicant proposes a development of multi-family residential units, single-family attached (townhouse) units, and support retail uses. The rezoning application includes a Conceptual Development and Plan/Final Development Plan (CDP/FDP) depicting 650 multi-family residential units, 155 single-family attached units and approximately 20,000 square feet of retail space.

Graphic 2: Proposed Layout



As shown on the CDP/FDP in Graphic 2, new residential uses would be constructed on the north and south sides of an enhanced stormwater management wet pond located in the center of the property, which receives stormwater from over 80 acres of the Westfields Office Park development. Two new private streets are proposed to be constructed from Stonecroft Boulevard; one would be a new north/south main street in the center of the property and the other would serve as secondary ingress/egress along the western portion of the site. Retail uses are proposed to be located along the main street and oriented toward Stonecroft Boulevard (within two 1-story, 5,000 square foot pad sites labeled Buildings A and B), as well as within the first level of two mid-rise residential multi-

family buildings (Buildings C and Building D). Residential Multi-family Buildings C and D would be located on both sides of the main street and contain a maximum height of five stories (75 feet tall) and approximately 763,000 gross square feet; both wrapped around structured parking garages. Surface parking for the retail uses is proposed near Buildings A and B and recreational amenity areas for the residents are proposed within the courtyards

To the north of the multi-family residential buildings, the applicant proposes a new northern plaza, which would open to the enhanced stormwater management wet pond and contain community amenities such as a grassed amphitheater and a separate pavilion for community events with access to the wet pond. Fourteen single-family attached units are proposed to be located to the west of the northern plaza and to the north of residential Building C with a landscaped promenade buffering the single-family attached dwellings from the multi-family building.

On the northern side of the enhanced stormwater wet pond, the CDP/FDP shows 141 single-family attached units located along private streets with both parallel and off- street guest parking. A central green (approximately 3/4 of an acre in size) is proposed in the center of the single-family attached layout with other planned open spaces and amenity areas proposed throughout the layout, to provide attractive streetscape, visual relief within the community, appropriate passive and active recreational options and access to the wet pond. The existing established landscaped berms that surround the property on the northeast and southeast sides are proposed to remain and would be enhanced with supplemental landscaping.

Architecture: Sheets A-101 through A-103 and Sheets L-3.5 through L-3.8 of the CDP/FDP include perspectives of the proposed multi-family, retail and single-family attached buildings, which show elements and building materials compatible with one another. These elements include brick masonry with horizontal accent bands, free standing masonry wall/porch elements for building entries in neutral color tones, with horizontal masonry accent banding and a change of materials on upper levels for contrast.





Sheets A-103 and C-9 of the CDP/FDP show typical lot configurations for the single-family attached units, which include both rear and front loaded units with sizes ranging from 16 feet to 22 feet in width. Space for optional decks and rooftop terraces are included. Proffer 8 indicates that the final architectural design of the proposed buildings would be consistent with the elements shown on the CDP/FDP.



Use Limitations: The applicant has proffered to construct no more than 650 multi-family units and 155 single-family attached units on the property with a maximum of 20,000 square feet of retail. Proffer 14 indicates the applicant will pursue an eating establishment for one of the retail pad sites.

If, after a period of five years from groundbreaking for the multi-family buildings, a lease of an eating establishment is not secured, the applicant may establish a secondary use defined in the Zoning Ordinance, excluding the following uses:

- Garment cleaning establishments
- Service stations
- Service station/mini-mart
- Vehicle light service establishments
- Vehicle sale, rental and ancillary service establishments
- Hotel, Motel
- Light public utility
- Commercial off-street parking as a principal use
- Transportation Facilities
- Vehicle Transportation service establishments
- Auto Repair service establishments
- Billard Hall (other than as a resident amenity)

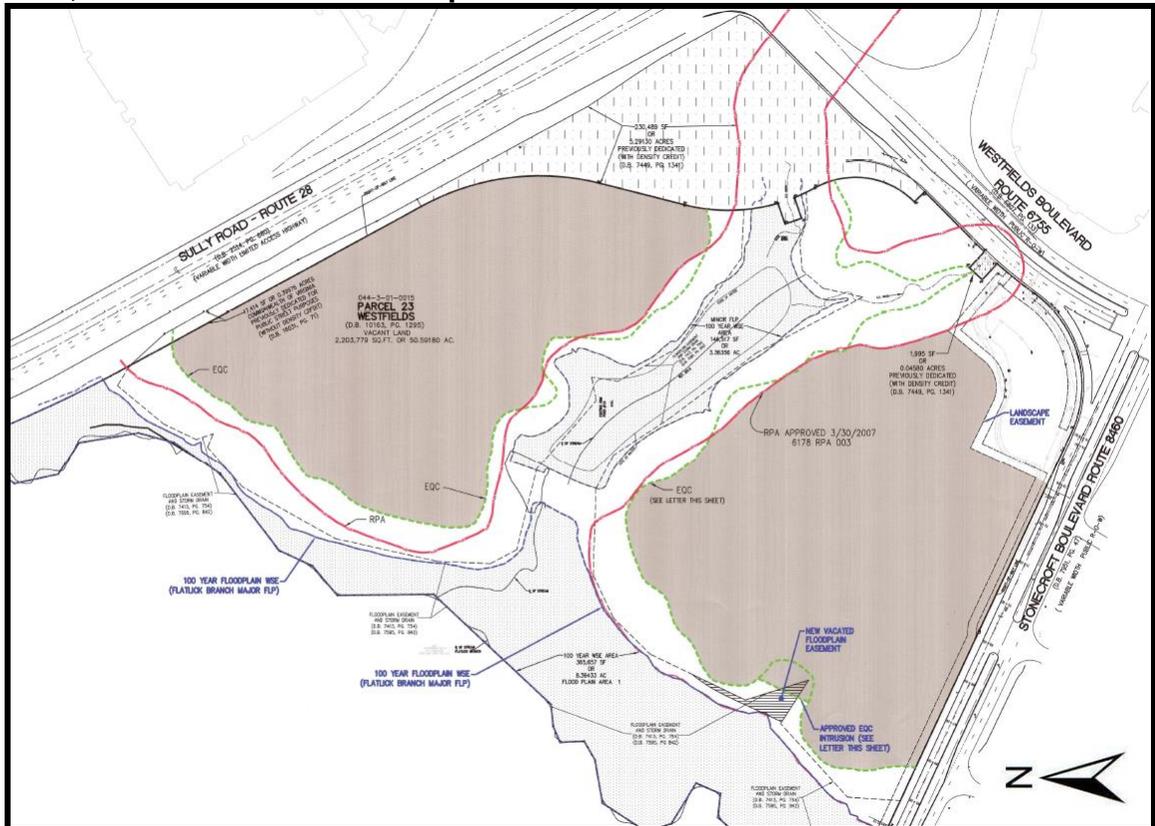
Roads, Right-of-Way, and Vehicular Access: Vehicular access is proposed to be provided from two new private street extensions from Stonecroft Boulevard. Sheets C-10 and C-11 of the CDP/FDP highlight the proposed road improvements to Stonecroft Boulevard and Westfields Boulevard. For Stonecroft Boulevard, the applicant proposes a new signalized entrance, two right turn lanes, an additional westbound lane, dual left turns and signalized dual right turns onto Westfield Boulevard. A southbound shared through and right turn lane is also proposed from Westfields Boulevard to Stonecroft Boulevard. In addition, the applicant proposes to realign the Sully Police Station/ District Office main access point and provide additional handicapped accessible parking near the building. Proffers 15 through 21 commit to the road improvements shown on the CDP/FDP.

Environmental Quality Corridor (EQC) and Resource Protection Area (RPA):

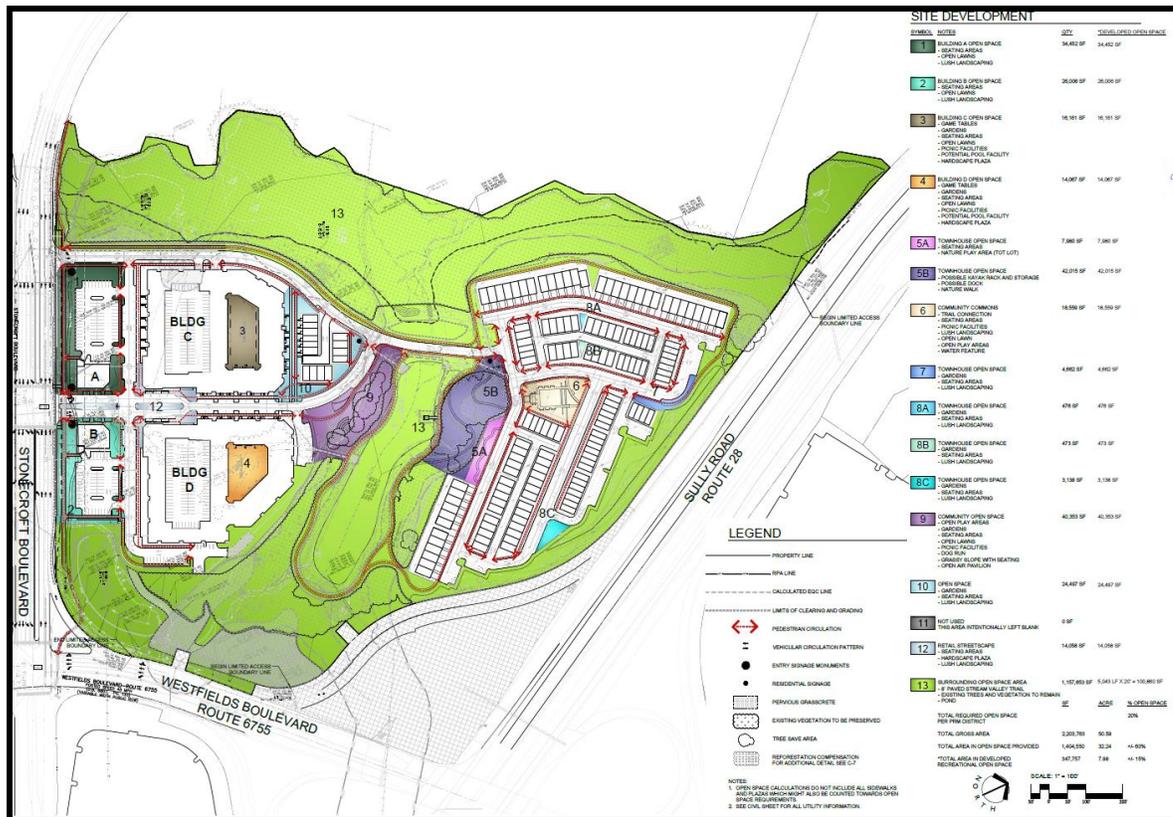
Sheet C-4 of the CDP/FDP below shows the accepted EQC boundary on the subject property as well as the field verified RPA boundary delineation for Flatlick Branch. Approximately 50 percent of the site (25 acres) contains land considered to be flood plain, resource protection area, and/or environmental quality corridor. The applicant is proposing to impact approximately 20,469 square feet of the environmental quality corridor for the development proposal and proposes to compensate this loss with 108,134 square feet of reforestation and wetland fringe repair to expand and enhance the total EQC on the site.

Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1 were reviewed concurrently with this rezoning application to seek permission for construction of the proposed amphitheater, the pedestrian pavilion, the stream valley trail located around the wet pond and the private road over the existing stormwater wet pond embankment. Further discussion is included in the stormwater analysis.

RPA, EQC and Flood Plain Map:



Open Space/ Landscaping: A minimum of 20 percent open space is required in the PRM District and the applicant is committing to provide a total of 60 percent open space at the completion of the project. Sheet C-2 of the CDP/FDP shows the open space calculations. Sheet L 2.0 of the CDP/FDP below shows the pedestrian circulation and open space plan.



According to the open space plan, private outdoor courtyard areas are located within the multi-family buildings and consist of a swimming pool, bath house, walking paths and an active recreation area. Community public open space areas are located to the north and south of the enhanced wet pond and include an amphitheater, a pedestrian pavilion, walking trails, and a kayak launch. A community commons area is located in the center of the single-family attached unit layouts, which includes open active and passive areas. The landscape plan on Sheets L-3.0 through L-4.0 of the CDP/FDP indicates a total proposed tree canopy of 16 acres with the majority (approximately 15 acres) provided through tree preservation.

Pedestrian Circulation and Streetscape: As previously discussed, Sheet L 2.0 of the CDP/FDP shows the proposed pedestrian circulation pattern around the site. A ten foot wide shared use path is proposed along the Stonecroft Boulevard frontage, which would provide connections from existing walking trails within Westfields to the proposed pedestrian amenities on the site and the proposed enhanced wet pond. Sidewalks ranging in size from 8 feet to 15 feet in width are provided along the proposed main street. An 8 foot wide stream valley trail is proposed along the Flatlick Branch resource protection area on the western portion of the site. Five foot wide sidewalks are proposed throughout the single-family attached layout. Sheets L-3.2 through L-3.4 of the CDP/FDP show cross sections of each these trails. Along the proposed main street, the overall streetscape dimensions would range from approximately 18 feet to over 20 feet from building face to face of curb. Proffer 22 indicates that public access easements would be provided over all sidewalks in a form

acceptable to the County Attorney. In addition to these facilities, the applicant has proffered to install secure bicycle storage consistent with the Fairfax County Policy and Guidelines for Bicycle Parking.

Parking Tabulations: The Zoning Ordinance requires 1,040 parking spaces for the multi-family residential buildings, 419 spaces for the single-family attached units and 100 spaces for the support retail uses. The applicant proposes to meet this requirement and to provide the parking for the multi-family buildings within two parking garages located in the middle of the building footprint, surface parking for the retail and parking in the driveway and garages of the single-family attached units. The proffers indicate that parking for all uses within the proposed development will be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES.

Stormwater Management (SWM): The 50.59 acre subject property drains into Flatlick Branch of the Cub Run watershed. The stormwater management (SWM) narrative on Sheet C-14 of the CDP/FDP indicates that the subject property contains an existing retention wet pond (Pond 13A), which was determined to be grandfathered under the 2009 VSMP regulations per 6178-SWOD-002-1. This wet pond was designed to provide phosphorous removal treatment with an efficiency of 65 percent and detention for the 2 year and 10 year storm events. The applicant proposes to use this wet pond to meet the stormwater quality and quantity requirements for their development proposal. In addition, the applicant proposes to provide conservation easements over the RPA areas on the site and provide a small bio-retention facility near the retail pad sites for additional detention measures associated with the proposed surface parking areas. Potential stormwater underground facilities are also shown on the CDP/FDP to provide additional flexibility at site plan to improve the efficiency of the wet pond if necessary. A separate waiver request (Waiver #1764-WPFM-001-1) to allow these proposed underground detention vaults within the residential development in accordance with PFM § 6-0303.8, was submitted to the Department of Public Works and Environmental Services (DPWES). However, this waiver is no longer required during the rezoning process due to a Public Facility Manual Amendment adopted on June 2, 2015, which streamlined the review process for approving the use of underground stormwater detention facilities in residential or mixed-use developments; clarified the requirements to provide funds for maintenance and replacement; and eliminated the need for maintenance funds for residential and mixed-use developments with 50 or more units. Sheets C-14 through C-20 of the CDP/FDP provide SWM computations for the proposed detention and phosphorous removal facilities.

Phasing: The applicant has proposed to construct the development program (including the pedestrian amenities, limits of disturbance and transportation improvements) in phases, using the wet pond to split the phases.

Pedestrian Amenities: If either multi-family building is constructed as the first phase with no single-family attached units included in the first phase, the trail

around the wet pond and the amphitheater and the pavilion will be constructed prior to the issuance of the 80th RUP for that multi-family building. If only the single-family attached units are constructed as the first phase, the trail around the wet pond and the Community Commons area will be constructed prior to the issuance of the 80th RUP for the single-family attached units.

Limits of Disturbance: No clearing and grading is proposed on either side of the wet pond if the development program is phased except to allow the pedestrian amenity phases, public utilities and road improvements related to the phase.

Transportation Improvements: All transportation improvements to Stonecroft Boulevard, Westfield Boulevard and the Sully District Police Station/ District Office will occur before the issuance of the first residential use permit on the property. Right of way dedication along Stonecroft Boulevard will occur prior to site plan approval or upon demand by the Virginia Department of Transportation (VDOT).

Residential Development Criteria/ Planned Development Standards Analysis

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the Board of Supervisors adopted the Residential Development Criteria to be used in evaluating zoning requests for new residential development, which are summarized below. See Appendix 6 for more detail of the criteria.

Planned Zoning Districts are also reviewed in accordance with the General and Design Standards of Sections 16-101 and 16-102 of the Zoning Ordinance. Those standards are also summarized as part of the review below and provided in its entirety in Appendix 7. The PRM District was established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; or for mixed use development consisting primarily of multiple family residential development, generally with a density of at least 20 dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts are intended to be limited to areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan, such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are intended to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and otherwise implement the stated purpose and intent of this ordinance.

Staff has combined the review of the Residential Development Criteria with the review of the Planned District General and Design Standards, along with the staff analysis reflected in the agency memos found in the appendices of this report. The following review uses the Residential Development Criteria as the format for the analysis.

Conformance with the Site Specific Comprehensive Plan Recommendations
(See also Planned District General Standard 1 in Appendix 7)

The 50.59 acre subject property is located in Land Unit J of the Dulles Suburban Center. The property is currently vacant and also located within the Westfields International Corporate Center at Dulles, which is Planned for campus-style office, conference center, hotel, industrial and industrial/flex space. A Plan Amendment specific to this property (2014-III-DS1) was adopted on June 2, 2015 and added an option for residential use and support retail up to 0.5 FAR, with conditions.

Use and Intensity

The applicant proposes to implement the Plan Option for residential and support retail uses up to 0.5 FAR with development conditions. The development conditions are listed in the Comprehensive Plan section of this staff report and summarized below. The proposed development should incorporate:

- At least 80% of the residential units as mid-rise multi-family structures with appropriate transitions provided between different uses and unit types.
- An urban character with predominantly mid-rise residential development on the south side of the EQC and support retail use.
- Multi-family residential, townhouse or office uses on the north side of the EQC.
- A site layout that is pedestrian friendly and oriented towards Stonecroft Boulevard with connections to the existing pedestrian network.
- Phasing of the development that would not lead to an interim condition where there is an isolated pocket of residential development on the north side of the EQC.
- Development that is sequenced such that infrastructure and public amenities to support the project, such as roads and parks, is completed with the first phase.
- A buffer from Route 28 that provides noise attenuation and visual screening with measures that include high-quality landscaping with a balanced mix of deciduous and evergreen trees and shrubs that are predominantly native species.

- A development that mitigates negative transportation impacts to Stonecroft Boulevard and nearby intersections”

The applicant is requesting to rezone 50.59 acres from the I-3 and WS Districts to the PRM and WS Districts to permit 650 multi-family and 155 single-family attached residential units with up to 20,000 square feet of accessory retail uses at an overall FAR of 0.50 (including bonus density associated with the provision of ADU and WDU). These uses and this intensity are in general conformance with site specific Plan guidance, which provide an option for residential and support retail use up to 0.5 FAR. Approximately 80 percent of the dwelling units are proposed to be mid-rise multi-family units. These units are located to the south of the EQC area and situated on both sides of a new main street. The proposed main street is shown to be a central promenade, which would incorporate pedestrian friendly streetscapes that connect retail uses on the southern portion of the site to a large public plaza and wet pond in the center of the site. The wet pond is proposed to be significantly enhanced with pedestrian oriented amenities such as an amphitheater, pavilion, walking trails and a kayak launch. Townhouse units are also proposed to be located to the north of the EQC with the exception of 14 units being located to the south, which are designed to begin the transition from the multi-family buildings. Proposed public infrastructure improvements include stream valley trails, an enhanced wet pond and several improvements to Stonecroft Boulevard and Westfield Boulevard that would be constructed with the first phase of development. With these commitments, staff feels that the development would be consistent with the Plan use and intensity recommendations. Other development conditions associated with the residential option are discussed in relevant sections below.

Residential Development Criteria 1 and 2: Site Design and Neighborhood

Context (see *Planned District General and Design Standards 1, 2 and 4 in Appendix 7*)

The Site Design Development Criterion #1 requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities. The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community.

The subject property consists of one undeveloped parcel, which would be accessed by two private streets from Stonecroft Boulevard. Property to the northwest is zoned I-3 and is under development with the Aerospace Corporation office building complex. Property to the southwest across Stonecroft Boulevard is zoned R-2 and R-3 and is developed with a commuter parking lot and the Sully District Police Department building, which also contains the Sully District government office. No additional consolidation is possible with this application. As previously discussed, the

Comprehensive Plan recommends residential mixed use up to 0.50 FAR for the subject property. The applicant is pursuing the Plan recommendation to rezone the property to the PRM District and develop 650 multi-family and 155 single-family attached dwellings with 20,000 square feet of support retail use.

The proposed layout shows sensitivity to the prominent environmental features of the property and proposes to enhance them as part of the total development, preserving the areas of RPA and EQC and creating appropriate opportunities for the public to enjoy them. The subject property includes approximately 60 percent open space located along the north, west and east sides of the site. Landscaping is proposed throughout the property. Sheets L-2.0 through L-4.0 of the CDP/FDP provide the proposed planting schedule and tree canopy calculations associated with the new landscaping plan, yielding a total proposed tree canopy of approximately 16 acres with the majority (approximately 15 acres) provided through tree preservation. Outdoor and indoor amenities are proposed for residents, as well as an amphitheater and pavilion area near the enhanced wet pond and a trail system for use by the public from the existing Westfield's trail network. With these commitments, staff finds that the proposal would meet this criterion.

Development should also provide for a logical design with appropriate relationships within the neighborhood, including appropriately oriented units and useable yards. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible.

As previously discussed, the proposed retail uses would be located along a main street and oriented toward Stonecroft Boulevard (within two 1-story, 5,000 square foot pad sites labeled Buildings A and B), as well as within the first level of two mid-rise residential buildings (Buildings C and Building D). Residential Buildings C and D would be located on both sides of the main street and contain a maximum height of five stories (75 feet tall) and approximately 763,000 gross square feet; both wrapped around structured parking garages. To the north of the multi-family residential buildings, the applicant proposes a new northern plaza, which would open to an enhanced stormwater management wet pond and contain community amenities such as a grassed amphitheater and a separate pavilion for community events and access to the wet pond. Fourteen single-family attached units are proposed to be located to the west of the northern plaza and to the north of residential Building C with landscaped promenade buffering the single-family attached dwellings from the multi-family building. On the northern side of the enhanced stormwater wet pond, the CDP/FDP shows 141 single-family attached units located along private streets with both parallel and off street guest parking. A central green (approximately 3/4 of an acre in size) is proposed in the center of the single-family attached layout with other planned open spaces and amenity areas proposed throughout the single-family attached layout, to provide attractive streetscape, visual relief within the community, appropriate passive and active recreational options and access to the wet pond. The existing established and landscaped berms that surround the property on the northeast and southeast sides will remain and are proposed to be enhanced with

supplemental landscaping. Sheets A-103 and C-9 of the CDP/FDP show typical lot configurations for the single-family attached units, which include both rear and front loaded units with sizes ranging from 16 feet to 22 feet in width. Space for optional decks and rooftop terraces are included. Proffer 8 indicates that the final architectural design of the proposed buildings would be consistent with the elements shown on the CDP/FDP. With these commitments, staff finds that the proposal would meet this criterion.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided.

Sheet C-2 of the CDP/FDP shows the open space calculations. Sheet L 2.0 of the CDP/FDP below shows the pedestrian circulation and open space plan. According to the open space plan, private outdoor courtyard areas are located within the multi-family buildings and consist of a swimming pool, bath house, walking paths and an active recreation area. Community public open space areas are located to the north and south of the enhanced wet pond and include an amphitheater, a pedestrian pavilion, walking trails, and a kayak launch. A community commons area is located in the center of the single-family attached unit layouts, which includes open active and passive areas. The landscape plan on Sheets L-3.0 through L-4.0 of the CDP/FDP indicates a total proposed tree canopy of 16 acres with the majority (approximately 15 acres) provided through tree preservation.

Development should fit into the fabric of the community as evidenced in the architectural elevations and materials.

The subject property is located in the Westfields development, which was previously approved as a corporate office park in 1985 with proffers, but no proffered general development plan. Property to the northwest is zoned I-3 and being developed with the Aerospace Corporation office building complex. Property to the southwest across Stonecroft Boulevard is zoned R-2 and R-3 and is developed with a commuter parking lot and the Sully District Police Department building, which also contains the Sully District government office. The property to the southeast, across Westfields Boulevard, is zoned I-3 and C-5 and is developed with a hotel and shopping center. Generally, residential uses would not be consistent with the original vision of the office park, and while it is not always apparent that residential uses blend well within corporate office parks, the subject property is isolated from neighboring corporate offices due to the major and minor arterial roads and Flatlick Branch Stream Valley that surround the property. This creates an opportunity for the 50-acre subject property to stand apart and function as its own neighborhood, which encourages a mix of uses close to one another with sufficient buffers to protect residential uses. As previously discussed, the proposed layout shows a logical placement of uses that preserves the natural features on the site while introducing a live/work/play environment to the existing single-use campus style office park. The proposal also offers community amenities (such as an enhanced trail network and community wet pond which provide a unique focal point for the community as well as active

recreation) that are currently lacking in Westfields. In addition, the applicant proposes high quality architecture that can help create an appropriate entrance to the Westfield Business Park. Sheets A-101 through A-103 and Sheets L-3.5 through L-3.8 of the CDP/FDP include the architectural perspectives of the proposed multi-family, retail and single-family attached buildings, which show compatible elements and building materials with one another while complimenting the office character of Westfields. With these attributes, staff finds that the proposal would fit into the fabric of the community.

In addition to the site design and neighborhood context criteria, Planned Development General Standards 1, 2 and 4, and Design Standard 1 state the planned development shall result in a development achieving more of the stated purpose and intent than a conventional zoning district, shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall generally conform to the provisions of the corresponding conventional district to complement adjacent properties. Furthermore, the Policy Plan encourages land use patterns that maintain stability in established neighborhoods, and encourages infill development that is compatible with the existing land use and at a compatible scale.

The PRM District bulk regulations require building heights and yard requirements controlled by the provisions of Article 16 of the Zoning Ordinance; and a maximum floor area ratio (FAR) of 3.0 excluding bonus density associated with affordable and workforce dwelling units. The proposed FAR is 0.50, including bonus density associated with the provision of affordable and workforce dwelling units. The building heights and yard requirements, as controlled by Article 16, would require the development to be generally in conformance with the R-30 and/or C-6 regulations (the most comparable conventional districts). Although the setbacks and peripheral parking lot landscaping proposed with this project are less than those which would be required by a conventional district, Staff believes that they are both appropriate and necessary to achieve the street-oriented, pedestrian-friendly development envisioned by the Plan. The proposed variations in streetscape and landscaping enhance the sense of urban community in the development. In addition, the development tabulations on Sheet C-2 the CDP/FDP show maximum building heights for all buildings that are consistent with the Zoning Ordinance for the proposed building types. Furthermore, as discussed earlier in this report, staff feels that the proposed layout will have no adverse impact on the abutting properties and utilize similar bulk standards. In staff's opinion, the applicant proposed a development that will fit into the context of the neighborhood and this criterion has been adequately addressed.

Planned Development Design Standard 2 state states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all of these applicable Zoning Ordinance provisions. The parking requirement is exceeded, as is the landscaped open space requirement.

With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments. In summary, staff feels that the applicant has provided a quality site layout required for a PDH District and has met Residential Development Criteria 1 and 2.

Residential Development Criteria 3: Environment (See Appendix 8 for Environmental Staff Analysis, and Planned District General Standards 3 and 4 in Appendix 7)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

1) Environmental Quality Corridor and Resource Protection Area: The 50.59 acre subject property falls within the Cub Run watershed. The site is bounded by Flatlick Branch on the west northwest, Stonecroft Boulevard on the southwest, Sully Road (Route 28) on the northeast and Westfields Boulevard on the southeast. A significant Environmental Quality Corridor (EQC) associated with Flatlick Branch characterizes the subject property. It is estimated that approximately 40 – 41 percent of the subject property is EQC. A stormwater management wet pond exists within EQC/Resource Protection Area (RPA) and floodplain feature which was installed in 1992 prior to the adoption of the Chesapeake Bay Preservation Ordinance (CBPO) in 1993.

Because a significant amount of the subject property is EQC, the applicant collaborated in 2012 with staff to determine the components of the EQC for this property. The letter which resulted from that analysis has been included as an exhibit on Sheet C-4 of the CDP/FDP. No EQC delineation was performed in 2012 because no rezoning action was requested at that time.

To be in conformance with the EQC Policy related to this proposal, staff recommended that the applicant address the following issues:

- That areas of comparable value or greater value be provided to compensate for that encroachment, if minor EQC encroachments are requested;
- That compensatory mitigation areas are subject to significant restoration with native plant and that such restoration be subject to a monitoring plan to ensure success for a minimum 5 years;
- That the applicant consider creating a wetland fringe around the interior periphery of the existing wet pond. Such an enhancement would increase the wet pond's water quality functionality as both EQC and RPA;
- That the EQC be well marked on site through all phases of construction and land disturbance so that the integrity of the system will be preserved

and to prevent unintended encroachments in environmentally sensitive areas.

The applicant has provided 108,134 square feet of mitigation area to compensate for the loss of approximately 20,469 square feet of EQC encroachment at a compensatory mitigation rate of approximately 5:1. While some original EQC is proposed to be impacted, it is important to note that compensation of EQC loss is based both on the quantity and quality of the mitigation area. In addition, the applicant has provided several proffers to support staff's recommendations regarding EQC restoration and monitoring to ensure success. The applicant has also provided additional areas of wetland fringe enhancement located to the west of the wet pond embankment and along the northeast corner of the pond. Additional areas along the interior periphery of the wet pond, with the total size being determined at site plan review.

In staff's view, the applicant has made a significant effort to design this development with the EQC as an important focal point.

- 2) Stormwater Management/Best Management Practices (SWM/BMP): The applicant indicates that the stormwater management wet pond which was approved prior to 1993 meets both water quantity and water quality control requirements for the proposed development. In addition, the current development plan depicts at least six or more underground vaults and areas of pervious pavement dispersed strategically throughout the development site to retain runoff onsite.

The applicant provided documentation with the April 6th development plan submission that this plan qualifies for a Stormwater Ordinance Determination (SWOD) which allows that this application will to be evaluated under rules which prevailed prior to the adoption of the Stormwater Management Ordinance, Chapter 124 of the Code of Fairfax County.

The outfall narrative for this application describes that runoff from the subject property either drains to the existing stormwater wet pond or runoff from the property drains to Flatlick Branch. In the reviewing engineer's opinion, the outfalls are adequate. Final stormwater management/best management practice measures, outfall adequacy and conformance with the County's Stormwater Management Ordinance are subject to review and approval by the Department of Public Works and Environmental Services (DPWES) at the time of site plan approval.

- 3) Transportation Generated Noise: The 75 decibel noise contour related to traffic noise on Route 28 is shown on the development plan. A noise report titled Traffic Noise Impact and Barrier Analysis: Westfield Report# 5543, dated February 18, 2015, was performed by Polysonics and submitted for staff review in February 2015. The analysis measured noise during a 24-hour period on October 22 and 23, 2014, and it was determined that noise in some of the upper story patios and outdoor spaces of townhomes would be affected by highway noise up to 75

decibels and that traffic noise will not exceed 75 decibels. The study recommended that a 6 foot high barrier be installed along the periphery of certain townhomes with rooftop patios. In addition, the consultant also recommended that enhanced wall construction be implemented for the affected units and that acoustically rated windows and doors be installed on those affected units. The applicant has provided a noise proffer committing to meeting the Policy Plan regarding the mitigation of transportation generated noise and has provided adequate/incomplete window, wall and door specifications to ensure that noise is effectively mitigated at the levels determined by the noise study. No issues remain.

4) Green Buildings: The applicant has provided a commitment to attain either Earthcraft House or the 2012 National Green Building Standard (NGBS) (formerly known as NAHB National Green Building Certification) using the Energy Star Qualified Homes path for energy performance. The applicant has provided a commitment to a third alternative related to the National Association of Home Builders which no longer exists and which has been replaced by the NGBS program, identified in the first alternative. The proposed development also includes two 5,000 square foot, free-standing retail/eating establishments. The site is located in the Dulles Suburban Center and the development involves a change in use from what would be allowed as a permitted use under its existing zoning. In addition, the application is seeking to develop under a proposed Comprehensive Plan option. Under these conditions, the Policy Plan recommends that these non-residential buildings be designed and constructed in manner to attain LEED certification or an equivalent third-party green building certification program. To be in conformance with the green building policy, the applicant's commitments should:

- Eliminate the alternative related to the National Association of Home Builders (which no longer exists);
- Specify that certification for residential use be demonstrated through documentation provided to DPWES and DPZ prior to issuance of a residential use permit (RUP); and
- Commit to attainment and demonstration of LEED certification or an equivalent third-party green building certification program for the two free-standing retail buildings.

The applicant has revised their proffers to address these concerns. No issues remain.

Residential Development Criteria 4: Tree Preservation and Tree Cover Requirements (See Appendix 9 for UFM Staff Analysis, and Planned District General Standard 3 in Appendix 7)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

General Standard 3 for planned districts expects developments to protect and preserve to the extent possible natural features such as trees.

This site is currently undeveloped with a sizable (approximately 8.5 acres) stormwater management wet pond located near the center of the property. Mature trees consisting of oaks, maples and hickories are located throughout. The landscape plan on Sheets L-3.0 through L-4.0 of the CDP/FDP indicates a total proposed tree canopy of 16 acres, with the majority (approximately 15 acres) provided through tree preservation. For trees not planted within an 8-foot wide minimum planting area, or those that do not meet the minimum planting area required by the PFM (primarily located along the main street between the retail uses in the multifamily buildings), the applicant has proffered to provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to Urban Forest Management (UFM.)

The applicant has also proffered to conform to the limits of clearing and grading as shown on the CDP/FDP. Additionally, in response to comments from Urban Forest Management (UFM), the applicant has committed to replace any landscaping installed on top of percolation trenches, bio-retention facilities or other stormwater facilities which are removed for maintenance or other purposes with a like species of a size similar to that at the time of installation.

Urban Forest Management has reviewed the application and indicated some technical concerns, which include: 1) the legend on existing vegetation map on Sheet C-6 of the CDP/FDP should be revised to clearly depict all tree preservation areas used for the 10-year tree canopy requirement; 2) the proposed limits of clearing and grading for reforestation should clearly be delineated on all sheets to differentiate the limits of disturbance for reforestation purposes from the general limits of clearing and grading for the building construction; 3) Proffer 23 should be revised to ensure that the trail around the wet pond (which includes raised walkways) is field located in coordination with UFMD in order to minimize impacts and constructed with materials in a manner that also helps reduce impacts to the tree preservation areas; 4) the invasive species management (Proffer 48) should be expanded to include all tree preservation areas outside of the EQC/RPA and west of the wet pond embankment. The applicant has revised the CDP/FDP and the proffers to address these concerns. No outstanding issues remain.

In general, staff feels that Development Criteria 4 and Planned District General Standard 3 have been adequately addressed and continues to work with the applicant to address these technical concerns.

Residential Development Criteria 5: Transportation (See Appendix 10 for FCDOT and VDOT Staff Analysis, and Planned District General Standard 5 and 6 and Design Standard 3 in Appendix 7)

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

Overview: The applicant has worked collaboratively with county and VDOT staff to acknowledge and address the transportation challenges on the adjacent roadway network. These improvements include the following:

- A new signalized entrance at the site's main access point/Sully Governmental District Office and Police Station including pedestrian facilities on all four legs of the intersection;
- An additional shared through/right turn lane on Westfields Boulevard extending from the Route 28 (Sully Road) exit ramp to the signalized intersection of Westfields Boulevard and Stonecroft Boulevard. This improvement also allows the option for vehicles to turn right at the signal itself in addition to the existing free flow right turn lane;
- An additional through lane including ancillary turn lanes on Stonecroft Boulevard along the property's frontage;
- An additional left turn lane and an additional right turn lane from Stonecroft Boulevard to Westfields Boulevard including signal modifications and additional pedestrian facilities; and
- It should be noted that there is a previously proffered roadway improvement for an additional through lane on Stonecroft Boulevard along the Sully District Office frontage that is currently in the site plan process. The expectation is for that improvement to be installed by others prior to the roadway improvements mentioned above.

No outstanding issues remain. Staff comments on the applicant's waiver and modification requests listed on Sheet C-2 of the CDP/FDP is included in the Waiver and Modification Analysis Section of this staff report below.

Overall, staff feels that Development Criteria 4 has been adequately addressed.

Public Facilities Analyses (See Appendices 11 through 17 for Specific Staff Analysis, Residential Development Criteria 6, and Planned District General Standard 5 in Appendix 7)

Criterion 6 states that residential developments should offset their impacts upon the public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities.) Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

In addition to the public facilities criteria, General Standard 5 for planned districts state that 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.

Fire and Rescue (Appendix 11)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #15, Chantilly Fire and Rescue. The requested rezoning currently meets fire protection guidelines. In addition, the applicant has proffered to contribute \$20,000 to a Fire and Rescue Capital Project program (Fund 300-C30070) created to help install preemptive signal devices on traffic signals within the Sully District as determined by the Fire and Rescue Department. This amount should be adequate to install the devices on two signals. See Appendix 11 for additional information regarding the need for preemptive signals.

Fairfax County Water Authority (Appendix 12)

The subject property is located within the Fairfax Water service area. Adequate domestic water service is available to the site from existing water mains located at the property. Relocation of water facilities and additional water main extensions may also be required.

Environmental & Site Review Division, Stormwater Management, DPWES (Appendices 13, and 14 for DPWES Analysis; and Residential Development Criteria #3 and 6 in Appendix 6.)

The 50.59 acre subject property drains into Flatlick Branch of the Cub Run watershed. The stormwater management (SWM) narrative on Sheet C-14 of the CDP/FDP indicates that the subject property contains an existing retention wet pond (Pond 13A), which was determined to be grandfathered under the 2009 VSMP regulations per 6178-SWOD-002-1. This wet pond was designed to provide phosphorous removal treatment with an efficiency of 65 percent and detention for the 2 year and 10 year storm events. The applicant proposes to use this wet pond to meet the stormwater

quality and quantity requirements for their development proposal. In addition, the applicant proposes to provide conservation easements over the RPA areas on the site and provide a small bio-retention facility near the retail pad sites for additional detention measures associated with the proposed surface parking areas. Potential stormwater underground facilities are also shown on the CDP/FDP to provide additional flexibility at site plan to improve the efficiency of the wet pond if necessary. A separate waiver request (Waiver #1764-WPFM-001-1) to allow these proposed underground detention vaults within the residential development in accordance with PFM § 6-0303.8, was submitted to the Department of Public Works and Environmental Services (DPWES). However, this waiver is no longer required during the rezoning process due to a Public Facility Manual Amendment adopted on June 2, 2015, which streamlined the review process for approving the use of underground stormwater detention facilities in residential or mixed-use developments; clarified the requirements to provide funds for maintenance and replacement; and eliminated the need for maintenance funds for residential and mixed-use developments with 50 or more units. Sheets C-14 through C-20 of the CDP/FDP provide SWM computations for the proposed detention and phosphorous removal facilities.

DPWES staff reviewed the application and provided comments on the following elements.

- 1) Stormwater Detention: Staff indicated that the existing retention wet pond is designed to address and exceed Public Facility Manual (PFM) requirements for the 10 year 24 hour storm. The applicant has also proffered to provide stormwater management as generally depicted on the CDP/FDP in accordance with the County SWM Ordinance and the PFM and as approved by DPWES. Final determination will be made during site plan review. No issues remain.
- 2) Outfall: The subject property contains three main outfall points. The majority of the stormwater from the site (approximately 32 acres) outfalls from the existing retention wet pond (labelled Outfall 1) into Flatlick Branch. Approximately 3 acres drain from a proposed stormwater underground detention facility located on the southwest corner of the site (labelled Outfall 2) drains into an existing off-site storm sewer along Stonecroft Boulevard leading to Flatlick Branch. Approximately 15 acres of the site remains uncontrolled in the flood plain of Flatlick Branch. The applicant has identified the points where these drainage areas exceed 100 times the contributing site area (per ZO 1 8-202. 10.F(2)(c)). Final determination of the adequacy of these improvements will be made during site plan review.
- 3) Chesapeake Bay Preservation Ordinance (CBPO): Approximately 50 percent of the site (25 acres) contains land considered to be flood plain, resource protection area, and/or environmental quality corridor. The applicant proposes the following encroachments into the RPA, which are permitted:
 - Private access roads and associated retaining walls (CBPO 118-5-2);

- An 8-foot wide trail and associated dock (CBPO 118-5-3);
- Public utilities (CBPO 118-5-2);
- Storm sewer outfalls (CBPO 118-2-1(a)) require a Water Quality Impact Assessment (WQIA); and
- An amphitheater, which requires an exception under CBPO 118-6-9 and a WQIA.

The applicant has filed Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1 concurrently with this rezoning application to seek permission for construction of the proposed amphitheater, the pedestrian pavilion, the stream valley trail located around the wet pond and the private road over the existing stormwater wet pond embankment. The proposed amphitheater would create approximately 2,300 square feet of disturbance and 250 square feet of impervious area within the RPA. Appendix 14 includes the staff analysis of the exception request and indicates that the exception would be in harmony with the purpose and intent of the CBPO and would not be of substantial detriment to water quality. The applicant has located the amphitheater where it would sheet flow into the stormwater management wet pond and would be treated. The proposed location was chosen to maximize the tree save area on the site and provide the best accessibility to the residents and the public. The applicant has also provided approximately 108,134 square feet of mitigation areas on the site to compensate for the RPA disturbance and the loss of approximately 20,469 square feet of EQC, which was previously discussed in the Environmental Analysis. In addition, the applicant agreed to perform an extensive invasive species management plan within the tree preservation areas shown on the CDP/FDP. Staff recommends approval of exception request subject to the proposed conditions dated June 4, 2015 and included in Appendix 14.

In general, staff feels that the proposal meets stormwater criteria in Development Criterion 6 provided that the highlighted concerns are addressed at site plan review.

Sanitary Sewer Analysis (Appendix 15)

The property is located in the Flatlick Run (T-2) Watershed, and would be sewerred into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant. Adequate sanitary sewer capacity is available from an existing 15-inch line located on the property.

Fairfax County Public Schools (Appendix 16)

The proposed development would be served by Cub Run Elementary School, Stone Middle School and Westfields High School. If development occurs within the next five years, all three schools are projected to have adequate capacity. The total number of students generated by this development is anticipated to be 133: 75 elementary, 20 middle and 38 high school students. An appropriate contribution to offset the school impact of the proposed development would be \$1,439,725 (133 students X \$10,825 per student.) The applicant has proffered to contribute this amount to DPWES for transfer to the Fairfax County School Board with such sum to escalate from the date of rezoning approval based on Section 15,2-2303.3 of the Code of Virginia.

Fairfax County Park Authority (Appendix 17)

According to Fairfax County Park Authority (FCPA) calculations, the proposed development will add approximately 1,846 new residents to the current population of the Sully Magisterial District. Using adopted service level standards, FCPA staff identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Sully Woodlands) meet only a portion of the demand for parkland generated by residential development. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, adult softball diamonds, rectangle fields, and trails.

Based on adopted park and recreation service level standards, the estimated 1,846 new residents created by the proposed development generate a need for about 9.23 acres of parkland. No public active recreational facilities are shown on the development plan, although some passive facilities, including trails, an amphitheater and seating areas are provided near the onsite wet pond (all of which will have a public access easement). Since much of the onsite open space is in a Resource Protection Area (RPA), no room is available on the property to create a public park with active recreational facilities. The nearby Sully Woodlands park, however, provides an opportunity to mitigate the impacts of recreational needs generated by the proposed development.

On-Site: According to the open space plan on Sheet L-2.0 of the CDP/FDP, private outdoor courtyard areas are located within the multi-family buildings and consist of a swimming pool, bath house, walking paths and an active recreation area. Community public open space areas are located to the north and south of the enhanced wet pond and include an amphitheater, a pedestrian pavilion, walking trails, and a kayak launch. A community commons area is also located in the center of the single-family attached unit layouts, which includes open active and passive areas. Based on Sections 6-110 and 16-404 of the Zoning Ordinance, a contribution of \$1,800 per non-affordable dwelling unit (ADU) is required for outdoor recreational facilities to serve the development population. The applicant has proffered to expend a minimum of \$1,800 per non-ADU (including multi-family and single-family attached units) on such recreation facilities. Prior to final bond release for any site plan including a residential building, the balance of any funds not expended on-site would be contributed to the

Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property.

Off-Site: The proposed development generates a need for 9.23 acres of publicly-accessible parkland onsite and a fair-share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This policy allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$1,648,478 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property. The applicant has proffered to contribute \$893 per resident based on the number of multi-family and single-family attached units to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Sully District, as determined by the Fairfax County Park Authority in consultation with the Sully District Supervisor. All issues have been resolved.

Affordable Housing (see Residential Development Criteria 7)

This Criterion states that a goal of Fairfax County is to ensure an adequate supply of housing for low- and moderate-income families, those with special accessibility requirements, and those with other special needs. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

The Comprehensive Plan specifically encourages the provision of workforce housing as part of the residential component of the development. The applicant is proposing to provide ADUs in accordance with Part 8 of Article 2 of the Zoning Ordinance. In addition to any ADUs, the Applicant proffered to workforce housing units in accordance with the Board of Supervisors' Workforce Dwelling Unit (WDU) Administrative Policy Guidelines dated October 15, 2007. The number of WDU will be provided such that the total number of ADUs plus the total number of WDUs results in not less than 12 percent of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, the ADUs will be deducted from the total number of dwelling units on which the WDU calculation is based. As such, staff feels that this criterion has been met.

Heritage Resources (Residential Development Criterion 8)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

The Applicant has proffered to conduct Phase I and II archaeological studies prior to any land disturbing activities if determined necessary by Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMP). If

significant archaeological resources are discovered, as determined by CRMP, then the applicant will undertake a Phase III data recovery. With these commitments, staff feels that this criterion has been met.

ZONING ORDINANCE PROVISIONS (See Appendix 7)

PRM Use Limitations (Sect. 6-406)

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).* These general and design standards have been evaluated as part of the review of the Residential Development Review Criteria. Staff finds that these standards have been met.
- *Provide a CDP and FDP in accordance with specific urban design requirements and streetscape plans.* The applicant has proffered to develop the site according to a CDP/FDP, which includes detailed landscaping, streetscape, building elevations, transportation improvements and pedestrian amenities that are expected in a residential development with support retail in the Dulles Suburban Center.
- *Multi-family dwellings shall be the principal residential type. Single-family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.* The subject property is surrounded by office and retail uses, which could be considered higher density. There is no adjacent lower density development to transition. The proposed layout shows sensitivity to the prominent environmental features on the property and proposes to enhance them as part of the total development, preserving the areas of RPA and EQC and creating appropriate opportunities for the public to enjoy them. Multi-family dwellings are proposed to be the principal residential type and located in the southern portion of the site. Single-family attached units are also proposed to be located to the north of the EQC with the exception of 14 units being located to the south, which are designed to begin the transition from the multi-family buildings on the southern portion of the site.
- *Be designed to be harmonious with neighboring properties.* As noted earlier in this report, staff believes that the proposed development has been designed to be harmonious with the neighboring properties.
- *Use the standards of Article 9 to evaluate uses categorized as Special Exception uses.* Any of the uses not established in the proffers and allowed in the District by-right may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.

- *Have 50 percent of the total gross floor area devoted to multi-family residential use.* With a proposed minimum of 80 percent multi-family residences in the PRM District, the proposed development meets this use limitation.
- *Prohibit drive-through facilities.* Drive-through facilities would be prohibited under the proposed proffers, as required by the Zoning Ordinance.
- *Provide parking in accordance with Article 11, including possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station, with the intention that a substantial portion of the required parking be provided in parking structures.* The applicant proposes to meet this requirement and to provide the parking for the multi-family buildings within two parking garages located in the middle of the building footprint, surface parking for the retail and parking in the driveway and garages of the single-family attached units. The proffers indicate that parking for all uses within the proposed development will be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES.
- *Provide signage in accordance with Article 12.* The applicant has proffered to provide signage in accordance with Article 12 or pursuant to a Comprehensive Sign Plan application approved in accordance with the Zoning Ordinance.
- *Comply with the performance standards of Article 14, relating to lighting and noise.* The applicant has proffered to meet or exceed these performance standards.

Lot Size Requirements (6-407)

Section 6-407 requires that all developments in the PRM District have a minimum district size of two acres. The subject site is 50.59 acres in size and meets this requirement.

Maximum Density (6-401 and 6-408)

Par. 1 of Sect. 6-401 indicates that the purpose and intent of the PRM District was established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. The applicant seeks to implement a residential mix option in the Comprehensive Plan and proposes an effective density (when the undevelopable areas are taken into account) that equates to approximately 31 dwelling units per acre, which aligns with the density range envisioned for the PRM District.

Par. 2 of Sect. 6-408 states that the maximum floor area ratio for the PRM District is 3.0. The overall FAR would be 0.50 FAR including bonus density associated with the provision of workforce dwelling units (WDU).

Open Space (Sect. 6-209 and Sect. 6-409)

The current open space regulations require 20 percent of the gross area in the PRM District be landscaped open space. In addition, recreational amenities are required in accordance with the Planned District regulations including pools and indoor exercise facilities (minimum expenditure of \$1,800 per unit).

According to the CDP/FDP, 60 percent open space will be provided on the subject property. As discussed earlier in this report, this open space will consist of private outdoor courtyard areas located within the multi-family buildings with a swimming pool, bath house, walking paths and an active recreation areas. Community public open space areas are also located to the north and south of the enhanced wet pond and include an amphitheater, a pedestrian pavilion, walking trails, and a kayak launch. A community commons area is also located in the center of the single-family attached unit layouts, which includes open active and passive areas. The applicant has agreed to proffer to expend a minimum of \$1,800 per market rate multi-family residential unit on site. Staff finds that the application has met both elements of the PRM open space requirements.

Waivers/Modifications:

Modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of that shown on the CDP/FDP.

The applicant requests a modification of the 200 square foot minimum privacy yard requirement for single-family attached dwellings in favor of 1) roof-top terraces and decks that range in size from 180 square feet to 500 square feet and 2) the community open space areas on the site (which include the enhanced wet pond and the three quarter acre central green in the middle of the single family attached layout. This proposed layout allows all of the single-family attached buildings to have direct frontage on, or views of, significant open space areas. Although privacy yards are required by the Zoning Ordinance, the applicant has provided an improved design that would help ensure that single-family residents have immediate access to open space amenities. With these improvements, staff supports the request. The incorporation of rooftop terraces and the community areas on the site will serve the same purpose as the traditional privacy yard defined in the Zoning Ordinance.

Modification of the loading space requirements for Multi-family dwelling units and retail space in favor of that depicted on the CDP/FDP.

The applicant proposes two approximately 400,000 gross square foot multi-family residential buildings with approximately 20,000 square feet of support retail. Of those

retail uses, 5,000 square feet of retail would be located in each multi-family building and two separate 5,000 square foot pad sites are located on either side of the main entrance into the site. The Zoning Ordinance requires five loading spaces for each residential building and at least one space each of the retail uses. However, the applicant proposes to consolidate the loading functions in the residential buildings and provide one space per multi-family building. The applicant also indicated that adequate space is available to coordinate and schedule the residential needs with other loading functions. For the retail pad sites, the applicant is proposing to provide one space in each building. Staff does not object to the waiver request since this request would limit loading functions to one side of the multi-family buildings and away from the main travel-ways leading to the public amenities on the site.

Modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.

The applicant has requested a waiver of the 600 foot maximum length for a private street. The use of private streets provides the applicant with opportunities to retain the prominent environmental features on the property and to enhance them as part of the total development, preserving the areas of RPA and EQC and creating appropriate opportunities for the public to enjoy them. The applicant has proffered to construct private streets in conformance with the Public Facilities Manual (PFM) and utilize materials and depth of pavement consistent with the PFM. The applicant also proffered to establish a maintenance account within a Community Association. Staff supports the waiver request.

Modifications of the peripheral parking lot landscaping requirement and the transitional screening and barrier requirements between uses in the PRM District in favor of that shown on the CDP/FDP as proffered.

The Zoning Ordinance requires peripheral lot landscaping when the site contains more than 20 parking spaces and transitional screening between residential and commercial uses. Par. 3 of Section 13-203 and Par. 1 of Section 13-305 indicates that the peripheral lot landscaping and the transition screening requirements may be modified if there are no deleterious effects on the existing or planned development of adjacent properties and the compatibility between the proposed uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments. The Comprehensive Plan recommends residential development and support retail with a site layout that is pedestrian friendly and oriented towards Stonecroft Boulevard with connections to the existing pedestrian network. The site layout provides an extensive landscape plan and pedestrian network with a proposed streetscape that serves the residential and retail uses on the property and adjacent properties, and promotes a walkable environment. In addition, the landscape plan shows a number of Category II and III new deciduous tree plantings supplemented with smaller shrubs and Category I trees around the surface parking areas serving the retail pad sites which would complement the

proposed streetscaping shown on both sides of the main street and in front of both multi-family building. With these commitments and the proffers, staff feels that intent of the landscaping and screening requirements has been achieved.

Modification of the proposed on-road bike lane along Stonecroft Boulevard shown on the Comprehensive Plan Trails Map in favor of the multi-use trail shown on the CDP/FDP.

The Fairfax Countywide Trails Plan recommends an on-road bike lane along Stonecroft Boulevard. As an alternative, the applicant proposes to provide a 10-foot wide multi-use trail along the north side of Stonecroft Boulevard, which would provide an alternative connection to existing developments to the east and west that would be set back and buffered from the vehicular traffic on Stonecroft Boulevard. With these commitments, staff can support the modification of the minor paved trail in favor of the trails and sidewalks shown on the CDP/ FDP.

Modification of PFM Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight feet to six feet as shown on the CDP/FDP and described in the proffers.

The PFM requires that, at a minimum, street trees be planted in an 8-foot wide planting strip. The applicant is seeking a modification of this requirement in select locations of the site, primarily along internal streets, based on the premise that an at-grade 8-foot wide planting strip is too wide to facilitate a pedestrian-oriented streetscape. For that reason, in select locations as shown on the CDP/FDP, the applicant proposes to provide 8-foot wide planting beds for street trees, but to cantilever the sidewalk two to four feet over such planting beds. The result is that an 8-foot wide planting area would be provided for the trees, but only 4 to 6 feet of such area would be visible from grade level. In order to ensure the survivability of the trees, the applicant proposes to install structural soil and/or structural cells within these eight foot wide planting areas. The applicant's proposed landscaping plan has been reviewed by the UFM and their recommendations have been incorporated into the proffers. With these commitments, staff supports the requested modification.

Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated June 4, 2015 and as proffered.

As previously discussed, Approximately 50 percent of the site (25 acres) contains land considered to be flood plain, resource protection area, and/or environmental quality corridor. The applicant proposes the following encroachments into the RPA, which are permitted:

- Private access roads and associated retaining walls (CBPO 118-5-2);

- An 8-foot wide trail and associated dock (CBPO 118-5-3);
- Public utilities (CBPO 118-5-2);
- Storm sewer outfalls (CBPO 118-2-1(a)) require a Water Quality Impact Assessment (WQIA); and
- An amphitheater, which requires an exception under CBPO 118-6-9 and a WQIA.

The applicant has filed Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1 concurrently with this rezoning application to seek permission for construction of the proposed amphitheater, the pedestrian pavilion, the stream valley trail located around the wet pond and the private road over the existing stormwater wet pond embankment. The proposed amphitheater would create approximately 2,300 square feet of disturbance and 250 square feet of impervious area within the RPA. Appendix 14 includes the staff analysis of the exception request and indicates that the exception would be in harmony with the purpose and intent of the CBPO and would not be of substantial detriment to water quality. The applicant has located the amphitheater where it would sheet flow into the stormwater management wet pond and would be treated. The proposed location was chosen to maximize the tree save area on the site and provide the best accessibility to the residents and the public. The applicant has also provided approximately 108,134 square feet of mitigation areas on the site to compensate for the RPA disturbance and the loss of approximately 20,469 square feet of EQC, which was previously discussed in the Environmental Analysis. Staff recommends approval of exception request subject to the proposed conditions dated June 4, 2015 and included in Appendix 14.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone 50.59 acres from the I-3 and WS Districts to the PRM and WS Districts to permit 650 multi-family and 155 single-family attached residential units with 20,000 square feet of accessory retail uses at an overall FAR of 0.50 (including bonus density associated with the provision of ADU and WDUs). As previously discussed, the proposed layout shows a logical placement of uses that preserves the natural features on the site while introducing a live/work/play environment to the existing single use campus style office park. The proposal also offers community amenities (such as an enhanced trail network and a community wet pond) that are currently lacking in Westfields. It is staff's evaluation that the proposed development is in harmony with the use and intensity recommendations of the Comprehensive Plan and with the applicable Zoning Ordinance requirements.

Staff Recommendations

Staff recommends approval of PCA 78-S-063-07.

Staff recommends approval of RZ 2014-SU-016, and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-SU-016.

Staff recommends approval of a modification of the 200 square foot minimum privacy yard requirement for single-family attached dwellings in favor of that shown on the CDP/FDP.

Staff recommends approval of a modification of the loading space requirements for Multi-family dwelling units and retail space in favor of that depicted on the CDP/FDP.

Staff recommends approval of a modification of the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement and the transitional screening and barrier requirements between uses in the PRM District in favor of that shown on the CDP/FDP as proffered.

Staff recommends approval of a modification of the proposed on-road bike lane along Stonecroft Boulevard shown on the Comprehensive Plan Trails Map in favor of the multi-use trail shown on the CDP/FDP.

Staff recommends approval of a modification of PFM Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight feet to six feet as shown on the CDP/FDP and described in the proffers.

Staff recommends approval of approve Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated June 4, 2015 and as proffered.

It should be noted that it is not the intent of Staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of Staff; it does not reflect the position of the Board of Supervisors.

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

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

APPENDICES

1. Draft Proffers RZ 2014-SU-016
2. Affidavits (RZ/FDP 2014-SU-016, and PCA 78-S-063-7)
3. Statement of Justification
4. Previously Approved Proffers (PCA C-696-4)
5. Land Use Analysis (Plan Citations)
6. Residential Development Criteria
7. Planned Development General and Design Standards
8. Environmental Analysis
9. Urban Forest Management Analysis
10. FCDOT and VDOT Transportation Analysis
11. Fire and Rescue Analysis
12. Water Service Analysis
13. DPWES Stormwater Management Analysis
14. DPWES Analysis of RPAE #6179-WRPA-007-1, and WQIA #6179-WQ-004-1
15. DPW Sanitary Sewer Analysis
16. FCPS Schools Analysis
17. FCPA Park Authority Analysis
18. Glossary of Terms

WESTFIELD VENTURES L.P.

**RZ 2014-SU-016
PROFFERS**

**February 9, 2015
April 6, 2015
May 6, 2015
June 18, 2015**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the Applicant/property owner in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 44-3((1))15 (hereinafter referred to as the “Property”) shall be in accordance with the following conditions if, and only if, said rezoning request for the PRM District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owner/Applicant (“Applicant”), for themselves, their successors and assigns hereby agrees that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

GENERAL

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan (CDP) and Final Development Plan (FDP) entitled “The Preserve at Westfields”, prepared by VIKA dated August 25, 2014 and revised through June 18, 2015, containing 38 sheets.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, the maximum number of dwelling units, the maximum amount of non-residential use, building heights, and setbacks from the peripheral lot lines and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment (CDPA) or Proffered Condition Amendment (PCA). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than Conceptual Development Plan (CDP) elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted that may become necessary as part of requirements of the Westfield Business Owners Association (WBOA) or Architectural Review Board or when necessitated by sound engineering or final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") and Workforce Dwelling Units ("WDUs") may be made, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.
4. Lot Yield and Uses. There shall be no more than 650 multifamily residential units and 155 single family attached units on the property. The FAR shall not exceed 0.5 for the Property, overall. Public uses and secondary uses shall be permitted as provided in Sects. 6-402 and 6-403 of the Ordinance, provided adequate parking is demonstrated in accordance with the Ordinance with the exception of a child care center use which shall only be allowed on the property with the approval of a special exception. Secondary uses may be phased to an ultimate maximum of 20,000 gross square feet. The secondary use square footage proposed in Buildings C and D may vary depending on market demand and/or the square footage may be converted to residential units provided the total number of residential units does not exceed 650 and a parking tabulation, submitted to Fairfax County for review and approval demonstrates that adequate parking is available. Telecommunications may be permitted if flush mounted and approved as a feature shown or 2232.
5. Establishment of Community Association (CA). Prior to plat recordation for the single family attached units or site plan approval for the multifamily building(s), whichever occurs first, the Applicant shall provide the Department of Public Works and Environmental Services (DPWES) with documentation that the Applicant has established a CA in accordance with Virginia law. Such CA may consist of sub-associations, for example a homeowners association for the single family attached units. All property owners shall be members of the CA. The structure and organization of the CA as it relates to its voting rights within the WBOA shall be coordinated with the WBOA and may be subject to approval by the WBOA. The CA shall be responsible for the obligations specifically identified in these Proffers, including, but not limited to implementation of the Transportation Demand Management Program, maintenance of the private streets, open space and its associated elements, and any privately held stormwater management facilities.

6. Disclosure. Prior to entering into a contract of sale, prospective purchasers of the single family attached units or other future lots within the Property, shall be provided with a disclosure package that will include a detailed description of the Project's relationship to Westfields Business Park and copies of appropriate Westfield governing documents, a description of how the Project is governed per Proffer 5 and the relationship of that governance to Westfields Business Park, a description of the existing and future land use scenarios on adjacent and surrounding property based on the County's Comprehensive Plan, a statement that the property experiences regular overhead plane flights, and a statement indicating the maintenance responsibility for the private roadways, walkways, stormwater management facilities, common area landscaping and any other open space amenities. The package shall also contain a disclosure explaining that the area shown as "Community Commons" within the single family attached community is open to the general public.
7. Route 28 Prepayment of Taxes. In accordance with Virginia Code Ann. § 15.2-4608(C)(Ch. 770, 2002 Acts of Assembly; H. 735), the Applicant shall prepay, in full, the taxes that would have been attributable to the residential portion of the Property in its current non-residential zoning district (that is, the special improvements taxes estimated by the County to be lost as a result of the change in zoning classification requested in this rezoning application), in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made in full within sixty (60) days after the Board of Supervisors approves this Rezoning application, and the effective date of this rezoning shall be deferred until such payment in full is made. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors' approval of this rezoning shall mean that the rezoning shall not become effective and that the ordinance rezoning the Property and the Board's rezoning decision shall both be void in accordance with Virginia Code Ann. § 15.2-4608(C).
8. Architecture. The architectural design of the proposed building shall be in general conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the examples shown on Sheets A-102 and A-103 of the CDP/FDP. The location and number of building exterior entrances/stoops are illustrative and will be finalized at the time of final site plan approval. The building height of Buildings C and D may be a maximum of seventy-five (75) feet provided the configuration of the building footprint remains in substantial conformance with that shown on the CDP/FDP.
9. Universal Design. A minimum of five percent (5%) of the total multifamily dwelling units shall be designed and constructed with the ability to be modified, if necessary for a particular tenant, to add lever type door handles and grab bars in the bathrooms. At the time of initial purchase for single family attached units that are pre-sold, the following Universal Design options shall be

offered to each purchaser: front entrance doors that are a minimum of 36” wide, light switches, electrical outlets, thermostats, and other environmental controls in accessible locations, reinforcements in bathroom walls to allow for the installation of grab bars, elevated (comfort height) toilets, level door handles on all hinged doors.

10. Amenity Area. The Applicant shall provide a community gathering area that shall be open to the public and which could include a performance area constructed of grass-crete pavers, decking or similar materials, a natural grassed-sloped area suitable for seating/viewing performances and an open sided, covered pavilion. These elements are shown in concept only on the CDP/FDP. Additionally, the area labeled as “Community Commons” in the single family attached area shall also be open to the public pursuant to HOA rules and regulations. Parking for amenity areas shall be as shown on the CDP/FDP.
11. Phasing of Amenities. The Applicant reserves the right to phase the provision of amenities as follows:
 - If either multi-family building is constructed as the first phase with no single family attached units in the first phase, the following public amenities shall also be included in the first phase with timing as indicated: the trail around the lake and the performance area and the pavilion shall be substantially constructed prior to the issuance of the 80th RUP for the multi-family building. The Community Commons area shall be constructed prior to the issuance of the 80th RUP for the single family attached units.
 - If only the single family attached units are constructed as the first phase, the following public amenities shall also be included in the first phase with timing as indicated: the trail around the lake and the Community Commons area shall be substantially constructed prior to the issuance of the 80th RUP for the single family attached units. The remaining public areas to include the performance area and pavilion shall be constructed prior to the issuance of the 80th RUP within a multifamily building.
12. Phasing of Clearing and Grading. The Applicant reserves the right to phase development subject to the following:
 - If either of the multi-family buildings are constructed as the first phase with no single family attached units in the first phase, there shall be no clearing or grading on the north side of the lake except that necessary for any public amenity areas as indicated in this proffer and for utility installation.
 - If only the single family attached units are constructed as the first phase, clearing and grading on the south side of the lake shall be limited to that

necessary to construct both entrance roads, utility installation, the 14 single family attached units on the south side of the lake, the trail on the south side of the lake and any road improvements as proffered with the first phase.

13. Sully Police Station/District Office. Prior to the issuance of the first RUP, the Applicant shall substantially complete the improvements to the entrance and parking lot area on Lot 44-3-((1))12 as shown on Sheet C-8 of the CDP/FDP.

14. Retail Element. The Applicant shall commence and diligently pursue a marketing program strategically designed to attract an eating establishment use for at least one of the two free standing, 5,000 square foot retail pad sites, shown as Buildings A or B on the CDP/FDP within 30 days of the approval of this rezoning. If, after a period of five (5) years from groundbreaking for either of the multifamily buildings, such marketing has not resulted in the leasing or sale to an eating establishment tenant or use, the Applicant may establish or cause to be established other uses as permitted by the Zoning Ordinance and further defined within these proffers for Buildings A or B but only after first notifying the District Supervisor's office, the WBOA, the West Fairfax County Citizen's Association chairman and the Sully District Council chairman that the five years of marketing efforts did not produce a restaurant use. The following uses shall not be established on either of the freestanding pad sites on the Property:
 - Garment cleaning establishments
 - Service stations
 - Service station/mini-mart
 - Vehicle light service establishments
 - Vehicle sale, rental and ancillary service establishments
 - Hotel, Motel
 - Light public utility
 - Commercial off-street parking as a principal use
 - Transportation Facilities
 - Vehicle Transportation service establishments
 - Auto Repair service establishments
 - Billard Hall (other than as a resident amenity)

TRANSPORTATION

15. Right-of-Way Dedication along Stonecroft Blvd. At the time of approval of the Public Improvement Plan for the site access roads, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of Stonecroft Boulevard and any associated ancillary easements, as generally shown on the

CDP/FDP. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

16. Stonecroft Boulevard Frontage Improvements. Stonecroft Boulevard shall be improved to provide an additional westbound through-lane across the frontage of the Property and a dedicated right turn lane into each of the two entrances to the Property with curb and gutter, as approved by VDOT. These improvements shall be substantially completed prior to the issuance of the first residential use permit (RUP) on the Property and shall be coordinated with Public Improvement Plan 6178-PI-028-1 to the west of the Property.
17. Traffic Signal. Prior to the issuance of the first RUP on the Property, the Applicant shall substantially complete the installation of a traffic signal at the intersection of the main access point to the Property and Stonecroft Boulevard, if warranted by VDOT. The Applicant shall also conduct any applicable signal timing studies associated with this signal as deemed necessary by VDOT.
18. Lane Construction on Stonecroft Boulevard. Prior to issuance of the first RUP and subject to VDOT approval, the Applicant shall substantially complete the following road improvements on Stonecroft Boulevard at the intersection of Stonecroft Boulevard and Westfields Boulevard:
 - Construct an additional dedicated eastbound left turn lane on Stonecroft Boulevard so that there will be two dedicated left turn lanes and a dedicated through lane.
 - Construct an additional dedicated eastbound right turn lane in addition to the existing right turn lane by removing the existing island resulting in two protected right turn phase lanes. For any center median islands removed or areas that contain existing landscaping in Westfields, the Applicant shall replace the plantings removed, subject to VDOT review and approval.
19. Westfields Boulevard. Prior to the issuance of the first RUP and subject to VDOT approval, the Applicant shall construct an additional shared southbound through/right turn lane on Westfields Boulevard at the intersection of Westfields Boulevard and Stonecroft Boulevard as generally shown on the CDP/FDP.
20. Transportation Improvement Timing. The Zoning Administrator may administratively approve a later date for completion of the Transportation Improvements described in Proffers 17-20 and the improvements required in Proffer 13 without requiring a PCA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required Transportation Improvements have been delayed. FCDOT shall also be given notice of any such request made to the Zoning Administrator.

21. Private Streets. The private streets shall be designed and constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual (PFM), subject to the Department of Public Works and Environmental Services (DPWES) approval. The Applicant shall be responsible for maintenance of the private streets.
22. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private streets, sidewalks, lake and stream valley trails, and the shared use path along Stonecroft Boulevard, as shown on the CDP/FDP. Such facilities shall be maintained by the Applicant. Any existing asphalt trails removed during construction shall be replaced by no less than a ten (10) foot wide trail and 4 inch full depth of asphalt, subject to review and approval by DPWES.
23. Lake Trail. The trail around the lake, including the elevated sections, shall be constructed in a manner that will reasonably reduce impacts to tree preservation areas. The alignment of the trail shall be field located at the time of site plan in coordination with Urban Forestry Management Division (UFMD) in order to reasonably minimize impacts to tree preservation areas.
24. Provision of Trail Easement. For the purpose of connecting to a future trail along Route 28, when requested by Fairfax County, the Applicant shall provide an easement between the existing trail/sidewalk system in the single family attached section of the property and Route 28 to facilitate the construction of a connecting segment of trail by others. This proffer shall not obligate the Applicant to construct said segment of trail.
25. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner(s) or Condominium Owners Association (COA), to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential uses constructed on the Property
 - (1) Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
 - (2) Transportation Demand Management Plan. The Applicant shall be responsible for submitting the Transportation Demand Management Work Plan (the "TDM Work Plan") to FCDOT for approval prior to site plan approval. The proffered elements of the TDM Program as set forth below are more fully described in this

plan. It is the intent of this Proffer that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- (3) Transportation Management Association. The Applicant shall participate in or otherwise become associated with a larger Transportation Management Association should one be established for this area.
- (4) Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the residential uses located within the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.
 - (i) Baseline. The baseline number of weekday peak hour residential vehicle trips for the proposed units within the Property against which the TDM Goals (as defined in subparagraph C.ii) will be measured shall be derived upon the number of residential units site plan approved, constructed and occupied on the Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph H.1.or as qualified below and using the trip generation rates/equations applicable to such residential uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition for Land Use Code = 220 (multifamily) and 230 (townhouse). In the event at Build Out, the Applicant has constructed fewer than 650 multifamily residential units and 155 townhouse units as part of the proposed development, then the Baseline Trip generation numbers applicable upon Build Out shall be calculated as if 650 multifamily residential units and 155 townhouse units had actually been constructed as reflected

in the Traffic Impact Study for the Applicant prepared by Gorove/Slade Associates dated February 11, 2015.

- (ii) TDM Goal. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of twenty percent (20%) for the residential uses.
- (5) Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- 1. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Subject Property/COA. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.
 - 2. Annual Report and Budget. Every calendar year after the first issuance of RUP or Non-RUP, and no later than May 15, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property. Any changes to the TDM Plan shall be highlighted in this report.

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

3. TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Plan and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
4. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within five (5) years. Such contributions shall be made one time on a building by building basis at the rate of \$0.01 per gross square foot of new office or residential uses to be constructed on the Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property.
5. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Subject Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected biennially until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Subject Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding Paragraph 6 below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

- (6) Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
 - (7) Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
 - (8) Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
26. Bicycle Parking. The Applicant shall provide bicycle racks, lockers and storage areas throughout the Property, the specific locations of which shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at site plan. Bike racks shall also be provided near the retail areas.
27. Construction Access. The staging and parking of all construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00am and 9:00 pm Monday through Friday and 8:00am to 9:00 pm on Saturdays. No construction shall occur on Sundays or major Federal holidays. The Applicant shall provide the Sully District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24 hours of receiving notice. The Applicant shall keep Stonecroft Boulevard, along

the frontage of the Property, clear of mud, rocks and construction debris, as prescribed by the VDOT permit.

28. Use of Garages and Common Area Parking Spaces for Single Family Attached Units

- A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- C. Owners shall be advised of the above use restrictions which shall be included in the initial lease/sales documents.
- D. Common area parking shall remain available for use by residents and guests and shall not be sold or assigned to specific units and/or owners.

ENVIRONMENTAL

29. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include "super silt" fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected by the Applicant or their designated representative no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

30. Stormwater Management Facilities and Best Management Practices. Stormwater management shall be provided as generally depicted on the CDP/FDP in accordance with the County SWM Ordinance and the PFM and as approved by DPWES. The stormwater management techniques may include but are not limited to the following: underground detention facilities (if a waiver is approved), filtera systems, Stormfilter systems, Bay filters, or similar system and retrofitting of the existing stormwater pond on site, if necessary. Additional Low Impact Development (LID) techniques may be utilized and could include but not be limited to: areas of pervious pavement, bioretention, infiltration, etc. All such facilities shall be located in a manner that is in substantial conformance with the

CDP/FDP. If warranted by final engineering, minor modifications to the size, location and configuration of the underground detention may be made in connection with site plan approval; provided however, that such changes shall not serve to diminish the effectiveness of any required screening and landscaping. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. If the options listed above are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.

The requirements for maintaining non-County maintained SWM improvements, with the exception of the existing pond which is under a current agreement between Fairfax County and the WBOA for maintenance, shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement.

31. Resource Protection Area (RPA). Regarding disturbance within the RPA areas, the Applicant shall abide by the conditions associated with the approval of 6178-WRPA-007-1. Disturbance within the RPA and to native vegetation shall be minimized with the site plan and mitigation shall be provided per the approved conditions of 6178-WRPA-007-1.
32. Protection of EQC. Prior to any land disturbing activities in or near the EQC, the Applicant shall install orange blaze fencing or alternative approved by UFMD to clearly delineate the edge of the EQC/RPA.
33. Area of EQC Compensation. The vegetation within the areas of EQC compensation as shown on Sheets 7-9 of the CDP/FDP shall be preserved and/or re-vegetated pursuant to the regulations contained in the Public Facilities Manual 6-1311 and as approved by UFMD. The Applicant shall monitor the revegetated areas for a period of five (5) years from installation to ensure a survival rate of at least 50% of the planted material.
34. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to Urban Forest Management Division (UFMD) of DPWES for review and approval a detailed landscape plan (the "Landscape Plan"), which shall be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPZ, and as approved by UFMD. The landscaping to be installed on the

berm along the Route 28 frontage shall include species that provide effective visual screening.

35. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the CDP/FDP. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the locations of the various streetscape elements to accommodate final architectural design, utilities and layout considerations, and sight distance requirements. If determined at Site Plan approval that the street tree location conflicts with sight distance requirements, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches in consultation with UFM. However, in the event VDOT does not approve such tree locations, the Applicant shall be permitted to relocate the tree locations, without the need for an administrative approval from DPZ provided that the tree canopy requirements are still met.
36. Landscaping Replacement. Any landscaping installed on top of percolation trenches, bio-retention facilities or other stormwater facilities which are removed for maintenance or other purposes shall be replaced with a like/kind species of a size similar to that at the time of installation.
37. Green Building – Multifamily Buildings. In support of energy conservation and green building techniques; the Applicant, in consultation with the Environment and Development Review Branch (EDRB) of Department of Planning and Zoning (DPZ), shall seek certification for each of the multifamily dwelling unit buildings from one of the following programs that offers third party review of “green building” or energy efficient measures. The Applicant shall have sole discretion to choose the program or programs that will be utilized.
 - A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or
 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or
 - C. Certification in accordance with LEED for Homes Multifamily Mid-Rise. Prior to approval of the building plan for the building, the Applicant shall post, for that building, a “green building escrow,” in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual,

in the amount equal to 80% of the final square footage of the building multiplied by \$2. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the U.S. Green Building Council, under any current version of the U.S. Green Building Council's (USGBC) LEED® for Homes Multifamily Mid-Rise rating system. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the final bond release for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final bond release for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include a LEED®-accredited professional as a member of the design team. This professional will also be a professional engineer or licensed architect. The LEED-accredited

professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

In addition, prior to site plan approval, if allowed as an option in the LEED for Homes Multifamily Mid-Rise program, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

The Applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building Council's LEED for Homes Multifamily Mid-Rise rating system that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

- D. Certification in accordance with LEED New Construction. Prior to approval of the building plan for the building, the Applicant shall post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount equal to the final square footage of the building multiplied by \$2. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the U.S. Green Building Council, under any current version of the U.S. Green Building Council's (USGBC) LEED® for New Construction rating system. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the final RUP for the building, the escrow will be

released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final bond release for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include a LEED[®]-accredited professional as a member of the design team. This professional will also be a professional engineer or licensed architect. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

In addition, prior to site plan approval, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents

submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

The Applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building Council's LEED New Construction rating system that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

38. Green Building - Single Family Attached Dwelling Unit. In support of energy conservation and green building techniques; the Applicant, in consultation with the EDRB of DPZ, shall seek certification for this development from one of the following programs that offers third party review of "green building" or energy efficient measures for the single family attached dwellings on the Property. The Applicant shall have sole discretion to choose the program or programs that will be utilized.
 - A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or
 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling.

39. Green Building - Retail Pad Sites. Prior to approval of the building plan for each retail pad site, the Applicant shall post a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$25,000 per pad site. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the U.S. Green Building Council, under any current version of the LEED-NC rating system, LEED for Retail, or other LEED rating system determined to be applicable by the U.S. Green Building Council. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the

EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three years of issuance of the final non-RUP for the building, documentation to the EDRB, DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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

The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or LEED for Retail, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to site plan approval, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned

responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

40. Noise. In order to reduce interior noise of the residential units to a level of approximately DNL 45 dBA and exterior noise of the terraces of the single family attached units to a level of approximately DNL 65 dBA, the Applicant shall employ the following acoustical treatment measures:

Within the highway noise impact zone of DNL 65-70 dBA:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 70 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
- Exterior noise levels for the outdoor terraces areas of the single family attached dwellings shall be at or below DNL 65.

Within the highway noise impact zone of DNL 70-75 dBA:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
- Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 70 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 45.
- All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- Exterior noise levels for the outdoor terraces areas of the single family attached dwellings shall be at or below DNL 65.

At the time of site plan review, the Applicant may submit a noise study, based on final grading and engineering plans, prior to filing for a building permit, to determine if other appropriate noise attenuation measures may suffice in lieu of those listed above in order to reduce interior noise to a level of approximately DNL 45 dBA for units which are within the highway noise impact zone of DNL 65-75 dBA. Noise attenuation measures may include but are not limited to appropriate STC ratings and construction for walls and windows. The noise study will be conducted by a qualified engineer, and will also account for the impact

from aircraft noise. The noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

41. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.
42. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall be subject to the review and approval of the UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees, living or dead, with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and with 25 feet outside of the proposed limits of clearing and grading in the undisturbed area and within 10 feet of the proposed limits of clearing and grading in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, bio-char derived from wood and compost amendments, Cambistat, radial mulching, and others as necessary, determined by the certified arborist shall be included in the plan.
43. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent

that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer herein.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

44. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition or structures.
 - Root Pruning shall be conducted with the supervision of the Certified Arborist or Registered Consulting Arborist.
 - A UFMD, DPWES representative shall be informed when all root pruning and tree protection fence installation is complete.
45. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist, registered consulting arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. The Applicant shall invite a

representative or representatives from the WBOA on the site walk. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

46. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist, or a Professional Landscape Architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

47. Landscape Pre-Inspection Meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the Applicant/Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved [prior to plantings]. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approve plan, shall be reviewed at the pre-installation meeting. The Applicant/Contractor/Developer shall stake proposed individual planting locations prior to the meeting. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Applicant and the Applicant's agents.

48. Invasive Species Management Plan. The Applicant shall engage a certified arborist to identify and delineate invasive species in the area of the EQC/RPA and tree preservation areas east of the lake embankment, along Stonecroft Blvd. and any additional tree preservation areas where the Applicant's certified arborist determines, in consultation with the UFMD, that invasive species management is appropriate. Once these areas have been clearly identified, an invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions. This plan shall detail how the invasive and undesirable

vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monitoring reports provided to UFMD and SDID staff in the Fall and the Spring.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist.

The Applicant shall also engage the services of a certified arborist to delineate the approximately 1,500 square feet of wavy leaf basket grass in the area adjacent to the proposed single family attached dwellings. The Applicant commits to coordinating with UFMD and the Early Detection and Rapid Response Program to remove these grasses.

49. Native Species Landscaping. All landscaping provided shall be native to Fairfax County to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the CDP/FDP.
50. Alternative Planting Width Details: Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development in conformance with the CDP/FDP. Tree species and planting sites are set forth on the CDP/FDP, subject to revision as may be approved by the Urban Forest

Management Division. Where minimum planting widths of 8-feet cannot be provided, the Applicant shall use structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:

- a. A minimum of 6 feet open surface width and 48 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
- b. A minimum rooting area of 8-feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within 4-feet of the base of the tree;
- c. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet for a single tree. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
- d. Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions to be reviewed and approved by Urban Forest Management;
- e. Planting spaces shall provide at least 48 inches of soil depth unless a different depth is approved by UFMD.
- f. Category I trees may be planted between driveways in the single family attached area without the structural cell technology, provided a minimum planting width of 6' is achieved.

51. Archaeological Survey. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I and/or Phase II Archeological Survey solely within the limits of the clearing and grading identified on the CDP/FDP and if determined appropriate by Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMP). Archaeological investigation of the disturbed area of the site is to identify and evaluate archaeological resources that are known and predicted to be present within the limits of clearing and grading on the Property. Prior to initiation of such study, the Applicant's consultant shall meet with CRMP to determine the methodology to be used in the study. Such methodology as approved by CRMP, shall be utilized by the consultant. A minimum of one month prior to commencement of the field work portion of the study, CRMP shall be notified, and CRMP staff shall be permitted to make field visits to observe the work in progress. Upon completion of field work, a field meeting shall be held with CRMP on-site to review the findings and for CRMP to make recommendation for future study if necessary. If significant archaeological resources are discovered, as determined by CRMP, CRMP shall notify Applicant, in writing within thirty (30) days of the on-site meeting to undertake a Phase III data recovery. A research design for the Phase III prepared

in consultation with CRMP, including appropriate methodology, shall be utilized. Upon completion of the study, an archaeological technical report shall be prepared per the Virginia State and Federal guidelines. Any artifacts, photographs, field notes, or other documentation shall be contributed to CRMP for curation, with the intent that such artifacts will be available for exhibit in Fairfax County.

52. Conservation Easement. At the time of plat recordation, the Applicant shall cause to be recorded among the land records conservation easements running to the benefit of Fairfax County for the areas generally shown on Sheets C-7 and C-14 of the CDP/FDP as “Conservation Easement”. Some of these areas will be revegetated as part of the EQC compensation plan prior to placement within a conservation easement. Passive uses such as trails and benches shall be allowed within the conservation easements.

CONTRIBUTIONS

53. Recreation Contribution for Multifamily Units. Prior to site plan approval for the multi-family units, the Applicant shall contribute \$893 per resident based on the number of multifamily units and the current published household size for the appropriate Planning District to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Sully District, as determined by the Fairfax County Park Authority in consultation with the Sully District Supervisor. A portion of this total amount shall be further apportioned per Proffer 55.
54. Recreation Contribution for Single Family Attached Units. Prior to site plan approval for the single family attached units, the Applicant shall contribute \$893 per resident based on the number of single family attached units and the current published household size for the appropriate Planning District to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Sully District, as determined by the Fairfax County Park Authority in consultation with the Sully District Supervisor. A portion of this total amount shall be further apportioned per Proffer 55.
55. Turf Field. Of the total amount required to be contributed per Proffers 53 and 54, prior to site plan approval, \$300,000 shall be placed in escrow for the benefit of the Sully Recreational Fund with such Funds to be used in connection with the creation of a second turf field at Westfield High School, or alternatively, the construction of facilities that provide recreational/environmental benefits to the Cub Run Watershed. The specific recipient of the contribution and use of these Funds shall be determined in consultation with the Sully District Supervisor. If a use for said Funds is not identified within twelve (12) months of site plan approval, Funds shall be released from escrow to the FCPA for recreational facilities in the Cub Run Watershed.

56. Parks and Recreation, Multi-family Units. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. At the time of site plan review for the multi-family units, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,800 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Sully District.
57. Parks and Recreation, Single Family Attached Units. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. At the time of site plan review for the single family attached units, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,800 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Sully District.
58. School Contribution. A contribution of \$10,825 per projected student for the total number of units constructed, based on methodology for calculating the number of schools outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements, including athletic field improvements, directed to the Westfield High School Pyramid. The contribution shall be made at the time of, or prior to, each site plan approval. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
59. Traffic Signal Preemptive Devices. Prior to site plan approval, the Applicant shall contribute \$20,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of preemptive signal devices on traffic signals within the Sully District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the maintenance of the device after installation.

OTHER

60. Signage. No temporary signs (including “popsicle” style paper, banner signs, or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which 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-site or off-site by the Applicant or at the Applicant’s direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. The lessor of the retail space(s) shall include within any retail lease the requirement that the lessor or the management company approve any sign application prior to its submission to the County for approval. Further, the lease shall also include the provision that a copy of all approved sign permits shall be provided to the management company and if any sign is not approved by the County but erected, the management company has the right to remove it. The Applicant reserves the right to seek approval of a Comprehensive Sign Plan per the Zoning Ordinance without the need for an amendment to this rezoning.

61. Affordable Dwelling Units ("ADUs"). ADUs shall be provided in accordance with Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the approval of this rezoning application, unless modified by the ADU Advisory Board.

All of the required ADUs shall be provided within the multi-family buildings. This proffer shall not preclude, to the extent permitted by law, consideration by the ADUAB of alternative providers, owners or operators of the required ADU units, or alternatives to the location and distribution of such units within the building.

Workforce Dwelling Units ("WDUs"). . In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide housing units on the Subject Property within the multifamily building(s) in accordance with the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than 12 percent (12%) of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, the ADUs shall be deducted from the total number of dwelling units on which the WDU calculation is based.

62. Escalation in Contribution Amounts. All proffers specifying contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2016 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

63. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a PCA, Special Exception (SE), Special Permit (SP), Comprehensive Sign Plan (CSP) or FDPA without joinder and/or consent of

the title owners of the other portions of the Property, provided that such PCA, SE, SP, CSP or FDPA does not materially adversely affect the other properties. Previously approved zoning application applicable to the balance of the Property that is not the subject of such PCA, SE, SP, CSP, or FDPA shall otherwise remain in full force and effect.

Separate site plans may be filed for the multi-family buildings/retail pad sites and the single family attached dwellings and such is taken into account throughout these proffers, when applicable.

64. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
65. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

SIGNATURE TO FOLLOW ON NEXT PAGE

Westfields Venture, L. P.
Owner of 44-3((1))15

BY: Akridge Administrative Partner, LLC
a Delaware limited liability company

BY: JACo Manager, Inc.
a Delaware corporation,
Its managing member

BY: _____
Name: Matthew J. Klein
Title: President

63491271_7.doc

REZONING AFFIDAVIT

DATE: JUN 5 2015
 (enter date affidavit is notarized)

I, Gregory A. Riegler, do hereby state that I am an
 (enter name of applicant or authorized agent)

126822

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

in Application No.(s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
 (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)
Westfields Venture, LP Agent: Joseph G. Svatos Sarah A. Knutson Bryan H. Dold Matthew J. Klein	c/o Akridge 601 Thirteenth Street, NW, Suite 300 North Washington, DC 20005	Applicant/Title Owner of Tax Map 44-3 ((1)) 15
Elm Street Communities, Inc. Agent: James L. Perry	1355 Beverly Road, Suite 240 McLean, VA 22101	Agent for Westfields Venture, LP, the Title Owner of Tax Map 44-3 ((1)) 15
VIKA, Inc. Agent: John F. Amatetti Robert R. Cochran Douglas L. Koeser	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant

(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: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(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)
VIKA Virginia, LLC Agent: John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Agent: Christopher M. Tacinelli Felice B. Brychta	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
Davis, Carter, Scott Ltd. Agent: Hiro Mirmalani Douglas N. Carter Jan Makovnik	1676 International Drive, Suite 500 McLean, VA 22102	Architect/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(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)
VIKA, Inc.
8180 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti	Robert R. Cochran	Kyle U. Oliver
Charles A. Irish, Jr.	Mark G. Morelock	P. Christopher Champagne
Harry L. Jenkins	Jeffrey B. Amateau	

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

VIKA Virginia, LLC
8180 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)

John F. Amatetti	Mark G. Morelock
Charles A. Irish, Jr.	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	P. Christopher Champagne

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)

Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Christopher M. Tacinelli Erwin N. Andres
Chad A. Baird
Daniel B. VanPelt

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: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

Davis, Carter, Scott Ltd.
1676 International Drive, Suite 500
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)

Douglas N. Carter	Marcia K. Calhoun
Lena I. Scott	Christine C. Garrity
Patricia A. Appleton	Christopher L. Garwood
Claude Robert Atkinson	Alan K. Houde

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)

(1) Alcion Westfields Investors, LLC
One Post Office Square, Suite 3120
Boston, MA 02109

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)

(2) Alcion Real Estate Partners Master Fund II, L.P.

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: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David D. Flanagan

=====

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)

JACo Manager, Inc.
601 - 13th Street, NW, Suite 300N
Washington, DC 20005

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)

Brian A. Cass
Joseph G. Svatos
Matthew J. Klein
Thomas W. Wilbur

=====

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

Matthew J. Klein, President John E. Akridge, III, Director
Joseph G. Svatos, SVP/Assist. Secretary
Thomas W. Wilbur, SVP/Asst. Secretary
Brian A. Cass, CFO

(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: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(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)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [X] 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)

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|------------------------|
| Adams, John D. | Boland, J. W. | Chapman, Jeffrey J. |
| Anderson, Arthur E., II | Brenner, Irving M. | Clark, Jeffrey C. |
| Anderson, Mark E. | Brooks, Edwin E. | Cockrell, Geoffrey C. |
| Andre-Dumont, Hubert | Brose, R. C. | Collins, Darren W. |
| Bagley, Terrence M. | Burk, Eric L. | Covington, Peter J. |
| Barger, Brian D. | Busch, Stephen D. | Cramer, Robert W. |
| Becker, Scott L. | Cabaniss, Thomas E. | Cromwell, Richard J. |
| Belcher, Dennis I. | Cacheris, Kimberly Q. | Culbertson, Craig R. |
| Bell, Craig D. | Cairns, Scott S. | Cullen, Richard (nmi) |
| Bilik, R. E. | Capwell, Jeffrey R. | Daglio, Michael R. |
| Blank, Jonathan T. | Cason, Alan C. | De Ridder, Patrick A. |
| Boardman, J. K. | Chaffin, Rebecca S. | Dickerman, Dorothea W. |

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

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

Rezoning Attachment to Par. 1(c)DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

DiMattia, Michael J.	Grieb, John T.	Konia, Charles A.
Dooley, Kathleen H.	Harmon, Jonathan P.	Kratz, Timothy H.
Downing, Scott P.	Harmon, T. C.	Kromkowski, Mark A.
Edwards, Elizabeth F.	Hartsell, David L.	Krueger, Kurt J.
Ensing, Donald A.	Hatcher, J. K.	Kutrow, Bradley R.
Evans, Jason D.	Hayden, Patrick L.	La Fratta, Mark J.
Ey, Douglas W., Jr.	Hayes, Dion W.	Lamb, Douglas E.
Farrell, Thomas M.	Hedrick, James T., Jr.	Lapp, David R.
Feller, Howard (nmi)	Hilton, Robert C.	Lias-Booker, Ava E.
Finger, Jon W.	Horne, Patrick T.	Link, Vishwa B.
Finkelson, David E.	Hornyak, David J.	Little, Nancy R.
Foley, Douglas M.	Hosmer, Patricia F.	Long, William M.
Fox, Charles D., IV	Hutson, Benne C.	Lukitsch, Bethany G.
Franklin, Ronald G.	Isaf, Fred T.	Mandel, Michael D.
Fratkin, Bryan A.	Jackson, J. B.	Manning, Amy B.
Freedlander, Mark E.	Jewett, Bryce D., III	Marianes, William B.
Freeman, Jeremy D.	Jordan, Hilary P.	Marshall, Gary S.
Fuhr, Joy C.	Justus, J. B.	Marshall, Harrison L., Jr.
Gambill, Michael A.	Kahn, Brian A.	Marsico, Leonard J.
Glassman, Margaret M.	Kanazawa, Sidney K.	Martin, Cecil E., III
Glickson, Scott L.	Kane, Matthew C.	Martin, George K.
Gold, Stephen (nmi)	Kang, Franklin D.	Martinez, Peter W.
Goldstein, Philip (nmi)	Kannensohn, Kimberly J.	Mason, Richard J.
Grant, Richard S.	Katsantonis, Joanne (nmi)	Mathews, Eugene E., III
Greenberg, Richard T.	Keeler, Steven J.	Mayberry, William C.
Greene, Christopher K.	Kilpatrick, Gregory R.	McDonald, John G.
Greenspan, David L.	King, Donald E.	McFarland, Robert W.
Gresham, A. B.	Kobayashi, Naho (nmi)	McGinnis, Kevin A.

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

Rezoning Attachment to Par. 1(c)DATE: JUN 5 2015

126822

(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07

(enter County-assigned application number (s))

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

McGuireWoods LLP
 1750 Tysons Boulevard, Suite 1800
 Tysons Corner, VA 22102

(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

McIntyre, Charles W.	Rak, Jonathan P.	Stallings, Thomas J.
McKinnon, Michele A.	Reid, Joseph K., III	Steen, Bruce M.
McLean, David P.	Richardson, David L.	Stein, Marta A.
McLean, J. D.	Riegle, Gregory A.	Stone, Jacquelyn E.
McNab, S. K.	Riley, James B., Jr.	Swan, David I.
McRill, Emery B.	Riopelle, Brian C.	Symons, Noel H.
Michalik, Christopher M.	Roberts, Manley W.	Tackley, Michael O.
Miliani, Peter A.	Robinson, Stephen W.	Tarry, Samuel L., Jr.
Miller, Amy E.	Roesenthaler, Michael J.	Taylor, R. T.
Moldovan, Victor L.	Rogers, Marvin L.	Thanner, Christopher J.
Muckenfuss, Robert A.	Rohman, Thomas P.	Thornhill, James A.
Mullins, P. T.	Ronn, David L.	Van Horn, James E.
Murphy, Sean F.	Rosen, Gregg M.	Vance, Robin C.
Nahal, Hardeep S.	Russo, Angelo M.	Vaughn, Scott P.
Natarajan, Rajsekhar (nmi)	Rust, Dana L.	Vick, Howard C., Jr.
Neale, James F.	Satterwhite, Rodney A.	Viola, Richard W.
Nesbit, Christopher S.	Scheurer, Philip C.	Wade, H. L., Jr.
Newhouse, Philip J.	Schewel, Michael J.	Walker, John T., IV
O'Grady, John B.	Schmidt, Gordon W.	Walker, Thomas R.
Oakey, David N.	Sellers, Jane W.	Walker, W. K., Jr.
Older, Stephen E.	Sethi, Akash D.	Walsh, Amber M.
Oostdyk, Scott C.	Shelley, Patrick M.	Westwood, Scott E.
Padgett, John D.	Simmons, L. D., II	Whelpley, David B., Jr.
Parker, Brian K.	Simmons, Robert W.	White, H. R., III
Perzek, Philip J.	Slaughter, D. F.	White, Walter H., Jr.
Phillips, Michael R.	Slone, Daniel K.	Wilburn, John D.
Pryor, Robert H.	Spahn, Thomas E.	Williams, Steven R.
Pumphrey, Brian E.	Spitz, Joel H.	Woodward, Michael B.
Pusateri, David P.	Spivey, Angela M.	Wren, Elizabeth G.

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

Westfields Venture, LP
c/o Akridge
601 Thirteenth Street, NW, Suite 300 North
Washington, DC 20005

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

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

General Partner:

Alcion Westfields GP, LLC*

Limited Partner:

Alcion Westfields Holdings, LLC*
(1) Alcion Westfields Investors, LLC
Alcion Real Estate Partners Strategic
Parallel Fund II, L.P.*
Akridge Administrative Partner, LLC*
JACo Westfields Investors, LLC*

*Does not own 10% or more of the
Westfields Venture, LP, the Title Owner of
Tax Map 44-3 ((1)) 15

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

(2) Alcion Real Estate Partners Master Fund II, L.P.
One Post Office Square
Suite 3120
Boston MA 02109

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

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

General Partner:

Alcion Capital II, LP*

Limited Partner:

- (3) Alcion Real Estate Partners
Tax-Exempt Parallel Fund II, LP
- (4) Alcion Real Estate Partners Taxable
Parallel Fund II, LP
- (5) Alcion Real Estate Partners II, LP

*Does not own 10% or more of the
Westfields Venture, LP, the Title Owner of
Tax Map 44-3 ((1)) 15

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

(3) Alcion Real Estate Partners Tax-Exempt Parallel Fund II, LP
One Post Office Square
Suite 3120
Boston MA 02109

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

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

* Does not own 10% or more of Westfieldd
Venture, LP, the Title Owner of Tax Map
44-3 ((1)) 15

General Partner:
Alcion Capital II, LP*

Limited Partner:

- Board of Regents of The University of Texas System*
- Arizona State Retirement System*
- Arizona PSPRS Trust*
- The University of Chicago*
- Casey Family Programs*
- TIFF Realty and Resources 2008, LLC*
- Trustees of Tufts College*
- University of Oregon Foundation*
- Salvation Army - A New York Corporation*
- Smithsonian Institution*
- The Salvation Army, an Illinois Corporation*
- LICR Fund, Inc.*
- Harvard Private Capital (Secondary)*
- Soka University of America*
- The Seattle Foundation*
- University of Louisville Foundation, Inc.*
- Sidley Austin Master Pension Trust*
- Silicon Valley Community Foundation Long Term Pool*
- Virginia G. Piper Charitable Trust*
- Wenner-Gren Foundation for Anthropological Research, Inc.*
- Kessler Foundation*
- Alcion Capital Parallel II, LP*
- Highland Street Connection*
- Silicon Valley Community Foundation Endowment Pool*

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

(4) Alcion Real Estate Partners Taxable Parallel Fund II, LP
One Post Office Square
Suite 3120
Boston MA 02109

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

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

General Partner:

Alcion Capital II, LP*

Limited Partner:

Gresham Real Estate Partners III, LP*
SFT Real Estate LLC (2011)*
IGXG Management LLC-Series E*
MF Realty Investmentes LLC*
BBR Real Estate (II), LP*
Ronald Family Trust C*
Frances C. Searle Charitable Trusts
Partnership*
John G. Searle Charitable Trust
Partnership*
Tower Hill Non Marketable LLC*
Verdis Real Estate Master Fund, LLC*
Nelson A. Rockefeller, Jr. c/o The Ayco
Company*
Valley Spring Mutual Trust LLC*
Thomas J. Mizo Trust*

*Does not own 10% or more of Westfields
Venture, LP, the Title Owner of Tax Map
44-3 ((1)) 15

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(enter County-assigned application number (s))

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

(5) Alcion Real Estate Partners II, LP
One Post Office Square
Suite 3120
Boston MA 02109

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

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

General Partner:

Alcion Capital II, LP*

Limited Partner:

Harvard Private Capital*

*Does not own 10% or more of the
Westfields Venture, LP, the Title Owner of
Tax Map 44-3 ((1)) 15.

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

REZONING AFFIDAVIT

DATE: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(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: JUN 5 2015
(enter date affidavit is notarized)

126822

for Application No. (s): RZ/FDP 2014-SU-016, PCA 78-S-063-07
(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

[x] Applicant's Authorized Agent

Gregory A. Riegler, Esquire

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

Subscribed and sworn to before me this 5th day of June 2015, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



NARRATIVE STATEMENT OF JUSTIFICATION

for

THE PRESERVE at WESTFIELDS

Rezoning Application

AKRIDGE

Tax Map # 44-3((1))15

July 21, 2014

Revised November 7, 2014

Revised February 9, 2015

Revised April 6, 2015

EXECUTIVE SUMMARY

This application presents an important opportunity to fulfill a vision contained in the Comprehensive Plan for over 30 years that aims at providing a well-planned mix use opportunity at a gateway to the Westfields Business Park. At present, the property is zoned I-3 and could be developed with approximately 1,218,131 million square feet of commercial office uses. Akridge's objective is to bring forth a development proposal that carries forward the theories and concepts historically reflected in the Plan language with appropriate updating to further reflect best practices in the marketplace.

Akridge has studied the site's history, its current context within the Westfields Business Park, and the planning and transportation issues of the surrounding area. They are committed to elements and components of development that will: complement the existing uses within the Westfields Business Park making it a more attractive and better functioning park; result in a reduction in traffic when compared to development otherwise allowed as of right; provide an enhanced amenity base; and, create a community focal point, serving as a benefit for all of the surrounding community.

While the governing and now nearly thirty year old zoning approvals for Westfields have generally served the County and community well, this application presents the opportunity to update the regulatory framework to better reflect more current planning and zoning approaches, evolving County regulations and community perspectives not present thirty years ago when the property was originally rezoned.

LOCATION AND EXISTING CONDITIONS

The property is located in the northwest quadrant of the intersection of Stonecroft Boulevard and Westfields Boulevard. Sully Rd. (Rt. 28) also borders the property on its northeast side. The property contains 50.59 acres, is currently zoned I-3 and is undeveloped. The property to the northwest is zoned I-3 and being developed with the Aerospace Corporation office building complex. The property to the southwest across Stonecroft Boulevard is zoned R-2 and R-3 and is developed with a commuter parking lot and the Sully District Police Department building which also contains the Sully District government office. The property to the southeast, across Westfields Boulevard, is zoned I-3 and C-5 and is developed with a hotel and shopping center. The property to the northeast, across

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

Rt. 28, is zoned PDC and developed with office buildings. The property contains considerable vegetated Resource Protection Area and Environmental Quality Corridor, as well as a lake.

OVERVIEW OF APPLICATION

Akridge seeks to rezone the above referenced 50.59 acre parcel to the Planned Residential Mixed Use (PRM) to permit an integrated mixed use development of multi-family residential, single family attached, and retail uses. The rezoning application includes a Conceptual Development Plan/Final Development Plan (CDP/FDP) depicting 650 multifamily residential units, 155 single family attached units and approximately 20,000 square feet of retail space. When compared to existing zoning, the application will significantly reduce traffic impacts and will contribute to the creation of a live, work, play environment that is lacking in Westfields today, complimenting the well-established existing and planned office uses by providing the conveniences and amenities increasingly demanded by large corporate users. Offering the variety of residential units proposed is key to the ability of the development to create a synergy with the Westfields Business Park as a whole. The mix of residential unit types increases the housing options for diverse household types, thus meeting one of the objectives of mixed use development environment currently recommended in the Comprehensive Plan.

The single family attached product will be designed with a more urban, rather than suburban form, to complement the multifamily buildings and the existing and planned office uses in the area. This, together with the strategic treatment of the entry to the property and the celebration and enhancement of the lake as a community feature and other open space areas, will create the focal point for the area recommended in the current Comprehensive Plan.

A Comprehensive Plan amendment, already authorized by the Board of Supervisors, will be processed concurrently with the rezoning. The Plan amendment will clarify/update the appropriate mix of uses and other elements of development in order to successfully create the mixed use/focal point environment envisioned for the property.

DESCRIPTION OF THE CONCEPT PLAN

As shown on the CDP/FDP, the built features are sensitively sited so as to preserve and celebrate the existing lake on the property. Retail uses are oriented toward Stonecroft Blvd (Buildings A and B) as well as within the first level of Building C and possibly in Building D in the area of the southernmost central square. Buildings C and D are residential buildings, five stories in height, each wrapped around a structured parking garage. Surface parking for the retail uses is shown near Buildings A and B. Recreational amenity areas for the residents are shown within the courtyards of the multi-family buildings.

A central promenade street connects the southern central traffic circle to a northern plaza, which opens up onto the lake. This northern plaza area will contain community amenities such as a grassed amphitheater and a separate pavilion for community events and access to the lake. A two

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

lane road, which makes use of an existing earth dam thus minimizing environmental impacts, connects the southern side of the lake to the northern side. Fourteen (14) single family attached units will be located on this side of the lake with a landscaped promenade between the multi-family building and the single family attached dwellings.

On the northern side of the lake, the CDP/FDP shows 141 single family attached units located on private streets with both parallel and off street guest parking. The single family attached units benefit from a series of strategically planned open spaces and amenity areas. These areas provide an attractive streetscape, visual relief within the community, appropriate passive and active recreational options and access to the lake. The existing well-established and well-landscaped berms that surround the property on the northeast and southeast sides will remain and will be enhanced, if necessary.

Vehicular access to the development will be via two points on Stonecroft Boulevard, one at a signal and one right-in/right-out only leading to the rear portion of the property. There will be no access points on either Rt. 28 or Westfields Boulevard. An extensive trail system connects the northern and southern portions of the property and circles the lake. The trail system will also connect to the existing heavily used trail on Stonecroft Boulevard in Westfields as well as to sidewalks located to the east. This connection will provide area residents access to the lake area and to the community amenities.

Stormwater management and best management practices (BMPs) will be provided via the existing lake on site and may be supplemented with below ground urban BMPs. A waiver of underground detention in a residential area has been submitted with this application.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (*APPENDIX 9 of the Comprehensive Plan, Land Use Section, Policy Plan*)

For the reasons stated below, this application fully complies with the applicable Residential Development Criteria contained in *Appendix 9 of the Fairfax County Comprehensive Plan, Land Use – 2011 Edition*. Specific compliance with the Criteria is as follows:

I. SITE DESIGN. As shown on the CDP/FDP, thoughtful, high quality site design is proposed to create a mixed use environment that will further the current Comprehensive Plan goals of creating a focal point for the Westfields area as discussed below.

(A) Consolidation. The proposal is planned on one of the last large lots left in the Westfields Business Park. No specific opportunities for consolidation are available given the development of the Aerospace complex to the west and the three major roads which border the property on its other sides.

(B) Layout. The overall layout shows sensitivity to the prominent environmental features of the property and, in fact, enhances them as part of the total development, preserving the areas of RPA and EQC and creating appropriate opportunities for the public to enjoy them.

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

Retail uses are logically oriented to and located near the entrances to the property and the residential uses are oriented to take advantage of the promenade street and the lake.

(C) **Open Space.** Quality open space for the future residents as well as the community at large is provided.

(D) **Landscaping.** Landscaping is proposed throughout the property for beautification and focal point purposes.

(E) **Amenities.** Both outdoor and indoor amenities are proposed for residents, as well as a grassed amphitheater and pavilion area near the lake and a trail system for use by the community at large.

II. NEIGHBORHOOD CONTEXT. The current Comprehensive Plan language envisions a residential component for the subject property. The incorporation of the proposed amount of residential use will complement the existing Westfields office park, as well as the shopping center across Westfields Boulevard by providing a close-by residential base. Appropriate vehicular and pedestrian connections and appropriate screening and buffering to adjacent uses will be provided.

III. ENVIRONMENT. As previously stated, this proposal affords the opportunity to preserve environmentally sensitive areas of RPA and EQC and is thus, in conformance with the policies and objectives of the environmental element of the Policy Plan. See letter from Pamela Nee dated October 23, 2012 and contained on sheet C-4 of the CDP/FDP. It has been determined that the area does not fall within the airport noise contours that would create issues for residential development. The development is designed to encourage walking and bicycling through the provision of a trail system throughout the 50+ acre site as well as connections to offsite trails. Energy efficiency measures will be incorporated into the building design. A noise study has been conducted and the proposed single family attached homes are located outside of the 75 dBA noise contour. Interior and exterior noise will be mitigated within for those units within the 65 to 70 dBA contours.

IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS. All required tree preservation and canopy targets will be met.

V. TRANSPORTATION. The well-established land use pattern of utilizing a mix of residential and retail uses in the development creates a very positive picture with respect to potential trip generation from the property when compared to the by-right office scenario. The incorporation of the proposed amount of residential development results in a substantial reduction in both the AM inbound peak hour trip generation the PM outbound peak hour trip generation. These positive impacts together with a well-developed Transportation Demand Management Program and potentially other area road improvements will offset the project's impacts to the transportation network.

Safe and adequate vehicular access to the public street system is provided via a right-in/right-out access point and a full movement access point on Stonecroft Boulevard. The new entrance to the subject property will align with the police station curb cut and a signal and appropriate turn lanes will

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

be provided. Other transportation improvements that may be deemed appropriate to mitigate any traffic impact will be discussed and considered as the zoning review process proceeds.

VI. PUBLIC FACILITIES. The Applicant plans to offset the project's public facility impacts with appropriate proffers as the review process continues.

VII. AFFORDABLE HOUSING. Affordable dwelling units will be provided in accordance with the Ordinance and workhouse dwelling units will be provided as recommended in the Comprehensive Plan.

VIII. HERITAGE RESOURCES. To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

Article 6: Planned Development District Regulations, Sect. 6-400

The proposed use of multifamily dwelling units is a permitted principal use in a PRM District and the associated single family attached and commercial uses are specified secondary uses for the District. Sect. 6-406 stipulates a use limitation for single family attached units that they may be allowed on the periphery of the development to provide a transition from higher density development to adjacent lower density development. The subject property is surrounded by different uses of, what could be considered, higher density (office and retail uses). There is no adjacent lower density development to transition to so, while the single family attached units are appropriately located on the northern periphery of the property, surrounded by significant buffers, taking as much advantage as possible of the pond and EQC stream valley views, they are not needed to serve the purpose of a transition. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6. The proposal meets the purpose and intent of the PRM District in that the Property is designated in the Comprehensive Plan for residential mixed use and is located within a Suburban Center. The effective density, when the undevelopable areas are taken into account, equates to approximately 31 dwelling units per acre which aligns with the density range envisioned for the PRM District.

Article 16: Sect. 16-101, General Standards for All Planned Developments

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, a Comprehensive Plan amendment has been authorized which will clarify/update the mix of uses recommended for the subject property. It is expected that the amendment will retain the current language regarding the appropriateness of mixed use for the property, the desire to create a focal point for Westfields on the property and will outline the parameters for the inclusion of residential in the potential mix. Currently, the Plan recommends that residential may be appropriate if a mechanism is established to allow landowners to "buy-out" of the tax district, the residential development is consistent with the County Noise policies and it is limited to mid to high rise with

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

a sufficient number to ensure a high-quality living environment with active recreation and other site amenities so as to avoid the creation of an isolated pocket of residential use. The current proposal meets all of these criteria.

2. The Application meets General Standard 2 which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The proposed development provides the mixed use environment envisioned in the Comprehensive Plan which could not be attained with a conventional district. Preservation of the significant environment features is also a benefit achieved through the use of a planned district.
3. General Standard 3 requires a finding that the proposal efficiently utilizes the available land, protecting and preserving to the extent possible all scenic assets and natural features. The layout of the proposed concept plan preserves and protects a valuable and beautiful scenic asset which is the lake on the property and the trees and other vegetation with the RPA/EQC as explained elsewhere in this statement.
4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. As previously explained, the larger corporate users are looking for this type of development rather than the outdated campus office atmosphere. Thus, this concept of development will positively serve Westfields Business Park as well as provide the greater Centreville/Chantilly community with a focal point amenity area.
5. The proposal meets General Standard 5 as adequate public facilities are available to serve the property.
6. General Standard 6 requires a finding that the application provides coordinated linkages among internal and external facilities and services. As shown on the CDP/FDP, the proposed trail system not only connects all areas of the development internally but also provides a linkage to existing trails/sidewalks in the area.

CONCLUSION

- This application proposes a rezoning to facilitate the type of development that was originally envisioned in the Comprehensive Plan for this strategically located property and the PRM District is the correct vehicle to achieve this goal.
- The incorporation of the proposed residential uses will create positive traffic impacts relative to a by-right office scenario.
- The layout provides appropriate preservation of the environmentally sensitive areas.
- The proposed community amenity areas will serve as a focal point for the community and the provision of the proposed trail system will open the amenity areas up to the community as a whole.

Narrative Statement of Justification

The Preserve at Westfields

July 21, 2014, Revised November 7, 2014, Revised February 9, 2015, Revised April 6, 2015

- Zoning review and public process will ensure certainty as to layout, architecture, uses, amenities, and transportation improvements.

For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

PROFFER STATEMENT

"WESTFIELDS, THE INTERNATIONAL CORPORATE CENTER AT DULLES"
(RZ 78-S-063)

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and applicant in rezoning case RZ 78-S-063 hereby proffer that the development of the property will be in strict accordance with the following conditions, but only upon approval of the rezoning application as requested and amended, unless expressly stated otherwise. These proffered conditions supersede any and all previously proposed conditions, unless expressly included.

1. The property, as shown on the Generalized Development Plan ("GDP") prepared by Long, Brown and Associates, dated January 1985 and revised May 1985 and August 1985, shall be developed as a high-quality corporate/industrial park under the name of "Westfields, The International Corporate Center at Dulles." Restrictive covenants which shall run with the property will be imposed to insure architectural control of the quality and uniformity of the park. Open space provided within the park taken as a whole shall exceed current Fairfax County standards. The overall density permitted within Westfields under the requested rezoning shall not exceed the F.A.R. density presently allowed under the current zoning on each portion of the property, except for those certain parcels owned or under contract to the American Medical Laboratories ("AML"), identified as the AML

parcel on the GDP and further identified as Parcels J-1 and K-1 on the plat attached hereto as Exhibit A. The density of said AML parcels shall not exceed 0.5 F.A.R. for office uses and 0.6 F.A.R. for all other uses.

The following table illustrates the current allowable density and proposed density for the portions of the subject property proposed for rezoning:

<u>Parcels* Proposed for Rezoning</u>	<u>ZONE</u>	<u>Permitted F.A.R.</u>
A-1 (133.4 acres)		
Current	I-3	0.5
Proposed	I-4	0.5
A-2 (59.7 acres)		
Current	R-C	N/A
Proposed	I-3	0.0**
H-1 (21.7 acres)		
Current	R-C	N/A
Proposed	I-3	0.0**
J-1 (2.7 acres)		
Current	I-3	0.5
Proposed	I-4	0.5***
K-1 (9.7 acres)		
Current	I-3	0.5
Proposed	I-4	0.5***

* Parcel references are identified on Exhibit A.

** No F.A.R. credit shall be taken for the land areas within these parcels (A-2 and H-1). Additionally, the overall average F.A.R. for combined parcels A and A-2 shall not exceed 0.5 when calculated on the basis of the gross land area of Parcel A. The overall average F.A.R. for combined parcels H, I and H-1 shall not exceed 0.5 for office uses and 0.6 for industrial uses when calculated on the basis of the gross land area of combined parcels H and I.

*** The maximum F.A.R. shall not exceed 0.5 for office uses and 0.6 for all other uses.

2. Pursuant to the goal of providing a high quality roadway system within Westfields, internal roadway rights-of-way

shall be conveyed to VDH&T and constructed as appropriate in general conformance with the Generalized Development Plan. Individual segments of roadway rights-of-way shall be conveyed and construction provided for, as set forth in these proffers, as a part of the approval of site plans incorporating and adjacent to each segment of the roadways or, if sooner, pursuant to the AGREEMENT: RIGHTS-OF-WAY, ROUTE 28 PLAN, attached hereto as Exhibit B (the "Agreement"), between the owners and applicant, the Fairfax County Board of Supervisors and others executed in October 1984.

(a) Centreville Road Interchange: The owners and applicant shall convey the necessary right-of-way for the full interchange at Rt. 28 and Centreville Road (relocated), pursuant to the Comprehensive Plan, with the area to be conveyed as shown on the "Preliminary Plan of Grade Separated Interchange", prepared by Long, Brown and Associates, dated May 1985, and approved by VDH&T. No construction of this interchange is obligated by this paragraph.

(b) Willard Road Interchange: The owners and applicant shall convey the necessary right-of-way for those aspects of the interchange at Rt. 28 and Willard Road which occur within Westfields, pursuant to the Comprehensive Plan as currently approved or as amended to provide one-quarter of a full clover leaf interchange on property within Westfields. No construction of this interchange is obligated by this paragraph.

(c) Walney Road: Right-of-way along Westfields' frontage on Walney Road (Rt. 657) shall be conveyed to thirty (30) feet from the existing centerline. No construction is obligated by this proffered condition, except in areas where property within Westfields has access to Walney Road, a standard section shall be provided.

(d) Braddock Road: Right-of-way along Westfields' frontage on Braddock Road (Rt. 620) shall be conveyed to forty-five (45) feet from the existing centerline; no construction is obligated by this proffered condition.

(e) Centreville Road: The owners and applicant agree to construct Centreville Road (relocated and extended) from its intersection with existing Walney Road through to its intersection with Westfields Boulevard generally as shown on the Generalized Development Plan, exclusive of any interchange construction pursuant to paragraph 2(a). The owners and applicant agree not to seek median breaks in that area of Centreville Road between Westfields Boulevard on the west and the closest intersection of the eastern loop road to Rt. 28 on the east.

(f) Westfields Boulevard: The owners and applicant agree to construct Westfields Boulevard, in phases as development occurs subject to the review and approval by DEM, commencing at Centreville Road and proceeding in stages to the northerly property line of the property, generally as shown on the Generalized Development Plan.

(g) Willard Road: The owners and applicant agree to improve Willard Road, in phases as development occurs subject to the review and approval by DEM, by constructing one-half (½) of its ultimate pavement width only, generally as shown on the Generalized Development Plan. Right-of-way shall be conveyed for the full width of Willard Road as shown on the exhibit submitted to the County entitled "Typical Street Sections" referenced below.

(h) Lee Road Extension: The owners and applicant agree to construct the extension of Lee Road south of future Willard Road through the Westfields site, in phases as development occurs subject to review and approval by DEM, generally as shown on the Generalized Development Plan.

(i) Loop Roads: The owners and applicant agree to construct the internal loop roads within Westfields, in phases as development occurs subject to review and approval by DEM, generally as shown on the Generalized Development Plan. These internal loop roads shall be dedicated public roadways.

(j) North/South Tie Road: Sufficient right-of-way up to seventy-four (74) feet shall be conveyed to provide for a roadway between Poplar Tree Road and the eastern loop road. If, within ten (10) years of the date of the approval of this rezoning but no sooner than the date of the official decision to close the Poplar Tree Road intersection with Rt. 28 by terminating Poplar Tree Road to the east of Rt. 28, VDH&T and/or Fairfax County require the construction of said

tie road, then the owner and applicant shall construct said tie road within the seventy-four (74) foot right-of-way to a sixty-two (62) foot pavement section. Prior to said construction, the right-of-way area shall not be used by construction vehicles for access to Westfields.

(k) Poplar Tree Extended (West side of Rt. 28): The owners and applicant agree to convey right-of-way to sixty-two (62) feet plus right-of-way for any turning lanes into Westfields sites and provide temporary construction and grading easements to fifteen (15) feet within Westfields but only as may be required for that portion of Poplar Tree Extended that would either at Fairfax County's election (i) tie into the Poplar Tree Road extended roadway on the Kettler-Scott, Inc. property which was the subject of RZ 84-S-027 as needed to implement figure 8A as shown on Exhibit H, or (ii) follow the southerly property line of Westfields as generally shown on Exhibit I, either of which would align with a future fly-over of Poplar Tree Road over Rt. 28. Either conveyance will meet VDH&T standards for alignment. In recognition of the fact that access off of Poplar Tree Extended will be the only access for Parcel D, this paragraph is intended to preserve the right of Westfields to seek and obtain VDH&T approval for two-way access into its site D, as shown on Exhibit A.

2.1 All dedication, conveyances and construction are subject to location change and/or redesign based on further engineering study and review by the developer, with approval by

Fairfax County and VDH&T. All road construction contemplated herein may occur in segments as development occurs within Westfields subject to review and approval by Fairfax County and VDH&T. Subject to agreement with Fairfax County and VDH&T, certain roadways may be constructed as half sections. Roadways shall be constructed pursuant to those standards set forth in the exhibit entitled "Typical Street Sections" prepared by Long, Brown & Associates, dated February 1985 and revised April 25, 1985, as reviewed and approved by Fairfax County and VDH&T officials on April 29, 1985 as subsequently amended by Fairfax County and VDH&T, or as otherwise agreed to by the County and VDH&T in specific situations. The design of the roadway cross sections has been done to allow extra capacity to be added to the system if needed in the future. This will be accomplished by the following:

- (a) The median of principal roads (Centreville Road extended, Westfields Boulevard and Lee Road extended) will have a standard width of thirty-four (34) feet as shown on the exhibit entitled "Typical Street Sections" referenced above. Initially, single left turn lanes will be provided at the principal intersections. The median will be wide enough to allow for a second left turn lane at such intersections in the future, if necessary.
- (b) As shown on Exhibit C, the portions of the roadway corridor outside of the paved areas are designed with a minimum of twelve (12) feet of extra width on each side

of the paved area. The extra width will be part of a landscaped buffer between the roadway and the land parcels. The twelve (12) feet within Westfields adjacent to the right of way on each side will be reserved for public street purposes. This will allow for additional through-lane capacity in the future, if necessary. Said extra width shall be conveyed to the County or VDH&T for public street purposes without charge provided that such extra width is required by VDH&T for widening of the public street and that the street widening project has been fully funded.

- (c) At such time as the applicant adds additional lanes pursuant to Proffer No. 9, such additional lanes shall be constructed within the above-mentioned minimum of twelve (12) feet of extra width on each side of the paved areas within Westfields as shown on Exhibit C. Where the additional lanes on Westfields Boulevard are not to be located within Westfields, the County or State will have to obtain the necessary right-of-way for construction of the widening to be performed by the owners and applicant. If the right-of-way is not owned by the County or scheduled to be conveyed to the County, then the owners and applicant shall reimburse the County for the cost of the County condemning or otherwise obtaining the necessary right-of-way.

2.2 Advance Density Credit: The owners and applicant hereby reserve all density attributable to areas to be conveyed

for roadway right-of-way to be applied on parcels adjacent to the roadway right-of-way within Westfields, even if such density is to be applied at a date later than the date of conveying, which density may be applied and is available only for the first site plan filed and approved for each adjacent parcel.

3. Nothing herein is intended to preclude, or expand unless expressly stated, normal, legal subdivision and/or site plan requirements.

4. Temporary grading and construction easements, as determined by DEM but no wider than fifteen (15) feet, shall be conveyed to the County on property within Westfields as needed along Walney, Braddock, Lee and Poplar Tree Roads excluding only that area along Poplar Tree Road beginning at the western edge of the north/south tie road's intersection with Poplar Tree Road and extending four hundred ninety (490) feet west.

5. No private or public entrances or exits from sites within Westfields, except as shown on the Generalized Development Plan for Westfields Boulevard, shall be permitted to existing Lee Road (Route 661) except temporary construction entrances and exits. Access to Parcel A-1, identified on Exhibit A, shall be by virtue of a road connection to Westfields Boulevard which shall connect to Centreville Road pursuant to proffer 2(f) and which shall be bonded and under construction prior to the issuance of any NON-RUP within Parcel A-1. Said construction shall be completed within twelve (12) months of the issuance of the first NON-RUP to the extent necessary to carry traffic.

Nothing in this paragraph or paragraph 2(F) shall preclude sites within Parcel A-1 from submitting and obtaining approval of site plans, subdivision plans and plats and/or building permits.

6. Stream Valley Environmental Quality Corridors ("EQC's"), as defined by the Comprehensive Plan, which are associated with Flatlick Branch and Cub Run will be preserved and maintained as permanent private major open space by the owner of the parcel on which the EQC is located. These areas shall remain in their natural state, provided that utility crossings and storm drainage facilities may be located in the open space areas, only where necessary. The owners and applicant shall use best efforts to mitigate adverse impacts, such as sedimentation, excessive clearing of vegetation and erosion, on the EQC as a result of work within the EQC. The Director of DEM shall review and approve all plans for work within the EQC pursuant to the policy for protection of EQC's in the Occoquan Basin.

7. The Cub Run EQC shall be dedicated to the Park Authority to the boundaries defined by the Comprehensive Plan within ninety (90) days of site plan approval for the last site bordering the Cub Run EQC but prior to the issuance of a NON-RUP for such site. Prior to dedication of the EQC to the Park Authority it shall be preserved and maintained as described above.

8. Each site plan submitted for development of Parcels I, H, H-1, A and A-2 shall include a tabulation showing the accrued density in order to keep account of accrued density within Parcels I, H and H-1 and Parcels A and A-2.

9. Ten (10) years from the issuance of the first NON-RUP within Westfields and subject to the provision of necessary right-of-way outside of Westfields as described in Proffer 2.1(C) above, the owner and applicant shall begin construction of the improvements to Centreville Road Extended and Westfields Boulevard and shall diligently pursue the construction as follows:

The owner/applicant shall improve Centreville Road Extended to six (6) lanes by constructing two (2) additional lanes between the right-of-way of Route 28 on the west and the easternmost loop road on the east, and between the right-of-way of Route 28 on the east and Westfields Boulevard on the west. This area is further described on the attached Exhibit D and labeled "Limits of Construction of Fifth and Sixth Lanes on Centreville Road Extended." The owner/applicant shall also improve Westfields Boulevard to six (6) lanes by constructing two (2) additional lanes between Centreville Road Extended on the south and Lee Road Extended on the north. This area is further described on the attached Exhibit D and labeled "Limits of Construction of Fifth and Sixth Lanes on Westfields Boulevard." Nothing in this proffer #9 shall be deemed to limit or preclude the approval of site plans and the issuance of building permits and/or NON-RUPs for development otherwise permitted. Nothing in this proffer or in any other of these proffers shall be deemed to require AML to construct any roadway within Westfields or to take any action with respect to property not owned by AML. Nothing in this proffer or in any other of these proffers, with the exception of Proffer No. 2(e), shall be deemed to require Evans 28,

Inc., N.V. (Parcel K on Exhibit A) to construct any roadway within Westfields. The immediately preceding two (2) sentences are intended to allocate responsibility between AML, Evans 28, Inc. N.V. and the developers of Westfields only, and nothing expressed therein shall be deemed to preclude normal, legal site plan requirements of Fairfax County for review and approval by Fairfax County.

10. RC Properties

(a) Braddock Road area: a screening buffer area extending 250 feet from the future right-of-way of Braddock Road as shown on the exhibit labeled "Typical Street Sections," shall be provided along the entire frontage of Westfields on Braddock Road. Applicant shall meet transitional screening requirements within this area and the placement shall be coordinated with the Fairfax County Arborist. In addition, Westfields shall provide no direct vehicular access to Braddock Road through the buffer area. The rezoning of this RC area to I-3 shall not increase the F.A.R. for Westfields.

(b) Walney Road area: Westfields will provide a 150-foot wide screening and buffer area as shown on the attached Exhibit E, and as measured from the future right-of-way of Walney as shown on the exhibit labeled "Typical Street Sections," along those parcels fronting on Walney Road between Poplar Tree Road and the Smith parcel, as shown on the GDP, which shall have its natural vegetation supplemented with additional planting equal in number to that defined in Exhibit E-2 in order to provide an effective barrier and additional distance between uses along

Walney Road as specified above. Westfields will provide no direct vehicular access to Walney Road through this buffer area. Moreover, Westfields will restrict the development within the parcel shown as Parcel H-1 on Exhibit A to transitional types of uses and structures, with a maximum height of 25 feet. The rezoning of this RC area to I-3 shall not increase the F.A.R. for Westfields.

11. Proffered Condition Amendments

(a) Poplar Tree Joint Venture (RZ 81-S-076): certain proffer conditions were accepted upon the rezoning of the property contained in the above-referenced application. All of those conditions are superseded by these proffered conditions, unless expressly retained.

(1) Poplar Tree Road (Rt. 662): Right-of-way shall be conveyed to 60 feet from the existing Southerly right-of-way line. No construction is obligated by this condition except that at such time, if ever, the owner and applicant construct the north/south tie road pursuant to paragraph 2(j), then Westfields shall improve the road surface of Poplar Tree Road between said tie road and Walney Road by a prime and double seal surface treatment to provide a two (2) lane road thereon. Nothing herein is intended to preclude, or expand unless expressly stated, normal, legal subdivision and/or site plan requirements.

(b) Prior rezonings, Numbers 74-2-091 and C-552, imposed certain proffered conditions upon the granting of each.

The creation of Westfields and the proffered conditions contained herein supersede those prior proffered conditions and are, therefore, fully substituted for all previous proffered conditions.

12. In lieu of the master-planned trails, the owners and applicant shall construct trails within Westfields as shown on Exhibit F but subject to the review and approval of the Director of DEM as to size and location. A 10' public access easement shall be conveyed to the County, 5' on either side of the center-line of those trails identified on Exhibit F. Trails to be constructed within Westfields shall be connected at grade to existing trails off-site where such trails are separated by existing roadways, except that no connection shall be provided for the trail system across Route 28.

13. Prior to commencement of construction on sites within Westfields, the County archaeologist shall have access to such sites in order to conduct a study of any archaeological features on site. In no event shall such archaeological study or studies delay or otherwise interfere with construction within Westfields.

14. At such time as Westfields files and has approved a site plan for any part of the area as shown on Exhibit "G" between that portion of parcel 1A, 1985 Fairfax County Tax Map 43-4((1)), which was the subject of RZ 85-S-061 ("Steinberg parcel") and the internal loop road of Westfields (Lee Road extended), the owner and applicant will construct a public stub to said Steinberg parcel. If the Steinberg Parcel is developed by Westfields, then this paragraph shall not apply.

15. No later than five (5) years from the issuance of the first non-residential use permit within Westfields, the owners and applicant shall improve Rt. 28 at its intersection with Centreville Road extended to four (4) lanes with turning lanes within the existing Rt. 28 right-of-way. The design of said construction shall satisfy VDH&T standards. The extent of construction shall be no more than six hundred (600) feet on either side of the intersection area plus transition pavement. This proffer shall be null and void and of no effect if VDH&T and/or Fairfax County (or other public entity) have in place a programmed, funded project to improve Rt. 28 in the subject area.

16. In the event parcel H1 on the key map (Exhibit A) is not rezoned from R-C to I-3 with buffer as requested in this application at the time of the decision hereon, the owners and applicant agree that all proffered conditions (proffers) shall apply as written, except for the following changes:

(a) Parcel H1 shall not be subject to the provisions of proffer 1.

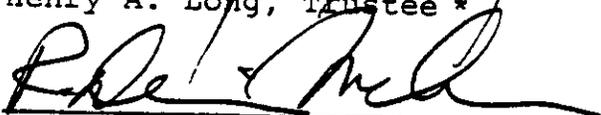
(b) Right-of-way on Walney Road shall be conveyed pursuant to proffer 2(c). No change shall occur in this proffer.

(c) No density tabulation shall be provided for parcels I, H and H1 pursuant to proffer 8.

(d) Proffer 10(b) shall not apply except that no direct vehicular access to Walney Road will be allowed through parcel H1 from Westfields. Access serving parcel H1 only shall be allowed. No trail shall be provided in H1.

OWNERS:


Henry A. Long, Trustee *


R. Dennis McArver, Trustee *

EVANS 28, INC. N.V.,
A Netherlands Antilles Corporation
Doing business in Virginia as
Lomasax Inc.

By: _____

Title: Attorney-in-Fact

AMERICAN MEDICAL LABORATORIES

By: _____ (SEAL)

J.A.L. ASSOCIATES, a Virginia
general partnership

By: _____
Joseph A. Loveless, Jr.,
General Partner

LOVELESS ASSOCIATES, a Virginia
limited partnership

By: J. A. Loveles Company, a
Virginia corporation, General
Partner

By: _____ (SEAL)
Joseph A. Loveless, Jr.,
President

*The Trustees have joined in this instrument solely in their
capacity as trustees and will have no personal liability or
obligation hereunder.

PCA 78-S-063-3
August 28, 2003

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, subject to the Board of Supervisors approving a Proffered Condition Amendment for Tax Map 44-1-((1))-6; 44-1-((4))-35; 44-3-((1))-10A and 15; and 44-3-((6))-7, 14E and 21F(the "Subject Property") and to Section 18-204 of the Fairfax County Zoning Ordinance, the Applicant, for itself, its successors and assigns, hereby reaffirms the previous proffers applicable to the Subject Property, RZ 78-S-063, which will remain in full force and effect, except as amended as follows:

Replace Proffer #9 with the following:

9. (a) i. Property owners with sites adjacent to the respective segments of Westfields Boulevard (previously Centreville Road Extended), identified as Tax Map Reference 44-1-((1))-6; 44-3-((1))-10A and 15; and 44-3-((6))-21F and 14E shall improve Westfields Boulevard (previously Centreville Road Extended) to six (6) lanes by constructing one (1) additional lane along such owner's street frontage between the right-of-way of Route 28 on the west and the easternmost loop road on the east (Newbrook Drive), and between the right-of-way of Route 28 on the east and Stonecroft (previously Westfields) Boulevard on the west. This area is more particularly described on the attached Exhibit D and labeled "Limits of Construction of Fifth and Sixth Lanes on Centreville Road Extended."
- ii. The property owners whose sites abut the respective segments of Stonecroft Boulevard (previously Westfields Boulevard), identified as Tax Map Reference 44-3-((1))-15 and 44-1-((4))-35; and 44-3-((6))-7, shall improve Stonecroft Boulevard to six (6) lanes by constructing one (1) additional lane between Westfields Boulevard (previously Centreville Road Extended) on the south and Conference Center Drive/Lee Road on the north. This area is more particularly described on the attached Exhibit D and labeled "Limits of Construction of Fifth and Sixth Lanes on Westfields Boulevard."
- iii. Each owner's obligation under this Proffer #9 shall be limited to that section of the road that abuts that owner's respective parcel (i.e., the owner of Parcel 35 shall only be responsible for the additional lane along Parcel 35's frontage on Stonecroft Boulevard) and shall not extend to the opposite side of the street. Each one-lane segment shall be shown on each site plan filed on property that abuts the referenced roadway segments and shall be bonded with other site improvements and constructed at the time construction is undertaken pursuant to the approved site plan for said property. The property owner of any section of roadway which has a site plan approved which does not show the required lane improvements shall file an amended site plan or other necessary plan within 90 days of receipt of the plans for the Route 28/Westfields Boulevard interchange from the Virginia Department of Transportation (VDOT). Each section of roadway referenced herein shall be open to traffic prior to the issuance of a Non-

residential Use Permit for that particular parcel, unless that section has had funds escrowed for its completion, or construction of the section has been otherwise provided for under Paragraph (f) below. Any site not directly fronting on the sections of Westfields or Stonecroft Boulevards referenced herein shall not be subject to this Proffer #9, nor have any obligation for the road construction set out herein, unless specifically provided otherwise in this Proffer #9.

- (b) It is acknowledged that certain sections of Westfields Boulevard and Stonecroft Boulevard either have been constructed or otherwise provided for. Specifically,
- i. Westfields Boulevard between Park Meadow Drive and Newbrook Drive has been constructed to three (3) lanes on the south side, adjacent to Tax Map Reference 44-3-((6))-14E.
 - ii. For that portion of the third lane required on the south side of Westfields Boulevard between Stonecroft Boulevard and the Rt. 28 right-of-way adjacent to Tax Map Reference 44-3-((6))-21F, an escrow to cover the construction cost has been established with the County and is available for use when the interchange construction begins.
 - iii. On Stonecroft Boulevard, the southbound lanes have been constructed to a three-lane section along a portion of the frontage of Tax Map Reference 44-3-((6))-7, from the Conference Center Drive/Lee Road intersection southward to the entrance to the development on Parcel 7, a length of approximately 750 feet.
 - iv. The northbound lanes on Stonecroft Boulevard have been constructed to a three-lane section along a portion of the frontage of Tax Map Reference 44-1-((4))-35, from a point approximately 200 feet south of the Conference Center Drive/Lee Road intersection northward to that intersection.
- (c) The owner of Tax Map Reference 44-3-((6))-7 (the "Conference Center Owner") shall be responsible under this Proffer #9 only for the additional lane along the Parcel 7 frontage of Stonecroft Boulevard from the existing terminus of the 3-lane section to the northerly side of the stream crossing/culvert for Flatlick Branch, a distance of approximately 250 feet. Westfields Business Owners Association (the "WBOA") shall be responsible for the additional lane (including, but not limited to, any work related to the culvert required by the improvements constructed pursuant to this Proffer #9) on the west side of Stonecroft Boulevard from the point of the Conference Center Owner's responsibility under this Proffer #9(c) to the northwest boundary of Tax Map Reference 44-3-((1))-7G. The section of the west side of Stonecroft Boulevard between the WBOA's responsibility under this Proffer #9(c) and Westfields Boulevard is off site. The Conference Center Owner and the WBOA shall construct their respective segments of the additional lane on the west side of Stonecroft Boulevard at such time as the sooner of the completion of the widening to six lanes (which shall be defined as the improvements being open to traffic) adjacent to either Tax Map 44-3-((1))-15 or Tax Map 44-1-((4))-

35 (from Conference Center Drive to Westfields Boulevard), or the completion of construction (open to traffic) of the Westfields Boulevard/Route 28 Interchange. The Conference Center Owner and the WBOA will reasonably cooperate with each other to coordinate the timing and construction of their respective segments of the additional lane.

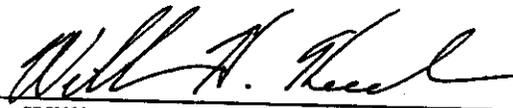
- (d) The owner of Parcel 6, Tax Map Reference 44-1-((1)) (the "Crescent Resources Inc. Owner") shall be responsible under this Proffer #9 to bond with other site improvements and construct the improvements described in Proffer #9 (a) at the time construction is undertaken pursuant to the approved site plan for said property, but in no event later than the date of the completion of construction (open to traffic) of the Westfields Boulevard/Route 28 Interchange. This obligation shall include the removal of the two channelizing island(s) ("porkchops") located on the northwest side of Westfields Boulevard at its intersection with Park Meadow Drive and any modification of any traffic signals necessitated by said removal. There shall be no obligation under this proffer for the owner of said Parcel 6 to improve the north side of Westfields Boulevard from Newbrook Drive east to the two (2) lane bridge to a three lane section, regardless of the approval of any previous site plan to the contrary.
- (e) The porkchop island on Westfields Boulevard at its intersection with Stonecroft Boulevard shall not be removed. The porkchop islands at the intersection of Stonecroft Boulevard and Lee Road/Conference Center Boulevard shall not be removed.
- (f) Any Parcel adjacent to the Westfields Boulevard/Route 28 Interchange (future) area may, at the election of the owner, escrow funds with Fairfax County in lieu of construction, if approved by the Fairfax County Department of Transportation (DOT) and VDOT, which escrow amount shall be determined by DPWES and the DOT. Those parcels are Tax Map Reference 44-1-((1)) Parcel 6; 44-3((1)) Parcel 10A; and 44-3((1)) Parcel 15. In addition, any owner of such a parcel may, in its election, enter into an agreement to have the entity that is constructing the interchange do the road improvements associated with the respective parcel, in lieu of an escrow or construction by the owner. In such event, prior to site plan approval, the owner must have an executed agreement for the construction by the entity building the interchange and must supply a copy to DPWES.

Tax Map Reference Number: n/a
Westfields Corporation Center
Associates Limited Partnership

By: The Henry A. Long Company -
General Partner

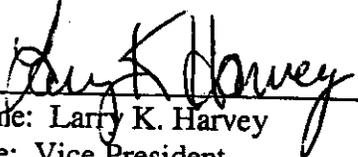
By: [Signature]
Name: Henry A. Long
Title: President

Tax Map Reference Number: n/a
Westfields Business Owners Association

By: 
Name: William H. Keech
Title: President

PCA 78-S-063-3

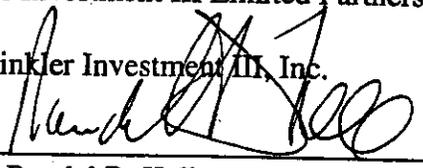
Tax Map Reference Number: 044-3-06-0007
Host Marriott, L.P.

By: 
Name: Larry K. Harvey
Title: Vice President

PCA 78-S-063-3

Tax Map Reference Number: 044-1-04-0035
Winkler Investment III Limited Partnership

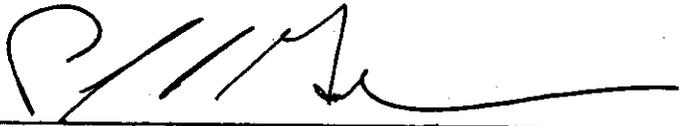
By: Winkler Investment III, Inc.

By: 

Name: Randal B. Kell

Title: President

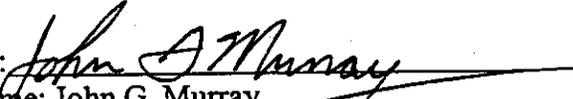
Tax Map Reference Number: 044-3-01-0015
and Tax Map Reference Number: 044-3-((1))-10A
TST Westfields L.L.C.

By: 

Name: **Paul A. Gallano**
Title: **Vice President**

PCA 78-S-063-3

Tax Map Reference Number: 044-3-06-0021-F
HPT Suite Properties Trust

By: 
Name: John G. Murray
Title: President/Secretary

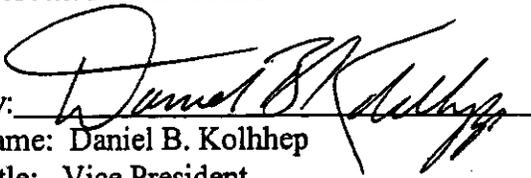
PCA 78-S-063-3

Tax Map Reference Number: 044-3-06-0014-E
Consolidated Realty LLC

By: Walter R. Lincoln
Name: Walter R. Lincoln
Title: President/Treasurer

PCA 78-S-063-3

Tax Map Reference Number: 044-1-01-0006
Crescent Resources Inc.

By: 
Name: Daniel B. Kolhhep
Title: Vice President

\\REA\128196.5



County of Fairfax, Virginia

MEMORANDUM

DATE: June 9, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis**
RZ 2014-SU-016/CDP & FDP 2014-SU-016/ PCA 78-S-063-07, The Preserve at Westfields

The memorandum, prepared by Clara Q. Johnson, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Rezoning, Conceptual Development Plan/Final Development Plan, Proffered Condition Amendment, dated August 25, 2014 as revised through April 6, 2015 and draft proffers dated May 6, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan and recently adopted site-specific guidance (June 2, 2015) is noted. Aspects of the development proposal that contribute to conformance with Plan guidance are identified. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Westfields Venture LP, is requesting approval of a rezoning application to rezone a 50.59 acre property (Tax Map 44-3((1))15) from the I-3 District to the PRM district to permit 1,218,130 square feet of development of the vacant subject property. Proposed development includes 650 multi-family units (772,530 square feet) and 155 single-family attached residential units (424,600 square feet) with 20,000 square feet of accessory retail uses at an intensity not to exceed .50 FAR. The proposed development is arranged around an existing stormwater management wet pond. On the south side of the pond, two 5 story multi-family buildings are wrapped around 5-6 levels of parking that include 5,000 square feet of retail each. An additional two retail pad sites (5,000 square feet each) are located at the entrance on Stonecroft Boulevard. Four-story townhouses are located predominantly on the north side of the development with 141 units north of the pond and 14 units on the south side.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

DEPARTMENT OF
**PLANNING
& ZONING**

Concurrently, the applicant proposes to remove 50.59 acres of land (Tax Map 44-3((1))15) from the original Westfields rezoning.

LOCATION AND CHARACTER OF THE AREA

The subject property is located north of the intersection of Stonecroft and Westfields Boulevards, west of Route 28, in Land Unit J of the Dulles Suburban Center. The Dulles Suburban Center comprises over 6,000 acres in western Fairfax County adjacent to Washington Dulles International Airport. Employment from office and industrial/flex uses is concentrated in this area. Land Unit J itself consists almost entirely of the Westfields International Corporate Center at Dulles. Planned for campus-style office, conference center, hotel, industrial and industrial/flex space, the land unit exceeds 1,000 acres. The area is developed and promoted as a Class A, corporate office park with companies such as Lockheed Martin, Northrop Grumman, and the Aerospace Corporation having a presence there. With the exception of the Sully Governmental Center, which is across Stonecroft Boulevard to the south, the vacant subject property is removed from neighboring buildings and separated by major or minor arterial roads and the extensive Environmental Quality Corridor (EQC) on the west side of the property associated with Flatlick Branch. The subject property is surrounded by an EQC and roads that separate it from office, institutional and hotel uses. Specifically, the property boundaries include a major arterial, Route 28, and two minor arterials, Westfields Boulevard and Stonecroft Boulevard. The extensive EQC covers approximately 40 percent of the site and will influence the development pattern of this large vacant property.

COMPREHENSIVE PLAN CITATIONS

Land Unit J and Relevant Land Use Recommendations 1 and 2.

The Comprehensive Plan Map shows this property is planned for mixed-use development, private open space and public parks. Specific Plan text for Land Unit J of the Dulles Suburban Center recommends a mix of non-residential uses. Additional higher intensity options associated with the provision of transit include a residential component. The Plan text is cited below.

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, Land Unit J, Land Use, Recommendations, pages 141-144.

“Land Use

1. Land Unit J is planned and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in Land Use Recommendations #5 and #6 below. Future development should be consistent with the character of the existing development. High quality landscaping should be maintained throughout the land unit.

It is desirable that development in this land unit be designed to enhance transit serviceability. This can be achieved by placing buildings closer together or to the road; designing them around plazas; utilizing approaches to bring employees within walking distance of transit facilities or otherwise facilitating transit-oriented development.

2. Mixed-Use Focal Point

Described below are two options under which higher intensity mixed-use development may be appropriate for portions of Land Unit J in the vicinity of the intersection of Stonecroft Boulevard and Westfields Boulevard. The intent of this higher intensity mixed-use development is to create a focal point to serve Westfield's employees, visitors, and nearby residents. Focal point development should be unified on one site, not split by a major arterial such as Route 28. Under either of these options the following applies:

- Access to this development should not be oriented to Route 28.
- A parking maximum for commercial development in the focal point should be established at the number of spaces required for office use at 1.0 FAR in conventional development without public transportation. To offset the decreased supply of parking, employers should be encouraged to participate in a transportation demand management program (TDM) including such alternatives as carpools and vanpools.
- The quality of development should reinforce the showplace standards established by Westfields.

A limited amount of high-density residential development may be appropriate for incorporation within this mixed-use focal point under either option under the following conditions:

- A mechanism is established by the county to permit residential development within the Tax District or the Tax District is amended to allow for the taxing of residential development without increasing the financial burden on other Tax District landowners or the county without their consent.
- Residential development should be consistent with the county's adopted policies regarding residential development in areas impacted by noise from Dulles Airport.
- Residential development should be limited to mid-rise or high-rise buildings with a sufficient number of units to ensure a high-quality living environment with active recreation and other site amenities provided so as to avoid the creation of an isolated pocket of residential use within this area that is planned predominantly for nonresidential uses.

Option A

A higher-intensity mixed-use focal point may be appropriate within Land Unit J, including such uses as office, retail, and a hotel up to a maximum 1.0 FAR. The

development should be designed to be transit friendly and to be served by public transit. This mixed-use development should complement the higher intensity mixed-use development planned in Centreville and in the Dulles Suburban Center Core (Land Unit A). The focal point development should be located between Route 28 and Stonecroft Boulevard astride Westfields Boulevard and limited to up to 50 acres in area and should not exceed 1 million square feet in gross floor area. The additional intensity (above .50 FAR) should be permanently transferred from within Land Unit J.

Option B

Should a transit stop/station be programmed and located within the vicinity of the intersection of Westfields and Stonecroft Boulevards, but not in the median of Route 28, then higher intensity may be appropriate as follows:

- Additional intensity over .50 FAR should be permanently transferred from within Land Unit J or from land already zoned for commercial or industrial development and located in areas between transit nodes in the Route 28 Tax District where decreased intensity is planned.
- Within a radius of approximately one-quarter mile of the transit stop/station site and within the Tax District boundary, a baseline intensity of 1.5 FAR is appropriate. Transition to lower intensities should commence within this area to ensure compatibility with adjacent uses.
- If higher densities permitted by transit can occur on both sides of Route 28, the higher densities on the side of Route 28 other than that of the transit stop/station can occur only if it is phased with integrated pedestrian access or integrated van/bus service between the development and the transit station.
- Residential uses should be permitted and encouraged as part of the mix of uses as added intensity at an overall FAR of 2.25.”

Adopted June 2, 2015: Subject Property Specific Land Use Recommendation #3.

On June 2, 2015, the Board of Supervisors adopted the following Plan text that added an option for predominantly residential development with conditions that encourage the creation of a high-quality living environment.

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, Land Unit J, Land Use, Recommendations, following #2 page 144:

- “3. Parcel 44-3((1))15 is approximately 50 acres located north of the intersection of Stonecroft Boulevard and Westfields Boulevard. A prominent feature of the property is the Environmental Quality Corridor that traverses the center of the property covering approximately 40% of the site. Like other property in Land Unit J, the property is planned for office, conference center/hotel, industrial/flex and industrial

use up to an intensity of .50 FAR.

As an option, a predominantly multi-family residential development may be appropriate up to an intensity of .50 FAR if it creates a high-quality living environment within the context of a larger area that is planned for nonresidential uses. Office and limited retail uses may be integrated into the development. The following conditions should be met to implement this option:

- The majority of the development is residential and at least 80% of the units are in mid-rise multifamily structures with appropriate transitions provided between different uses and unit types.
- The south side of the EQC is developed with an urban character with predominantly mid-rise residential development, with limited retail and restaurant uses encouraged to serve both residents and visitors.
- Drive-through uses are discouraged.
- The north side of the EQC is appropriate for multifamily residential, townhouse or office uses.
- Site layout and building design create a pedestrian friendly environment oriented towards Stonecroft Boulevard that enhances and connects to the existing pedestrian network.
- Phasing of the development should not lead to an interim condition where there is an isolated pocket of residential development on the north side of the EQC.
- Development is sequenced such that infrastructure and public amenities to support the project, such as roads and parks, is completed with the first phase.
- A buffer from Route 28 provides noise attenuation and visual screening with measures that include high quality landscaping that has a balanced mix of deciduous and evergreen trees and shrubs that are native species.
- The development mitigates negative transportation impacts to Stonecroft Boulevard and nearby intersections.”

Area-wide Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, may be viewed online:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf>

COMPREHENSIVE PLAN MAP: Mixed Uses, Public Parks, Private Open Space

LAND USE ANALYSIS

Plan Amendment, 2014-III-DS1 was adopted on June 2, 2015 and provides guidance for the development of the subject property. This new Plan guidance is for a predominantly residential development with intensity up to .50 FAR and includes flexibility to have some office or retail uses. Further Plan guidance addresses phasing and provision of amenities, appropriate transitions and landscaping to ensure that a high-quality living environment is achieved.

In addition to site-specific guidance, Dulles Suburban Center area-wide guidance is applicable including design guidelines. Further, development that proposes to implement a planned optional use should be consistent with the Performance Based Strategy for Optional Uses. Among other things, this strategy indicates that development should be found to have lesser peak-hour transportation impacts than the baseline Plan, should be compatible with adjacent development and that development should be of a high-quality that contributes to the image and economic vitality of the Dulles Suburban Center. The Plan section on the Performance Based Strategy for Optional Uses is included in Attachment I. The Performance Criteria for Optional Uses section of the Dulles Suburban Center Plan is included as Attachment II.

Land Use Compatibility

Most of Land Unit J is the Westfields International Corporate Center at Dulles, which is an established corporate office campus. The subject property is isolated from neighboring corporate offices due to the major and minor arterial roads and Flatlick Branch Stream Valley that surround the property. This creates an opportunity for the 50-acre subject property to stand apart and function as its own neighborhood.

The subject property is located on the southern edge of the Dulles Suburban Center and near neighborhoods to the south. The property is located within a quarter to a half-mile walk or drive from community serving retail uses that include services such as a grocery store, restaurants, a bank, a post office, a day care center. Nearby residential neighborhoods are a half-mile drive or walk to the south along Westfields Boulevard. Although the proposed residential development would create a new separate neighborhood, the proximity to amenities within a short distance would be a benefit to new residents.

Land Use and Intensity

Achieving a variety of housing opportunities within and near the Dulles Suburban Center is a stated major objective in the Plan. The development in the proposed rezoning is consistent with that objective and the Plan option for a predominantly multi-family development up to .50 FAR.

The intensity of the proposed development is at .50 FAR and 98% of the development is residential. The proposal provides 80% of the units in the multi-family structures on the south side of the property. The remaining 20% of the units are proposed to be single-family attached housing and are, for the most part, located on the north side of the property. The few units that are located on the south side of the property are consistent with Plan guidance to create an appropriate transition between unit types. The retail component (up to 20,000 sq. ft.) is also on the south side and is located close to the main Stonecroft Boulevard entrance.

Urban Design

Dulles Suburban Center design guidance encourages the site plan, architecture and streetscape to be designed to have various land uses function well together and contribute to the creation of a high quality area to live, work, shop and visit. Site specific guidance encourages the creation of a pedestrian friendly environment that is oriented toward Stonecroft Boulevard. The proposed multi-family development orients active building facades and pedestrian friendly streetscape along the central entrance on Stonecroft Boulevard. The proposed retail is either incorporated into the multi-family structures or if separate, has an active building zone and windows that create an inviting pedestrian environment also oriented toward the central pedestrian oriented road. The network of sidewalks and trails creates paths to the different uses on the property and safe paths for pedestrians that will need to access bus service on Stonecroft Boulevard.

The Dulles Suburban Center Plan indicates that residential development should have a sufficient number of units to create a high-quality living environment with good design, recreation and other amenities. The proposal achieves this with 805 units on 50 acres that includes a community gathering area and community commons area on either side of the pond both of which are open to the public. The proposed development meets general plan guidance to provide substantial usable open space with the provision of 60% of open space, much of which is designed to be accessible to the public and well connected with trails that go around the perimeter of the pond. Further guidance indicates that a landscaped buffer is to provide visual screening to Route 28.

Dulles Suburban Center Development Potential and Transportation Imbalance

The central issue affecting planning in the Dulles Suburban Center is the imbalance between zoned development potential and the planned transportation infrastructure. The proposed residential option would result in a more efficient balance in the directional flow of traffic to maximize the use of the transportation infrastructure. This outcome is consistent with the land use strategies identified in the Dulles Suburban Center Plan to encourage residential and other uses that have lower peak hour trips than office use. Transportation improvements to the area roads and intersections, to offset the impact of this development, should further improve the way the road network in the area functions.

Phasing

Proffers provide for trails and usable open space amenities with the first phase of development and transportation improvements prior to issuance of the 80th RUP. These address Plan guidance that public amenities be completed with the first phase of development. Proffers to phase clearing and grading discourage the clearing of the entire site if only one phase of development occurs for an extended period of time prior to subsequent phases.

Conclusion

The proposed development is in general conformance with the land use recommendations of the Comprehensive Plan and implements the Plan option adopted on June 2, 2015 by the Board of Supervisors with Plan Amendment 2014-III-DS1.

PGN/CQJ

ATTACHMENT I

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, Implementation, page 18.

Performance Based Strategy for Optional Uses

A performance based strategy for development in the Dulles Suburban Center is set forth below. This strategy provides the developer the opportunity for a broader range of uses if it can be clearly demonstrated that the uses will have lesser peak-hour impacts than would be generated if the site were developed at the baseline Plan recommendation and that the uses are compatible with adjacent development and of a high quality that will contribute to the image and economic vitality of the Dulles Suburban Center.

Under this approach, the Plan text for each land unit generally provides for a baseline recommendation and one or more optional uses. For each land unit, the baseline Plan recommendation generally provides for the continuation of existing uses and intensities. In some cases, these may be uses which primarily generate off-peak hour trips and these uses are planned to be retained. Where optional uses are specified, these uses generally generate fewer peak-hour trips, and can be developed compatibly with the surrounding area. Site-specific conditions may also apply to the baseline and optional use recommendations. Under the options, the overall intensity may vary as long as the identified performance criteria for traffic impacts and compatibility and site-specific conditions are met. Once a land use option is exercised through site plan or construction, any future redevelopment should also result in lesser impacts on peak-hour road capacity when compared to the baseline Plan recommendation.

With this strategy, both the county and the landowner benefit through the effective extension of capacity of the planned roadway network and a broader mix of uses creating a more desirable environment. The performance based approach is predicated on the understanding that this approach creates a forum for flexibility, negotiation and mutually beneficial development solutions. Development proposals must demonstrate that the proposed use will contribute to objectives for the Dulles Suburban Center.

The section below describes the elements for trip generation and compatibility which form the basis for the performance criteria. The actual performance criteria are contained in the section of the Plan titled "Performance Criteria for Optional Uses".

Trip Generation Elements

As described above, development potential in the Dulles Suburban Center is far in excess of the capacity of the planned road network. Allowing for optional uses that will generate fewer peak-hour traffic trips than generated by baseline development, or that will have a lesser peak-hour transportation impact, will effectively increase the capacity of the road network by spreading the trips throughout the day or by providing more of a balance between inbound and outbound trips.

Transportation Demand Management (TDM) programs that include innovative strategies to reduce single-occupancy vehicle use are appropriate and essential in the area.

In order for an optional use to be considered for approval, the applicant must demonstrate to the satisfaction of the Fairfax County Department of Transportation that the uses and

intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity under the baseline recommendation of the Plan. The Fairfax County Department of Transportation and the Department of Planning and Zoning will provide the applicant guidelines for this demonstration.

Compatibility Elements

Compatibility issues relate to land uses, parcel consolidation, buffers, access and circulation, the mitigation of noise and other nuisances, design and landscaping.

Land Use

Proposed uses in the Dulles Suburban Center should be compatible with adjacent existing and planned uses in terms of height and scale. If nonresidential development occurs adjacent to residential uses, substantial landscaped buffers, screening, other landscape features, and/or other buffer treatments must be provided to mitigate adverse visual and noise impacts. Where residential development or mixed-use development with a residential component is recommended as an optional use, projects should have sufficient acreage and number of units to create a high quality living environment through the provision of well-designed projects with recreational and other amenities for residents. Projects must provide affordable dwelling units.

Parcel Consolidation

Proposals for both baseline and optional uses should provide sufficient parcel consolidation to ensure that a development can meet all standards for setbacks, buffering and screening, open space, parking and recreational amenities; function in a well-designed, efficient manner; and not preclude the development of unconsolidated parcels in conformance with the Comprehensive Plan.

Buffers

Buffers between potentially incompatible land uses can occur at various scales - area-wide and land unit specific. At the area-wide scale, buffers can be land use types and/or intensities planned in positive relationships to one another. It is expected that transitions and buffers will occur so that the peripheral land uses of the Suburban Center are compatible in type and intensity to the adjoining areas to protect existing residential neighborhoods. Within individual land units, land use buffering should be encouraged wherever possible. Setbacks, berms, and vegetative or structural (walls and fences) screens are recommended as buffer treatments. Where appropriate, environmental quality corridors can be incorporated as natural buffer areas.

Access and Circulation

As a part of the process to consider optional uses, the applicant should demonstrate that adequate vehicular access and circulation can be accomplished. Likewise, it should be demonstrated that the optional use or uses help provide a circulation pattern that can efficiently serve the area and will not result in adverse impacts to the surrounding area. If residential development is an optional use under consideration, the analysis of access and circulation should examine how the residential community will provide access to mass

transit, public transportation, schools, parks and recreation facilities, and other community services.

Pedestrian circulation is an important issue that should be addressed through the development process. While the degree of pedestrian circulation provided on-site may vary, all optional uses should demonstrate that they will contribute to the implementation of a comprehensive network of trails and sidewalks for pedestrian circulation related to the Dulles Suburban Center.

Mitigation of Noise and Other Nuisances

Noise and light produced by an optional use must be examined to determine that it does not negatively impact adjacent residential or nonresidential uses. Measures such as landscape buffers, berms, walls and fences, pedestrian - scaled light poles, and the directing of light away from existing development should be used to mitigate any identified impacts.

Design and Landscaping Elements

Frequently in the land unit recommendations the term "high quality" is used to describe the character of development desired for the Dulles Suburban Center. For the purpose of evaluating development proposals, the quality of development for both baseline and optional uses will be defined in terms of the proposal's ability to achieve the "Design Guidelines for the Dulles Suburban Center," following the recommendations for Land Unit K.

ATTACHMENT II

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, Performance Criteria for Optional Uses, page 20.

PERFORMANCE CRITERIA FOR OPTIONAL USES

Within each of the land units of the Dulles Suburban Center, recommended land uses and intensities/densities are specified with a baseline Plan recommendation for development. In some cases, other uses that may be appropriate under certain conditions are also specified. These are called optional uses. Under the options, the overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site-specific conditions are met. In those instances where retail use is an option, a maximum intensity is specified to provide guidance as to the scale of retail development that is appropriate. Although not specifically referenced in each land unit, institutional uses and uses allowed by special permit and special exception may be considered as optional uses throughout the Dulles Suburban Center.

To develop property with an optional use, an applicant shall submit to the county a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:

- Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Department of Transportation, that the uses and intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified (example: .50-1.0 FAR) the low end of the range should be used for calculating peak-hour trip equivalencies;
- Provides evidence that all compatibility elements are satisfied;
- Provides information that demonstrates that the proposed uses will contribute to the economic vitality of the area; and
- Provides excellence of design, as demonstrated by the development proposal's ability to respond to the Design Guidelines for the Dulles Suburban Center.

Development Elements: Transportation

In order for an optional use to be considered for approval, the applicant must meet the following applicable criteria for trip generation:

- For all options, the proposed use and intensity will have lesser peak-hour traffic impacts than would occur if the site were to be developed at the maximum intensity allowed in the baseline Plan recommendation. This should be demonstrated to the satisfaction of the Fairfax County Department of Transportation and the Department of Planning and Zoning.

- In assessing the peak-hour traffic impacts, conversion ratios for some common optional uses will be assessed according to the factors specified in the current edition of the Institution of Transportation Engineers (ITE) Manual. For example, the following conversion ratios, from the 4th edition of the ITE Manual, would be used in assessing the impacts of an optional use against a baseline recommendation of general office use.
One million gross square feet of general office use will generate a level of afternoon outbound traffic that is similar to:
 - 1.4 million gross square feet of industrial flex space (a ratio of 1:1.4);
 - 3.0 million gross square feet of hotel space, (or 3700 rooms) (a ratio of 1:3.0);
 - 11.1 million gross square feet of townhouse space (or 6150 units) (a ratio of 1:11.1); or
 - 6.4 million gross square feet of multifamily space (or 6400 units) (a ratio of 1:6.4).

Compatibility Elements

Residential

Where residential development is to be considered as an option, the proposed development must:

- Be compatible with adjacent existing and planned development in terms of building heights, scale and density.
- Assure that development of adjacent lands can occur in a fashion which is compatible through joint application and/or demonstration that the zoning for adjacent lands would be compatible with the proposed use.
- Minimize human exposure to unhealthful levels of noise in accordance with the guidance provided by the Policy Plan under Environment Objective 4.
- Predominately residential projects as opposed to mixed-use projects should be approximately 10 acres in size to create a high quality living environment including recreational and other on-site amenities, at a minimum.
- Provide for affordable housing as outlined in the Plan text for the Dulles Suburban Center.
- Provide needed right-of-way for an integrated rail transit system for the Dulles Suburban Center, once a general alignment has been determined.
- If sites are identified, provide or participate in the provision of land, as may be practical, to achieve future school facility needs.

Nonresidential

Where nonresidential development is to be considered as an option, the proposed development must:

- Demonstrate that mitigation measures for noise, glare, lights and other nuisance aspects related to nonresidential development are adequate to ensure the proposed use will not adversely impact adjacent development. Mitigation measures may include the provision of berms and landscaping, limitation on hours of operation, limitation on the heights of light poles and other measures.
- Provide coordinated access.
- Provide for consolidation of appropriate parcels.
- Provide needed right-of-way for an integrated rail transit system for the Dulles Suburban Center, once a general alignment has been determined.

Design Elements

Where residential and nonresidential development is to be considered as an option, the proposed development must demonstrate high quality design. Design will be evaluated in terms of the ability of a development proposal to meet the Design Guidelines for the Dulles Suburban Center.

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

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

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

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, 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.
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.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 27, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2014-SU-016
Preserve at Westfields

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ), Conceptual Development Plan (CDP), Final Development Plan (FDP) and proffers revised through April 6, 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.

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

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

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

- Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d. Preserve the integrity and the scenic and recreational value of EQCs. . . .
- Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors....

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

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

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

In the Fairfax County Comprehensive, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 – 17, the Plan states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

- Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC).... Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare

vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements...:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible.

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
- They will:
 - Either:
 - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
 - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

and

- o Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.
- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.
- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances....”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 18, the Plan 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....”

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

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

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;

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

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

Policy b.

Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Policy c.

Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction. As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase....”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities. Analysis for this application addresses the overall conceptual development plan and proffered commitments for the subject property.

Environmental Quality Corridor and Resource Protection Area

The 50.59 acre subject property falls within the Cub Run watershed. The site is bounded by Flatlick Branch on the west northwest, Stonecroft Boulevard on the southwest, Sully Road (Route 28) on the northeast and Westfields Boulevard on the southeast. A significant Environmental Quality Corridor (EQC) associated with Flatlick Branch characterizes the subject property. It is estimated that approximately 40 – 41% of the subject property is EQC. A stormwater management pond exists within EQC/Resource Protection Area (RPA) and floodplain feature which was installed in 1992 prior to the adoption of the Chesapeake Bay Preservation Ordinance (CBPO) in 1993.

Because a significant amount of the subject property is EQC, the property owner's team of consultants collaborated early with staff to determine the components of the EQC for this property. The letter which resulted from that analysis has been included as an exhibit for the current application to rezone the property from the I-3 Zoning District to Planned Residential Mixed Use Zoning District and a proffer condition amendment to remove this site from the larger Westfields Development. No EQC delineation was actually defined in 2012 because no rezoning action was requested at that time.

To be in conformance with the EQC Policy related to this proposal, staff recommended that the applicant address the following issues:

- That areas of comparable value or greater value be provided to compensate for that encroachment, if minor EQC encroachments are requested;
- That compensatory mitigation areas are subject to significant restoration with native plant and that such restoration be subject to a monitoring plan to ensure success for a minimum 5 years;
- That the applicant considers creating a substantial wetland fringe around the interior periphery of the existing pond. Such an enhancement would increase the pond's water quality functionality as both EQC and RPA;
- That the EQC be well marked on site through all phases of construction and land disturbance so that the integrity of the system will be preserved and to prevent unintended encroachments in environmentally sensitive areas.

The applicant has provided 108,134 square feet of mitigation area to compensate for the loss of approximately 20,469 square feet of EQC encroachment at a compensatory mitigation rate of approximately 5:1. However, it is important to note that compensation of EQC loss is based both on the quantity and quality of the mitigation area. In addition, the applicant has provided several proffers to support staff's recommendations regarding EQC restoration and monitoring to ensure success. The applicant has provided a small area of wetland fringe enhancement; however, staff would like a more substantial fringe area to be implemented on the interior periphery of the entire pond.

In staff's view, the applicant has made a significant effort to design this development with the EQC as an important focal point.

Stormwater Management Best Management Practices and Adequate Outfall

The applicant indicates that the stormwater management pond which was approved prior to 1993 meets both water quantity and water quality control requirements for the proposed development. In addition, the current development plan depicts at least six or more underground vaults and areas of pervious pavement dispersed strategically throughout the development site to retain runoff onsite.

The applicant provided documentation with the April 6th development plan submission that this plan qualifies for a Stormwater Ordinance Determination (SWOD) which allows that this application will to be evaluated under rules which prevailed prior to the adoption of the Stormwater Management Ordinance, Chapter 124 of the Code of Fairfax County.

The outfall narrative for this application describes that runoff from the subject property either drains to the existing stormwater pond or runoff from the property drains to Flatlick Branch. In the reviewing engineer's opinion the outfalls are adequate. Stormwater management/best management practice measures, outfall adequacy and conformance with the County's Stormwater Management Ordinance are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Transportation Generated Noise The 75 decibel noise contour related to traffic noise on Route 28 is shown on the development plan. A noise report titled Traffic Noise Impact and Barrier Analysis: Westfield Report# 5543, dated February 18, 2015, was performed by Polysonics and submitted for staff review in February 2015. The analysis measured noise during a 24-hour period on October 22 and 23, 2014, and it was determined that noise in some of the upper stories of townhomes would be affected by highway noise up to 75 decibels and that traffic noise will not exceed 75 decibels. The study recommended that a 6 foot high barrier be installed along the periphery of certain townhomes with rooftop patios. In addition, the consultant also recommended that enhanced wall construction be implemented for the affected units and that acoustically rated windows and doors be installed on those affected units. The applicant has provided a noise proffer generally committing to meeting the Policy Plan regarding the mitigation of transportation generated noise. However, the proffer cites inadequate/incomplete window, wall and door specifications and therefore these specifications should be corrected and be complete to ensure that noise is effectively mitigated at the levels determined by the noise study. The proffer should also be expanded so that a refined acoustical analysis is conducted at the time of site plan submission to ensure the consultant's recommended mitigation measures are appropriately addressed for affected units at the time that final site and topography details are known.

Tree Preservation/Restoration: The application property is densely vegetated with a mix of deciduous and evergreen vegetation. Much of the site is also turf. The applicant is strongly encouraged to protect all the environmentally sensitive EQC/RPA from the land disturbance of the development by installing a super silt fence along the western edge of the lots. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES in order to augment the proposed landscape plan for this proposed development, particularly in the area of the EQC.

Green Building Practices: The applicant has provided a commitment to attain either Earthcraft House or the 2012 National Green Building Standard (NGBS) (formerly known as NAHB National Green Building Certification) using the Energy Star Qualified Homes path for energy performance. The applicant has provided a commitment to a third alternative related to the National Association of Home Builders which no longer exists and which has been replaced by the NGBS program, identified in the first alternative. The proposed development includes two 5,000 square foot, free-standing retail/eating establishments. The site is located in the Dulles Suburban Center and the development involves a change in use from what would be allowed as a permitted use under its existing zoning. In addition, the application is seeking to develop under a proposed Comprehensive Plan option. Under these conditions, the Policy Plan recommends that these non-residential buildings be designed and constructed in manner to attain LEED certification or an equivalent third-party green building certification program. To be in conformance with the green building policy, the proffer should be modified as follows:

- Eliminate the alternative related to the National Association of Home Builders (which no longer exists);
- Specify that certification for residential use be demonstrated through documentation provided to DPWES and DPZ prior to issuance of a residential use permit (RUP); and
- Commit to attainment and demonstration of LEED certification or an equivalent third-party green building certification program for the two free-standing retail buildings.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: May 20, 2015

TO: Mr. William J. O'Donnell Jr., Senior Land Use Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Preserves at Westfields, RZ/FDP 2014-SU-016

This review is based upon the Special Exception RZ/FDP 2014-SU-016 application. The application is stamped as "Received Department of Planning & Zoning May 15, 2015." A site visit was conducted on October 29, 2014 and November 24, 2014 as part of the review for this application.

The majority of the site consists of forest cover with a sizable wet stormwater management facility located near the center of the property. Areas of the site adjacent to Stonecroft and Westfields Boulevards are mowed turf with landscape trees consisting of eastern white pines, crabapples, willow oaks, little leaf linden, yoshino cherry, Norway spruce, and bradford pear. The types of forest vegetation present includes early successional woody species such as eastern redcedar, sweetgum, bradford pear, and autumn olive, which are primarily located on the southern side side of the pond, with some occurring on the ponds eastern side. The forest vegetation located on the northeastern side of the stormwater facility includes primarily upland hardwood vegetation such as white oak, northern red oak, American beech, pignut hickory, American elm, and paw paw. The third type of forest vegetation present exists primarily in the floodplain of Flatlick Branch and consists primarily of red maple, sweetgum, tulip poplar, blackgum, sycamore, and American elm. Deer activity and browse is very heavy on the site.

1. **Comment:** The EVM has been revised with a key and symbol to show that only 148,695 square feet of 10-year canopy is being preserved, which is unclear since it is far less than what is shown in table 12.10 (694,095 square feet).

Recommendation: The EVM should be revised to clearly depict with a key and symbol the tree preservation areas being used towards the 10-year canopy requirement, which shall reflect what is shown in table 12.10.

2. **Comment:** With this submission, it now appears that the area where reforestation is proposed also proposes to be located within the limits of clearing and grading, which will further damage existing soil. The landscape plan calls this area out for limits of disturbance for reforestation purposes, but the overall CDP/FDP still specifies it as limits of clearing and

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



grading. It is unclear why this area is now proposed to be cleared and graded since reforestation planting is to be done by hand.

Recommendation: The proposed limits of clearing and grading should be reconfigured on all sheets so they denote this area as limits of disturbance for reforestation purposes.

- Comment:** On the northern side of the stormwater pond where the proposed dock and tree save area is located, it appears that trees have been inventoried and are now depicted on the Landscape Plan. It appears that the location of the proposed trail impacts a large area of the critical root zone of several large trees, which will likely cause detrimental impacts to the larger trees in the area such as the large sycamore near the drainage area into the pond and the large northern red oak unless proper precautions are taken during trail layout and construction. In addition, it is also difficult to determine the impacts to trees surrounding the pond that are shown to be preserved next to the proposed trail, since it is unclear if the entire trail will be asphalt or if section will be built on piers with a decking material, which could reduce impacts in areas such as around the drainage area where the large sycamore exists. The proffer that has been added (#25) only addresses that the trail be field located in coordination with UFMD in order to minimize impacts, but does not specify that it be constructed of materials in a manner that also helps reduce impacts.

Recommendation: Proffer number 25 should be revised to also specify that “the trail will be constructed of materials to minimize impacts to the existing vegetation being preserved” (piers, on-grade with root aeration matting, woodchips, etc) in the area adjacent to the large sycamore and northern red oak.

- Comment:** The invasive species management proffer (#47) now seems to include more of the tree preservation areas, but still does not appear to include the area **outside of the EQC/RPA and west of the lake embankment**. It is unclear where invasive species currently exist since this had not been incorporated into the CDP/FDP, which is not expected at this time. UFMD feels that invasive species management activities are necessary in all tree preservation areas where non-native species known to be invasive and threaten the long term health and survival of forested areas exist.

Recommendation: The invasive species management proffer (#47) should be revised so that it includes in addition to all tree preservation areas specified the area “outside of the EQC/RPA and west of the lake embankment.”

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 196400

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: May 19, 2015

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

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

FILE: RZ / FDP 2014-SU-016

SUBJECT: Westfields Venture, LP (The Preserve at Westfields)
4906 Stonecroft Boulevard, Chantilly VA
Tax Map: #44-3 ((1)) 15

This department has reviewed the subject application including the Conceptual/Final Development Plan (CDP/FDP) dated August 25, 2014, revised through May 15, 2015. The proposed plan calls for 1,218,130 square feet of redevelopment and it includes residential, retail/restaurant and public amenity uses within the 50.56 acre site. The applicant has worked collaboratively with county and VDOT staff to acknowledge and address the transportation challenges on the adjacent roadway network. These improvements include the following:

- A new signalized entrance at the site's main access point/Sully Governmental District Office and Police Station including pedestrian facilities on all four legs of the intersection.
- An additional shared through/right turn lane on Westfields Boulevard extending from the Route 28 (Sully Road) exit ramp to the signalized intersection of Westfields Boulevard and Stonecroft Boulevard. This improvement also allows the option for vehicles to turn right at the signal itself in addition to the existing free flow right turn lane.
- An additional through lane including ancillary turn lanes on Stonecroft Boulevard along the property's frontage.
- An additional left turn lane and an additional right turn lane from Stonecroft Boulevard to Westfields Boulevard including signal modifications and additional pedestrian facilities.
- It should be noted that there is a previously proffered roadway improvement for an additional through lane on Stonecroft Boulevard along the Sully District Office frontage that is currently in the site plan process. The expectation is for that improvement to be installed by others prior to the roadway improvements mentioned above.

Barbara Berlin, Director
May 19, 2015
Page 2 of 2

The applicant has requested and discussed with staff several transportation waivers related to Zoning Ordinance and PFM requirements. FCDOT supports these waivers based on the following justifications:

- Zoning Ordinance 17-201(3)A - Construction of a vehicle travel lane, service drive, driveway, or other access connections which will permit vehicular travel on the site adjacent to any primary highway (Route 28-Sully Road): Route 28 is a limited access highway, therefore any access connection to this roadway facility would not be recommended/supported by staff.
- Zoning Ordinance 17-201(3)B – Interparcel Access requirement to adjacent parcels: In order to achieve interparcel access to the adjacent Aerospace parcel the connection would have to traverse the existing Flatlick Branch and impact the surrounding environmentally sensitive areas. In addition to these impacts, the adjacent property was not designed to accommodate interparcel access.
- PFM Section 8-0201(3) – Trails and Bike Trails along Route 28 (Sully Road): Route 28 is a limited access highway, therefore any access connection to this roadway facility would not be recommended/supported by staff
- County’s Master Bicycle Plan- The applicant proposes to construct a shared-use path along the property’s frontage which would provide a combined bicycle and pedestrian facility along this roadway in lieu of constructing an on-road bicycle lane. Given the characteristic of the adjacent roadway design and its proximity to the Route 28 interchange at Westfields Boulevard, staff was supportive of this request. The proposed shared use path would replace and widen the existing meandering pedestrian facility.

cc: William O'Donnell, DPZ-ZED

MAD/EAI



DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

April 21, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: **The Preserve at Westfields – RZ 14-SU-016**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the supplemental traffic analysis that was provided on April 10, 2015. We offer the following comments:

Westfields Blvd/ Stonecroft Blvd

1. At a minimum, crosswalk on the EB Stonecroft Blvd (western leg) at Westfields Blvd needs to be added with or without the dual EB right turn lanes.
2. The analysis needs to include the scenario with single free flow EB right turn lane at Stonecroft Blvd/ Westfields Blvd.

Stonecroft Blvd/ Westfields Main Site Access

1. For the concurrent phase operation, exclusive SBL turn lane and shared SBT+R turn lane geometry on the Westfields Main Site Access at Stonecroft Blvd needs to be analyzed. With concurrent phase operation, pedestrian crosswalks on all 4-approaches can be provided.
2. For the split phase operation, shared SBL+T and exclusive SBR turn lane geometry on the Westfields Main Site Access at Stonecroft Blvd (as shown on the plan) needs to be analyzed. With split phase operation, pedestrian crosswalk on one of the Stonecroft Blvd approaches at the intersection can be omitted.

Both scenarios need to be analyzed and the one that yields better LOS and queuing results should be proposed.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: March 4, 2015

TO: William O'Donnell
Senior Land Use Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Resubmission – Ackridge RZ FDP 2014-SU-016

The Fire and Rescue Department (FRD) has the following comments on the referenced application.

Current Fire and Rescue Service Delivery

The Akridge parcel is located in the first emergency response area of the Chantilly Fire and Rescue Station 15. The next closest fire station (second emergency response area) is the West Centreville Fire and Rescue Station 38.

Emergency Response Impact of Proposed Development

The proposed development in the rezoning application depicting 650 multi-family residential units, 155 single-family attached units, and 20,000 square feet of retail development, will result in an additional residential population of 2,093 (using a 2.6 population factor per residential unit.)

FRD's methodology to estimate fire station workload is based on the historical rate of incidents per population in each fire station's response area and the availability of units responding to those incidents. In FY2014, the Chantilly Fire and Rescue Station responded to 2,656 incidents, an average of seven calls per day. The potential impact on emergency services of an additional 2,093 residential population is approximately 186 incidents per year which currently can be handled by the station. Although the projected increase in call volume from one rezoning case may not exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's unit availability and response times to emergency incidents. The Department of Planning and Zoning should consider the cumulative impact of multiple rezoning applications in an area to determine the overall impact on Fire and Rescue service delivery.

Residential occupancies are much higher risk than commercial occupancies resulting in a greater number of emergency incidents. Residential units are occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in all types of emergency calls.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire



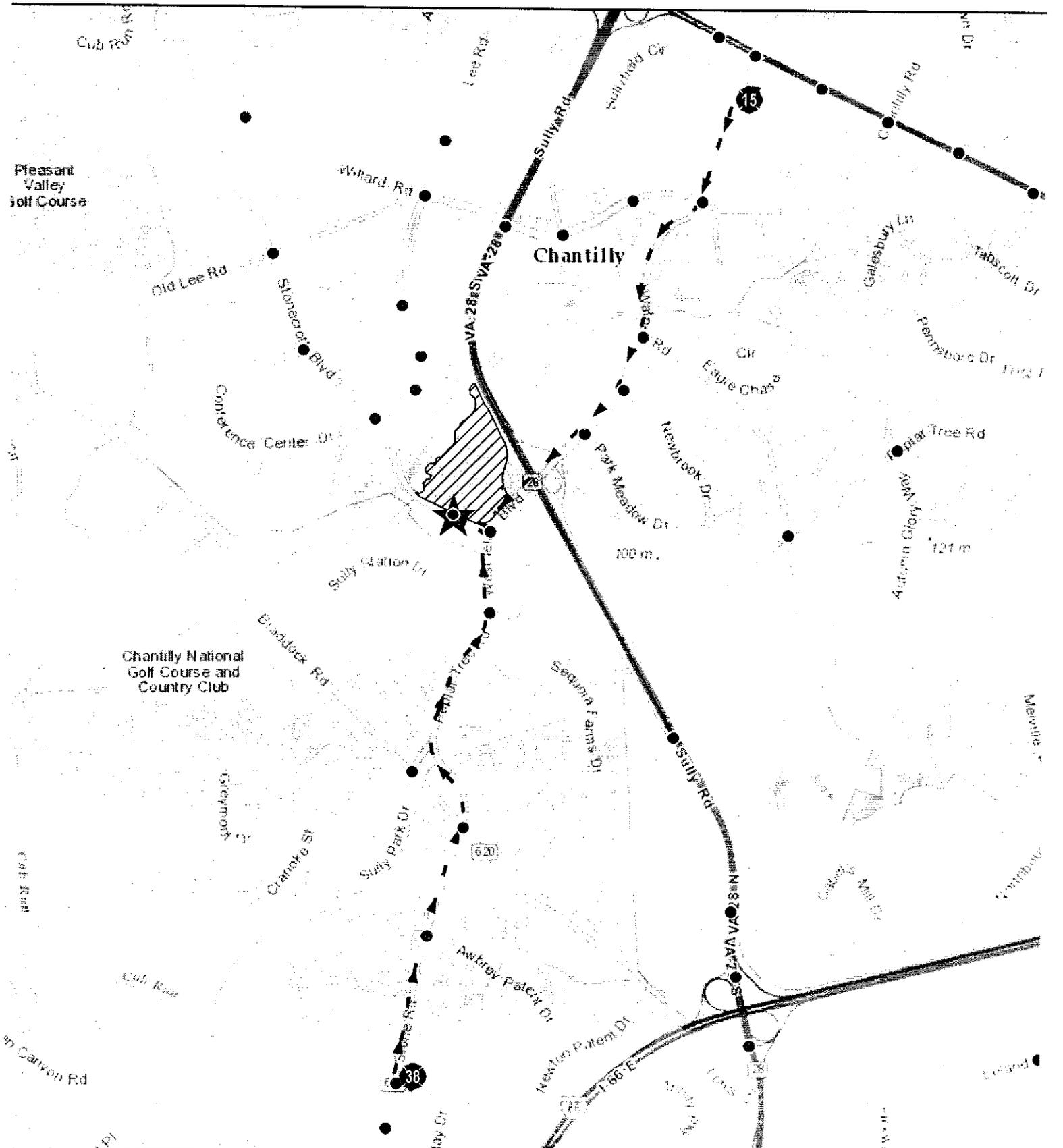
Traffic Signal Preemption Equipment for Emergency Responders:

As Fairfax County becomes more densely populated and roadways become increasingly congested, it is a challenge for FRD to meet emergency response time goals. A strategy the FRD is aggressively pursuing to improve emergency response times is installing preemption equipment on traffic signals throughout the county. (Note: This equipment is only approved by the Virginia Department of Transportation for emergency vehicles responding to emergency incidents.) Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (about \$10k per signal) located along the travel routes from the two closest fire stations to the proposed development. The attached map identifies the traffic signals.

In summary, the proposed Akridge development of 805 new residential units could have an impact on Fire and Rescue services of an additional 186 incidents per year. Although the Chantilly Fire and Rescue Station 15 can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer preemption equipment on ten traffic signals (nine existing and one new) located along the primary travel routes to the proposed development.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

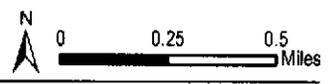
FRD Akridge Study



-  Access Point
-  Property Boundary
-  Fire Stations
-  VDOT Traffic Signals

-  Route: Station 15 to Access Point
-  Route: Station 38 to Access Point
- First Due Boundaries**
- 415 438 417

FRD-GIS. Current as of: 3/4/2015



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

September 18, 2014

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

Re: RZ 2014-SU-016
PCA 78-S-063-07
Preserve at Westfields
Tax Map: 44-3

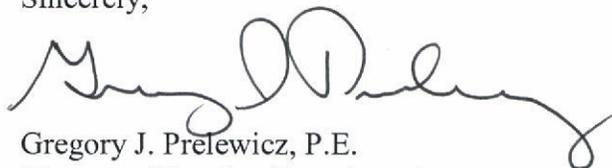
Dear Ms. Berlin:

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 located in Stonecroft Boulevard. 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.

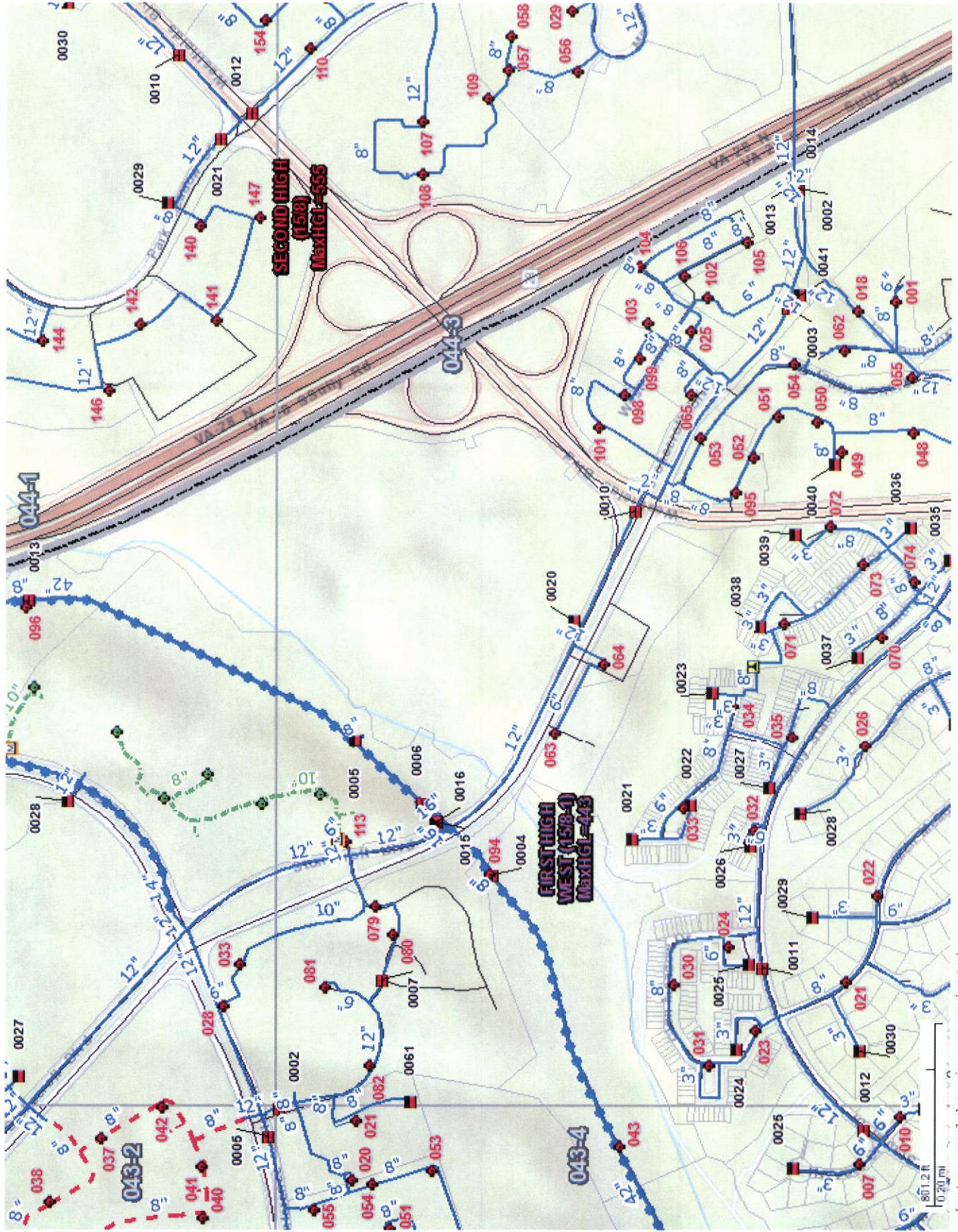
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,



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

Enclosure



(note: scalebar is approximate)



County of Fairfax, Virginia

MEMORANDUM

DATE: Revised May 14, 2015

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Camylyn Lewis, Senior Engineer III (Stormwater)
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2014-SU-016, PCA 78-S-063, The Preserves at Westfields, Generalized Development Plan dated 8-25-2014, LDS Project #1764-ZONA-001-1, Tax Map #044-3-01-0015, Sully District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is County mapped Resource Protection Area (RPA) on this site; both 1993 and 2003. Field delineation may be required with the site plan. CBPO 118-1-9.

The applicant is proposing to use the existing lake, designed in 1988, to meet part of their Best Management Practice requirement.

It is not the intention of Chapter 118-2-1 to allow a best management practice that collects and treats runoff from only an individual lot or some portion of the lot to be located within a Resource Protection Area. However, the pond was approved in 1992, subsequently constructed, and it serves the larger development.

At the time of site review, to show compliance with water quality requirements, the applicant will be required to provide information from the approved plan to show that the pond was designed and implemented in accordance with the 2011 PFM for Grandfathered and Time Limited Projects; it was constructed in accordance with the old Part II C technical criteria. DEQ Guidance Memo 14-2014 grandfathered these ponds (lake) for two permit cycles.

The applicant provided computations to indicate that the water quality requirements could be met. It is noted that the site is in the Water Supply Overlay District (WSPOD) and 50% phosphorous removal is required.



Billy O'Donnell, Staff Coordinator
Rezoning Application #RZ/FDP 2014-SU-016, PCA 78-S-063, The Preserves at Westfields,
Generalized Development Plan dated 8-25-2014, LDS Project #1764-ZONA-001-1, Tax Map
#044-3-01-0015, Sully District
Revised May 1st, 2015.
Page 2 of 5

The proposed plan proposes the following encroachments into the RPA:

1. Private access roads and associated retaining walls. A road over the pond embankment with associated retaining walls, and the access road to the west of the property with the associated grading for the retaining wall. Exempt under CBPO 118-5-2.
2. An amphitheater which requires an exception under CBPO 118-6-9 and a Water Quality Impact Assessment (WQIA).
3. An eight (8) foot wide trail and associated dock. The trail is considered and exempt use under CBPO 118-5-3. A written request for an exemption shall be filed with the director. Such requests should be filed along with any plans of development submitted for review; CBPO 118-5-3(a)(6). The dock is considered water dependent, and is allowed used under CBPO 118-2-1(a). A WQIA is required for the dock and should address the part of the trail over water.
4. Public utilities. These are exempt under CBPO 118-5-2.
5. Storm sewer outfalls. The outfalls are considered water dependent, and an allowed used under CBPO 118-2-1(a). A WQIA is required.

Floodplain

There are regulated floodplains on the property; FEMA Zone AE (water surface elevations are established) and floodplain mapped with the County watershed plans; for more information contact Stormwater Planning. The limits of 100 year floodplain shall be delineated on the plan and dedicated within a floodplain easement.

The applicant is proposing a trail, dock and retaining wall for the road over the dam in the minor floodplain. These uses are subject to a use determination by the director under Zoning Ordinance (ZO) Section 2-903.1.

The applicant is proposing grading for a retaining wall to support the roadway on the west side of the property in the major floodplain. It is minor fill, less than 278 cubic yards, a use determination by the director is required; ZO 2-903.9.

Downstream Drainage Complaints

There are no applicable downstream drainage complaints on file.

Stormwater Detention

The wet pond 13A, appears to be designed to provide detention for the site for the 10 year 24 hour storm; regional facilities are normally designed using the 24 hour storm. This will be verified with the site plan.

The applicant is also proposing underground urban SWM/BMPs. A WPFM is required for underground detention in a residential area; see waiver request #1764-WPFM-001-1.

Onsite Major Storm Drainage System and Overland Relief

Billy O'Donnell, Staff Coordinator
Rezoning Application #RZ/FDP 2014-SU-016, PCA 78-S-063, The Preserves at Westfields,
Generalized Development Plan dated 8-25-2014, LDS Project #1764-ZONA-001-1, Tax Map
#044-3-01-0015, Sully District
Revised May 1st, 2015.
Page 3 of 5

The applicant should address overland relief for the enclosed courtyards.

- The major system (designed for the less frequent storm up to the 100-year level) consists of natural waterways, large man-made conduits, and large water impoundments. In addition, the major system includes some less obvious drainage ways such as overland relief swales and infrequent temporary ponding at storm sewer appurtenances. The major system includes not only the trunk line system which receives the water from the minor system, but also the natural backup system which functions in case of overflow from or failure of the minor system. PFM 6-0101.2B
- **The minor storm drainage system normally should not be oversized as a design for the major system. The major drainage system should be in the form of grading of the area and/or locating and constructing buildings in such a manner that overland relief swales and/or surface storage will accomplish the objective.** In some instances where a sump condition exists, the design engineer may desire to locate storm sewer openings and structures below the overland relief elevation. PFM 6-1501.2F

Provision of a walkway into the courtyard on the ground floor may be valuable in providing adequate overland relief. Completely enclosing the courtyard may complicate the design for adequate overland relief.

Downstream Drainage System

The applicant provided an outfall narrative which indicates the adequate outfall requirements could be met.

Stormwater Planning Comments

The subject parcel's western border is mainstem Flatlick Branch, a Cub Run tributary. RPAs protect Flatlick Branch, the onsite wet pond (WP0018), and the two unnamed tributaries that cross Westfields Blvd onto the parcel and flow into WP0018. Mainstem Flatlick is also bounded by 100-year floodplain. It should also be noted that Flatlick Branch and Cub Run are part of the Occoquan Reservoir watershed.

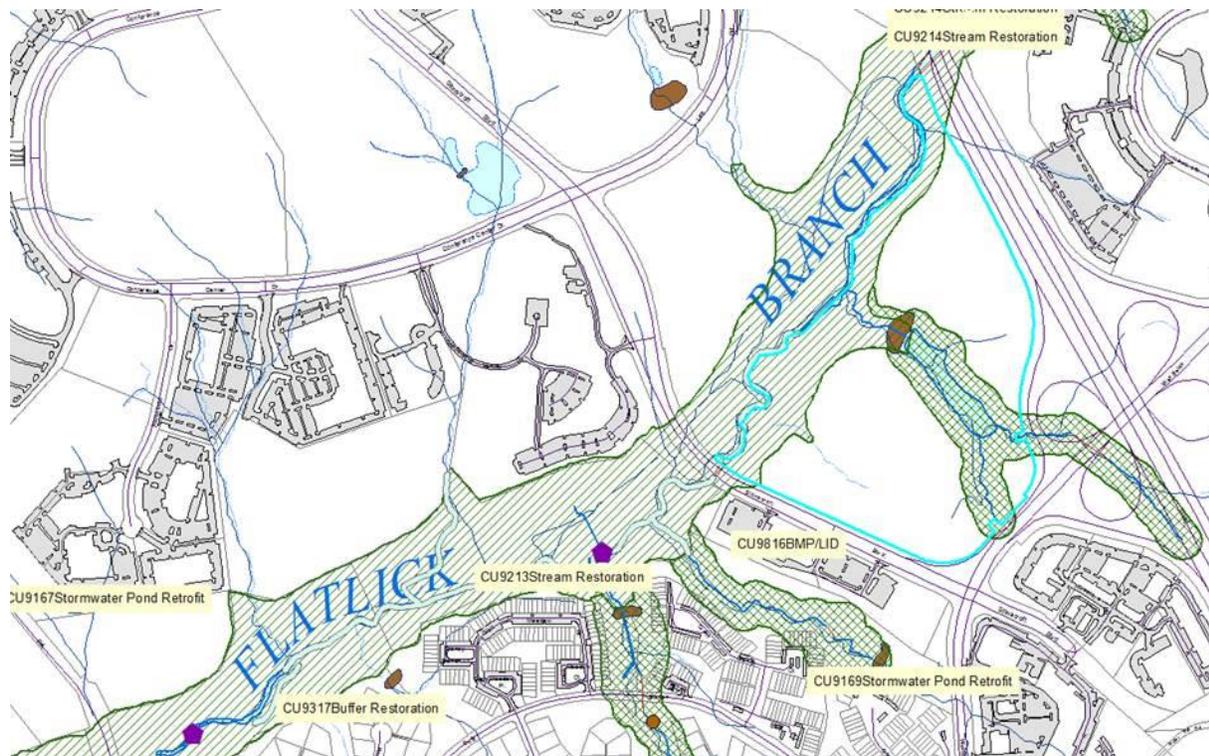
Flatlick is listed on the DEQ list of Impaired Waters, and SWPD has several USGS gages located upstream of the property which collect nutrient and sediment samples during storm events. Three Chesapeake Bay TMDLs for nutrients and sediment may also apply to this watershed.

WPAB conducted biological monitoring at two sites in Flatlick just downstream of the property in 1999, 2007 and 2009; benthic community health was found to be Poor for all samples, and fish community health was Very Poor.

Billy O'Donnell, Staff Coordinator
Rezoning Application #RZ/FDP 2014-SU-016, PCA 78-S-063, The Preserves at Westfields,
Generalized Development Plan dated 8-25-2014, LDS Project #1764-ZONA-001-1, Tax Map
#044-3-01-0015, Sully District
Revised May 1st, 2015.
Page 4 of 5

The Cub & Bull Run WMP recommended a restoration project (CU9213, an 11-25 year project, so no fact sheet) for Flatlick Branch “upstream and downstream of Stonecroft Blvd.” The stream reach to be restored begins just downstream of the inflow from wet pond WP0018 and proceeds downstream to a point just upstream of where Flatlick crosses Braddock Rd. This project has not yet been implemented. There is also a buffer restoration project (CU9317; refer to attached fact sheet) just below the downstream end of CU9213. (See picture below: subject parcel is highlighted in blue; the WMP projects appear as light blue polygons with yellow labels; the purple pentagons are SWPD biomonitoring sites).

The Cub Run watershed lies within the Triassic Basin physiographic sub-province. Generally, the geology in the Triassic Basins has low infiltration/recharge and therefore rapid runoff/discharge which leads to increased flashiness and lower groundwater resources. Triassic Basin streams are highly erodible and often deeply incised. Deposited sediments are easily suspended even during minor rain events. Because of the low permeability of the soils in the Cub Run watershed, the Watershed Management Plan recommends that LID practices include an underdrain system to facilitate filtration and add storage volume.



See attached information on project ID CU9317

Billy O'Donnell, Staff Coordinator
Rezoning Application #RZ/FDP 2014-SU-016, PCA 78-S-063, The Preserves at Westfields,
Generalized Development Plan dated 8-25-2014, LDS Project #1764-ZONA-001-1, Tax Map
#044-3-01-0015, Sully District
Revised May 1st, 2015.
Page 5 of 5

Stormwater Management Proffers

Proffer 28; The RPA exception for the amphitheater is to disturb 2,300 square feet in the RPA, 250 square feet will be impervious area. Is the mitigation for the loss of RPA buffer to be provided?

Please contact me at 703-324-1720 if you require additional information.

CML/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File



FAIRFAX COUNTY

APPENDIX 14
APPLICATION FILED: 2-18-2015

Board Date: TBD

V I R G I N I A

June 4, 2015

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

LAND DEVELOPMENT SERVICES

SITE DEVELOPMENT AND INSPECTIONS DIVISION

STAFF REPORT

RESOURCE PROTECTION AREA (RPA) ENCROACHMENT EXCEPTION #6179-WRPA-007-1 & WATER QUALITY IMPACT ASSESSMENT #6179-WQ-004-1

SULLY DISTRICT

APPLICANT:	Westfields Venture, LP
PROJECT LOCATION:	4906 Stonecroft Blvd
TAX MAP REFERENCE:	044-3-01-0015
APPLICATION ACCEPTED:	February 13 th , 2015
WATERSHED:	
CHESAPEAKE BAYPRESERVATION ORDINANCE (CBPO) PROVISION:	Section 118-6-9, Exception for Accessory Structures in an RPA
PROPOSAL:	CBPO Exception to allow an amphitheater in an 1993 RPA
LOT SIZE:	50.59 acres



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA, call 703-324-1720 or TTY 711 (Virginia Relay Center).

<p>AREA OF REQUESTED RPA ENCROACHMENT:</p>	<p>2,300 square feet (0.053 acres)</p>
<p>PUBLIC HEARING:</p>	<p>RPA Encroachment Requests under CBPO Section 118-6-9 that do not qualify for administrative review under Article 5 may be granted by the Exception Review Committee or by the Board of Supervisors in conjunction with a rezoning or special exception.</p>
<p>DESCRIPTION:</p>	<p>The applicant is requesting an RPA encroachment exception to allow an amphitheater in a 1993 RPA, which creates approximately 2,300 square feet of disturbance and 250 square feet of impervious area within the RPA.</p>
<p>BACKGROUND:</p>	<p>November 25, 1985, the Board of Supervisors approved RZ 78-S-063, which permitted the rezoning of 712.04 acres from R-C, I-3, I-4 and I-5 Districts to the I-3, I-4 and I-5 Districts. This rezoning was subject to proffers, but no development plan was proffered. There is an existing lake, which was designed in 1988, to meet part of the Best Management Practice requirement for the development. The pond was designed with plan # 6178-SP-18-5, approved May 11, 1992. The project meets the Time Limits because state permit coverage (VAR10F282) was obtained prior to 7/1/14 see 6178-SWOD-002-1</p>
<p>DOCUMENTS AND CORRESPONDANCE:</p>	<p>The following information appear as part of the application:</p> <ul style="list-style-type: none"> • RPA Encroachment Exception Application dated February 13, 2015 (Attachment B). • Brief Description of the Project/Statement of Justification. RPA dated February 10, 2015 (Attachment C-1). • Plan titled RPA Delineation & Water Quality Impact Assessment Plan, dated February 2nd 2015. (Attachment D; Sheet 3 of 5). • RPA Exception Plan dated January 14, 2015. (Attachment E). • Soils map data (See sheet 5 of 5 RPAE# Soils Map and Classifications).

	<p>Appendix F</p> <ul style="list-style-type: none"> • Site Photographs (Attachment G).
<p>ANALYSIS:</p>	<p><u>RPA</u> There is 1993 and 2003 RPA on the site. The RPA was re-delineated with plan 6178-RPA-003.</p> <p><u>Floodplain</u> The north west property boundary is FEMA zone AE. A minor floodplain runs through the site. The floodplains are delineated in accordance with Technical Bulletin 12-03.</p> <p><u>Amphitheater</u> The accessory structure is proposed in a 2003 RPA. An exception under 118-6-8 is required. The provision of the amphitheater adjacent to the stormwater management facility and passive recreation trail is to address the request from staff that the open space surrounding the stormwater management facility is tied to the open space and stream valley trail along Flatlick Branch. The stormwater from the amphitheater will drain in to the stormwater management pond and be treated. The facility is located to maximize the tree save area. It is noted that the project proposes an additional 87,665 square feet of EQC in conservation easements and that the EQC added increases the EQC impacted by 4.28 to 1.</p> <p><u>Stormwater Management Pond</u> The existing pond is in the 2003 and 1993 RPA. The existing pond was constructed with plan 6178-SP-18-5; completed May 11th, 1992. In accordance with CBPO, it may continue to be maintained but may not be enlarged or expanded without an exception under Article 6. The proposed development is not proposing to enlarge or expand the pond.</p> <p><u>Trail and Dock</u> The trail is located in both the 1993 and 2003 RPA. The trail is passive recreation, and is an</p>

	<p>exempt use under CBPO 118-5-3. A written request for an exemption shall be filed with and approved by the Director along with the site plan. CBPO 118-5-3(a)(6).</p> <p>The dock is located in the 2003 RPA. It is an allowed use under CBPO 118-2-1. A Water Quality Impact Assessment (WQIA) will be required before site plan approval.</p> <p><u>Entrance road and retaining walls</u> There is an existing pond access road / dam embankment. To construct the access for the development, retaining walls are proposed on each side of the road over the dam embankment. The improvements are 1993 RPA. The road and associated improvements are an allowed use under CBPO 118-2-1; a WQIA will be required before site plan approval.</p> <p><u>Public Utilities</u> Exempt CBPO 118-5-2</p> <p><u>Storm sewer outfalls</u> The four (4) storm sewer outfalls in to the existing stormwater management pond are located in the 2003 RPA. They are allowed uses under CBPO 118-2-1. A Water Quality Impact Assessment (WQIA) will be required before site plan approval.</p> <p><u>Impervious area</u> The amphitheater will create 250 square feet of impervious surface in the RPA.</p> <p><u>Disturbed area</u> Approximately 2,300 square feet will be disturbed to provide for the amphitheater.</p>
<p>REQUIRED FINDINGS:</p>	<p>Section 118-6-6. Required Findings.</p> <p>Exceptions to the criteria and requirements of this Chapter may be granted only on a finding that:</p> <p>(a) The requested exception to the criteria is the minimum necessary to afford relief;</p> <p>The Board of Supervisors approved RZ 78-S-</p>

	<p>063 November 25, 1985, which permitted the rezoning of 712.04 acres from R-C, I-3, I-4 and I-5 Districts to the I-3, I-4 and I-5 Districts. This rezoning was subject to proffers, but a development plan was not proffered.</p> <p>There were subsequent amendments to the original rezoning the one which applies to this application, PCA 78-S-063-3, modified the timing of several road commitments in Proffer 9 including the provision of a third westbound lane on Stonecroft Boulevard along a portion of the frontage of the application property. The overall development was planned before the RPA was designated. Where feasible the applicant has moved facilities out of the RPA, including the amenity gazebo, and designated tree save areas. Given the request by staff, the proposed plan is the minimum necessary to afford relief.</p> <p>(b) Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated;</p> <p>Consideration is normally given to projects which started before the RPA was designated. Given the original rezoning was November 25, 1985, and the pond was constructed in May 1992 before the RPA was designated, and staff's request, reasonable relief is not considered a special privilege.</p> <p>(c) The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality;</p> <p>The applicant has located the amphitheater where it will sheet flow in to the stormwater management pond and will be treated. The location was chosen to maximized the tree save area. To be in harmony with the purpose and intent of this Chapter and not to be of substantial detriment to water quality, mitigation for the</p>
--	--

	<p>disturbed area in the RPA equal to 2,300 square feet should be established, where feasible, elsewhere on the site.</p> <p>(d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed;</p> <p>The RPA was designated in 1993. The original rezoning was November 25, 1985, and the pond was constructed in May 1992 before the RPA was designated.</p> <p>It is the opinion of the staff that the request is not based upon circumstances that are self-created or self-imposed, CBPO 118-6-6(d).</p> <p>(e) Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality;</p> <p>The encroachments into the RPA drain to the wet pond where the flows are treated.</p> <p>(f) Other findings, as appropriate and required herein, are met. Exceptions granted under CBPO Section 118-6-9, General Resource Protection Area Encroachment Request, are subject to the additional finding that the water quality benefits resulting from the proposed facility or improvement <u>exceed</u> the associated water quality detriments. Where practicable, a vegetated area that will maximize water quality protection, mitigate the effects of the buffer encroachment, and is equal to the area of encroachment into the buffer area shall be established elsewhere on the lot or parcel.</p>
<p>STAFF RECOMMENDATIONS:</p>	<p>If it the intent of the Board to approve the exception, staff recommends that approval be conditioned upon the proposed development conditions contained in Attachment A of this report.</p> <p>Staff recommends approval of exception request #6178-WRPA- 007-1 and general approval of the</p>

	<p>6178-WQ-002-1 subject to the proposed exception conditions dated May 12, 2015, contained in Attachment A. Final approval of 6178-WQ-002-1 will be with the site plan and detailed design.</p> <p>It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.</p> <p>It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board. For further information, please contact Site Development and Inspections Division (SDID), Land Development Services, Department of Public Works and Environmental Services, 12055 Government Center Parkway, Suite 535, Fairfax, Virginia 22035-5505, 703-324-1720.</p>
--	--

ATTACHMENT A**PROPOSED EXCEPTION CONDITIONS****#6178-WRPA-007-1 and #6178-WQ-004-1****June 4, 2015**

If it is the intent of the Exception Review Committee to approve 6178-WRPA-007-1 and general approval of 6178-WQ-004-1 to allow encroachment in the Resource Protection Area (RPA) located at 4906 Stone Croft Blvd (Tax Map 044-3-01-0015) pursuant to Section 118-6-9 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO), staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This RPA Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This RPA Exception is granted only for the purposes, structures and/or uses indicated on the Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the Plat titled "The Preserves at Westfields, Conceptual Development Plan, signed and sealed June 18, 2015, which shows the proposed improvements (Plat), and the "RPAE# Water Quality Impact Assessment" prepared by VIKA Virginia LLC, signed and sealed February 09 2015, and these exception conditions.
4. In order that the project is in harmony with the purpose and intent of the CBPO, does not have a substantial detriment to water quality, and meets the additional performance criteria for RPAs, vegetated buffer area(s) shall be established in the disturbed areas within the RPA on the lot and shall be of a combined area of at least 2,300 square feet. The size, species, density and locations shall be consistent with the planting requirements of CBPO Section 118-3-3(f), or a vegetation plan that is equally effective in retarding runoff, preventing erosion, and filtering non-point source pollution from runoff, as determined by the Department of Public Works and Environmental Services (DPWES). The vegetation shall be randomly placed to achieve a relatively even spacing throughout the buffer. Notwithstanding any statements on the Plat and in the Water Quality Impact Assessment (WQIA), the size, species, density, and locations of the trees, shrubs, and groundcover will be subject to approval of the Director of the DPWES.
5. In order that the disturbed area within the RPA is the minimum necessary to afford relief, indigenous vegetation shall be preserved to the maximum extent possible. Any further encroachment into, and/or disturbance of, the RPA not shown

on the approved Plat will be considered a violation of the CBPO and is subject to the penalties of the CBPO Article 9.

6. This RPA Exception shall automatically expire, without notice, 12 months after the date of approval, unless the necessary vegetated buffers have been established. This RPA Exception shall automatically expire, without notice, 12 months after the date of approval, unless the site plan or permit is diligently pursued, or the necessary vegetated buffers have been established. For the purpose of this paragraph diligent shall mean the following: corrections to a properly submitted plan, or permit, deemed necessary by the reviewing authority, shall be resubmitted within sixty (days) of its return by DPWES.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State, or County ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures, and this RPA Exception shall not be valid until this has been accomplished.

ATTACHMENT B

APPLICATION FORM

Exception # 6178-WRPA-007-1
6178-WQ-004-1

APPLICATION FORM

For Resource Protection Area (RPA) Encroachment Exceptions Pursuant to Article 6 of the Chesapeake Bay Preservation Ordinance: Public Hearing Required

Part 1 – Property Information

Property Owner's Name: Westfields Venture, L.P
 Property Address: 4906 Stonecroft Blvd
 Description (Lot# Subdivision): Parcel 23 (DB 10163, PG 1295)
 Project Name: The Preserve at Westfields
 Tax Map Number: 044-3-01-0015
 Magisterial District: Sully District Permit #: _____

Part 2 -Exception Type

Check One	CBPO Section	Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)
	118-6-7	Loss of buildable area within an RPA on a lot or parcel recorded prior to November 18, 2003. The proposed construction encroaches into the seaward 50 feet of the RPA buffer.
	118-6-8(a)	Accessory structure within the RPA, where the principal structure was established (i.e. RUP issued) as of July 1, 1993 and the proposed construction encroaches into the 1993 RPA.
	118-6-8(b)	Accessory structure in the RPA, where the principal structure on the lot or parcel was established (i.e. RUP issued) between July 1, 1993 and November 18, 2003 and the construction encroaches into the 2003 RPA.
X	118-6-9	General RPA Encroachment request for encroachments into either the 1993 or 2003 RPA that do not qualify for waivers under CBPO Article 5 and do not qualify under any of the above Sections.

Part 3 –General Description of Exception Request

Acres or Square Feet	Description of Exception Request
Property Area (acres or square feet)	50.59 Acres
Disturbed Area in RPA (acres or square feet)	2,300 SF
Impervious Area within RPA (acres or square feet)	250 SF
Brief Description of Project and RPA Encroachment	Please see attached sheets and narratives

Check here if a Special Exception (SE) and/or Rezoning (RZ) application has been/will be submitted. The public hearing will be conducted by the Board of Supervisors in conjunction with the SE or RZ hearing.

Part 4 – Submission Checklist

Check	CBPO Section	Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)
X	118-6-5(a)	Four (4) copies of this <i>application form</i> , completed and signed by the applicant.
X	118-6-5(b)	Four (4) copies of a <i>Water Quality Impact Assessment (WQIA)</i> . The WQIA may be submitted with the application as a combined document.
X	118-6-5(c)	Fourteen (14) copies of a <i>plat</i> which meets the submission requirements of Zoning Ordinance Section 9-011, paragraph 2. In addition, four (4) letter size copies of the plat that is suitable for reproduction and distribution.
X	118-6-5(d)	<i>Photographs</i> of the property showing existing structures, terrain and vegetation
X	118-6-5(e)	Four (4) copies of a <i>map identifying classification of soil types</i> , at a scale of one inch equals five hundred feet (1" = 500'), covering an area at least 500 feet beyond the perimeter of the proposed development.
X	118-6-5(f)	A <i>statement of justification</i> which addresses how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f). (See Part 5 below).
n/a	118-6-3(c)	A List of property owners, with addresses, to be notified (minimum of 5). Include all properties abutting, immediately across the street from, and within 500 feet of the subject property (including all properties which lie in adjacent municipalities). In addition, the name and address of a Homeowners or Civic Association that is within the immediate area that will be notified.
X	118-6-3(d)	If the exception is associated with a RZ or SE, the notification shall be conducted concurrently with the RZ or SE notification, and the public hearing will be conducted by the Board of Supervisors. Provide a list of owners, with addresses, to be notified in accordance with Zoning Ordinance Article 18 instead of CBPO Section 118-6-3(c).
X	104-1-3(d)	Application Fees (must be paid at the time of submission of the application)
X	101-2-9 and 112-17-109	Exception request fee: \$204 per lot (not to exceed \$876) for individual lots; \$876 for subdivisions or site plans.
X	101-2-9 and 112-17-109	WQIA fee (if submitted as a combined document): \$432 for single lot, \$1,652.40 for subdivision or site plan, per submission.
n/a	101-2-9 and 112-17-109	A public hearing is required for all exceptions under Article 6. There is an additional fee of \$438 per exception request.

Part 5 Statement of Justification checklist

Check	CBPO Section	Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)
X	118-6-6(a)	The requested exception to the criteria is the minimum necessary to afford relief.
X	118-6-6(b)	Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated.
X	118-6-6(c)	The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality.
X	118-6-6(d)	The exception request is not based upon conditions or circumstances that are self-created or self-imposed.
X	118-6-6(e)	Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
n/a	118-6-6(f)	Other findings, as appropriate and required for the specific exception being applied for, are met. The additional criteria are listed in CBPO Sections 118-6-7(a) through (f), CBPO Section 118-6-8(a)(1) and (2), CBPO Section 118-6-8(b)(1) and (2), or CBPO Section 118-6-9.

Part 6

All information in this application and all documents submitted in support of this request are correct to the best of my knowledge and belief.

Applicant Name: Westfields Venture LP c/o Akridge (please print)

Authorized Agent(s): Sarah Knutson

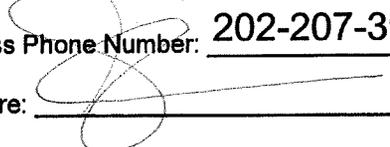
Business Location Address: 601 Thirteenth Street, N.W. Suite 300

City: Washington DC State: D.C. ZIP: 20005

Telephone: 202-207-3914 Facsimile: _____

Email Address: sknutson@akridge.com

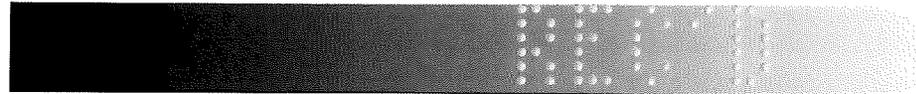
Business Phone Number: 202-207-3914 Cell Phone Number: _____

Signature:  (Owner/Agent) Sarah Knutson Date: 2/13/15

SUBMIT TO: Customer and Technical Support Center
 Site and Addressing Center
 12055 Government Center Parkway, Suite 230
 Fairfax, Virginia 22035

ATTACHMENT C

**DESCRIPTION OF THE PROJECT
&
STATEMENT OF JUSTIFICATION**



February 10, 2015

Shahab Baig
 Chief, North Branch
 Fairfax County Dept. of Public Works & Environmental Services
 Site Development and Inspection Division
 12055 Government Center Parkway
 Suite 535
 Fairfax, VA 22035

**Re: The Preserve at Westfields
 Resource Protection Area Exception Request 6178-WRPA-007-1.1
 RZ 2014-SU-016
 VIKA #VV6065-6**

Dear Shahab,

The purpose of this letter is to provide a statement of justification which address how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f) as required by the Resource Protection Area (RPA) exception application form.

Below are justifications for each of the sections (a) through (f). The italicized sections are the justifications following the restatement of Section 118-6-6.

- a) The requested exception to the criteria is the minimum necessary to afford relief
Comply. The exception requested proposes the minimum disturbance necessary to install the proposed amphitheater. The design of the amphitheater has minimized the proposed imperviousness and maximized the water quality treatment of the disturbed areas and proposed imperviousness. This was achieved by placing the amphitheater within the watershed of existing regional wet pond C50 where all of the drainage from the improvements will sheet flow.
- b) Granting the exception will not confer upon the applicant any special privileges that are denied by this part or other property owners who are subject to its provisions and who are similarly situated.
Comply. No special privileges are being requested.
- c) The exception is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality.
Comply. See Water Quality Impact Assessment (WQIA) included with the exception application.
- d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed.
Comply. The exception is proposed in alignment with the request by staff to incorporate recreation and/or amenity features around Stormwater management facilities. The purpose of the recreation/amenity features is to tie the open space around the existing Stormwater management facility to the stream valley trail and open space of Flatlick Branch.
- e) Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
Comply. All proposed disturbance and imperviousness proposed with this exception will sheet flow into a regional wet pond for BMP treatment and detention. Further, the applicant has proposed a substantial increase to the EQC areas on site which will be preserved open space covered by conservation easements. These areas will improve water quality onsite.
- f) Other findings, as appropriate and required herein, are met.
Not applicable.

VIKA Virginia, LLC

8180 Greensboro Drive, Suite 200 ✪ Tysons, Virginia 22102 ✪ 703.442.7800 Fax 703.761.2787
 Tysons, VA ✪ Germantown, MD ✪ Washington, DC

www.vika.com

ATTACHMENT D

**PLAT TITLED “RPA Delineation &
Water Quality Impact Assessment
Plan”**

RPA Exception Plan

CALCULATION, TABULATIONS AND DOCUMENTATION FOR THE WESTFIELD ZONING.

THE WESTFIELDS SUBDIVISION WAS A RESULT OF REZONING APPLICATION 78-5-063 APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO PROGRESS, WHICH REZONED 1048 ACRES FROM I-5, I-4, I-3 AND R-C TO I-3 AND I-4. THERE WAS NO PROFFERED GENERALIZED DEVELOPMENT PLAN OR UNIDED DEVELOPMENT PLAN FOR THE DEVELOPMENT.

PROFFER #1 READS IN PART: "THE OVERALL DENSITY PERMITTED WITHIN WESTFIELDS UNDER THE REQUESTED REZONING SHALL NOT EXCEED THE F.A.R. DENSITY PRESENTLY ALLOWED UNDER THE CURRENT ZONING ON EACH PORTION OF THE PROPERTY EXCEPT FOR THOSE CERTAIN PARCELS. * IF FURTHER LISTS THOSE LAND BANS WHICH HAVE SPECIAL DENSITY CONSIDERATIONS WHICH INCLUDED LAND BANS A-1, A-2, H-1, I-1, AND K-1. THE AREA OF THIS REZONING APPLICATION IS IDENTIFIED ON THE GENERALIZED DEVELOPMENT PLAN AS LAND BANS "B" AND PART OF "C". AS SUCH THE PARCELS INVOLVED IN THIS REZONING ARE SUBJECT TO STANDARD ZONING DENSITIES AS IDENTIFIED IN THE REZONING APPLICATION AND ARE NOT INCLUDED WITH ANY MODIFIED DENSITY CONSIDERATION IN THE LAND BANS LISTED ABOVE. THEREFORE THIS APPLICATION FOR REZONING WHICH REMOVES THESE PARCELS FROM THE INITIAL WESTFIELDS REZONING ALLOWS THE RESIDUAL IN WESTFIELDS TO CONTINUE TO MEET APPROVED ZONING REQUIREMENTS ESTABLISHED BY THE INITIAL WESTFIELDS REZONING SPECIFICALLY IN REGARDS TO THE I-3 PARCELS."

BEGIN EX LIMITED ACCESS LINE

GENERAL NOTES

1. SEE SHEET C-2 FOR BUILDING TABULATIONS.
2. SEE SHEET C-8 AND C-9 FOR DETAILED COP/FDP AND RETAINING WALL LOCATIONS AND HEIGHTS.
3. SEE SHEET C-10 AND C-11 FOR FRONTAGE IMPROVEMENTS AND VEHICULAR CIRCULATION DETAILS.
4. SEE SHEET C-12 FOR CONCEPT UTILITY PLAN.
5. SEE SHEET C-13 FOR FIRE ACCESS PLAN.
6. SEE SHEET L3.0 & L3.1 FOR APPROXIMATE TREE PRESERVATION AREAS.
7. FINAL TRAIL LOCATIONS AND LIMITS OF CLEARING AND GRADING SHALL BE ESTABLISHED IN THE FIELD AND COORDINATED WITH THE UMD.
8. ALL AREAS IDENTIFIED AS FIRE LINES, FIRE DEPARTMENT TURNOAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
9. THE REFORESTED AREA MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH UMD AT FINAL SITE PLAN IN ACCORDANCE WITH PFM 6-1311.
10. SEE SEPARATE RPA SUBMISSION #178-WRPA-007-1 FILED CONCURRENTLY WITH REZONING.

EQC NARRATIVE

THE CONCEPTUAL AND FINAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 20,469± SF OF ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EQC RATE OF 5.28 TO 1.0 (108,134 SF).

IN ACCORDANCE WITH OBJECTIVE 9 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010), THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY.

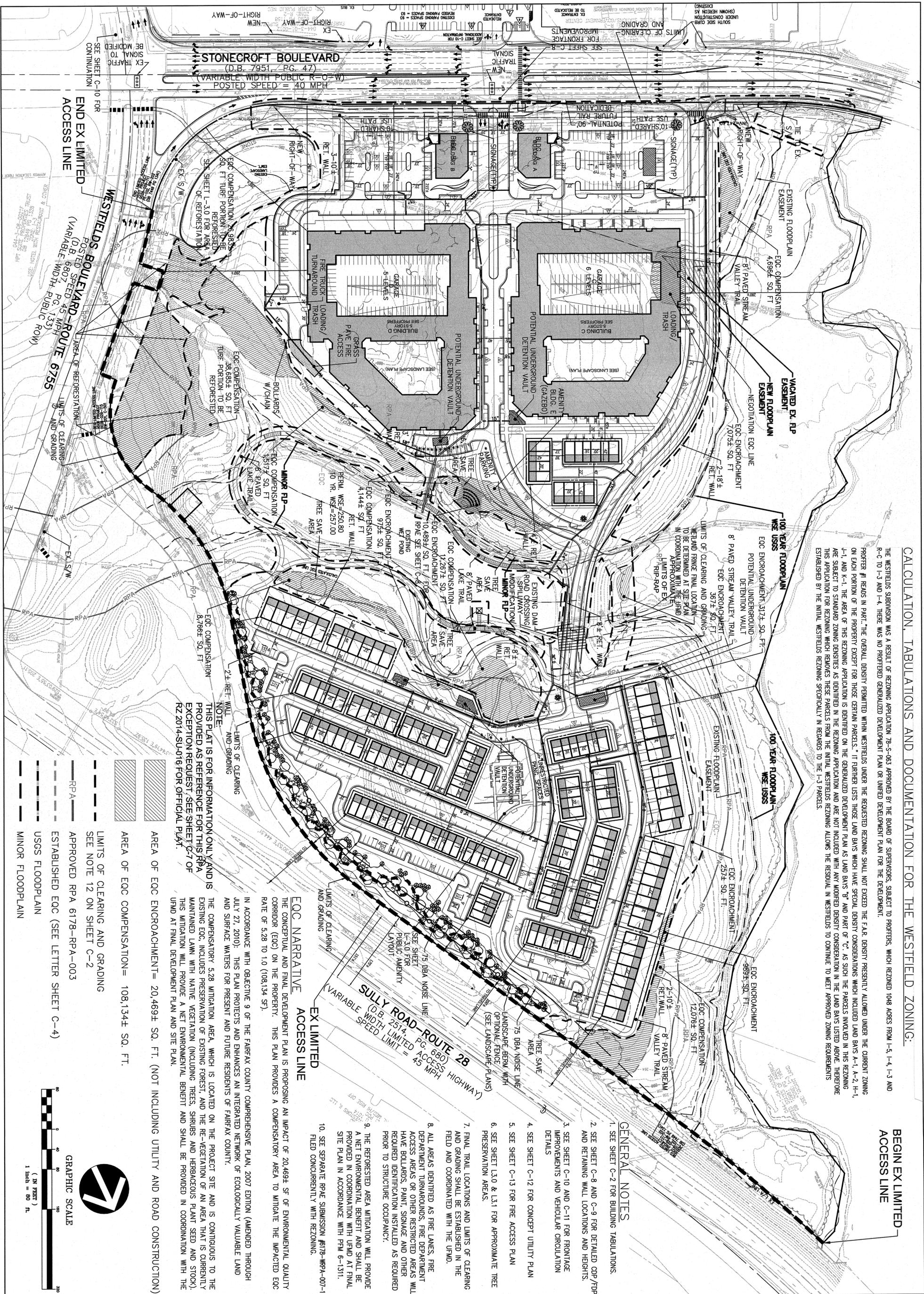
THE COMPENSATORY 5.28 MITIGATION AREA, WHICH IS LOCATED ON THE PROJECT SITE AND IS CONTIGUOUS TO THE EXISTING EQC, INCLUDES PRESERVATION OF EXISTING FOREST AND THE RE-VEGETATION OF AN AREA THAT IS CURRENTLY MAINTAINED LAWN WITH NATIVE VEGETATION (INCLUDING TREES, SHRUBS AND HERBACEOUS PLANT SEED AND STOCK). THIS MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH THE UMD AT FINAL DEVELOPMENT PLAN AND SITE PLAN.

NOTE:
THIS PLAN IS FOR INFORMATION ONLY AND IS PROVIDED AS REFERENCE FOR THIS RPA EXCEPTION REQUEST. SEE SHEET C-7 OF RZ 2014-SU-016 FOR OFFICIAL PLAN.

- AREA OF EQC ENCROACHMENT= 20,469± SQ. FT. (NOT INCLUDING UTILITY AND ROAD CONSTRUCTION)
- AREA OF EQC COMPENSATION= 108,134± SQ. FT.
- AREA OF CLEARING AND GRADING SEE NOTE 12 ON SHEET C-2
- APPROVED RPA 6178--RPA-003
- ESTABLISHED EQC (SEE LETTER SHEET C-4)
- USGS FLOODPLAIN
- MINOR FLOODPLAIN



GRAPHIC SCALE



RPA# OVERALL CDP / FDP PLAT

THE PRESERVE AT WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VKACOM

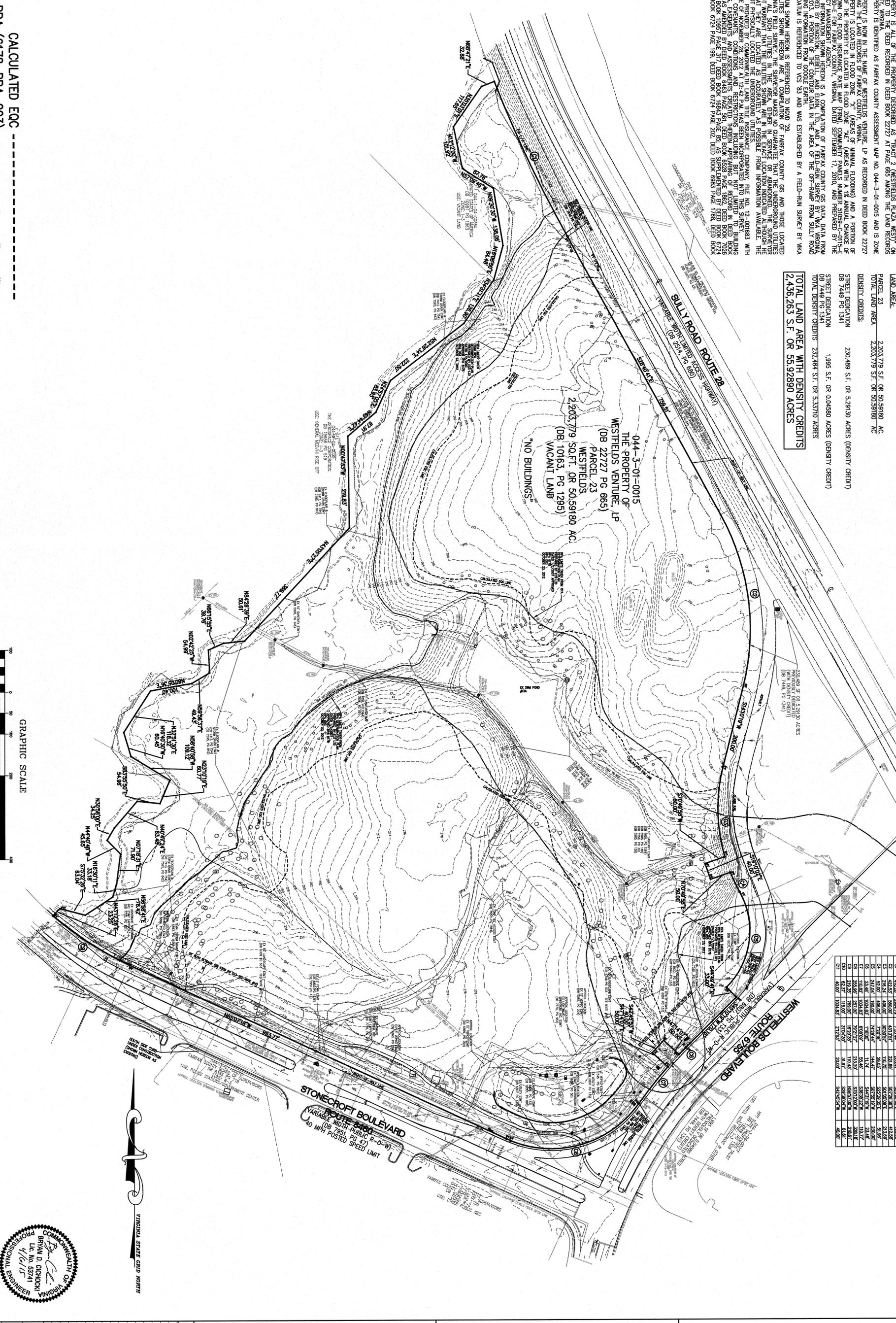
REV. 04/06/2015	DATE: 08/25/2014
REV. 02/09/2015	DWG. DWN. KK
REV. 11/07/2015	DES. JFA
DATE: 08/25/2014	SCALE: 1" = 80'
PROJECT FILE NO. V60656	SHEET NO. 1 OF 5

NOTES:

1. THE SUBJECT PROPERTY IS ALL OF THE PROPERTY DESCRIBED AS TRACT 2 (WESTFIELDS PLAZA WEST) ON EXHIBIT A ATTACHED TO THE DEED RECORDED IN DEED BOOK 22727 AT PAGE 685 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE SUBJECT PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY ASSESSMENT MAP NO. 044-3-01-0015 AND IS ZONE L-3 & WS-1.
3. THE SUBJECT PROPERTY IS NOW IN THE NAME OF WESTFIELDS VENTURE, LP AS RECORDED IN DEED BOOK 22727 AT PAGE 685 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AC-1 AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 51099-C-015-E AND 51099-C-020-E FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF FAIRFAX COUNTY GIS DATA FROM A SURVEY PREPARED BY BENJON, DEBELL, AND ELVIN, LTD. AND A FIELD-RUN SURVEY BY VIKI VIRGINIA, LLC ON MAY 6, 2013. A PORTION OF THE CONDITION DATA IN THE AREA OF THE OFF-RAMP FROM SULLY ROAD TO THE HORIZONTAL DATUM IS REFERENCED TO VCS 83 AND WAS ESTABLISHED BY A FIELD-RUN SURVEY BY VIKI VIRGINIA, LLC.
6. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO VNO 29 FAIRFAX COUNTY, VA AND THOSE LOCATED DURING VIKI VIRGINIA'S FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE BELIEVES THEM TO BE IN THE GENERAL LOCATION INDICATED.
7. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 12-001683 WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2010, AT 12:52 PM, HAS BEEN INCORPORATED INTO THIS SURVEY. BUILDING RESTRICTIONS, EASEMENTS, AND ASSESSMENTS CREATED THEREIN APPEARING OF RECORD IN DEED BOOK 6309 PAGE 553 AS AMENDED BY DEED BOOK 6483 PAGE 951, DEED BOOK 6528 PAGE 1882, DEED BOOK 6443 PAGE 100, DEED BOOK 6724 PAGE 191, DEED BOOK 6724 PAGE 202, DEED BOOK 6893 PAGE 1768, DEED BOOK 6883 PAGE 1776.
- 9.
- 10.

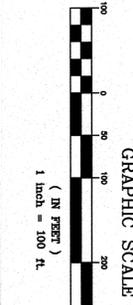
AREA TABULATION

LAND AREA:	2,203,779 S.F. OR 50.59180 AC.
TOTAL LAND AREA:	2,203,779 S.F. OR 50.59180 AC.
DENSITY CREDITS:	
STREET DEDICATION DB 7449 PG 1341	230,489 S.F. OR 5.29130 ACRES (DENSITY CREDIT)
STREET DEDICATION DB 7449 PG 1341	1,995 S.F. OR 0.04580 ACRES (DENSITY CREDIT)
TOTAL DENSITY CREDITS:	232,484 S.F. OR 5.33710 ACRES
TOTAL LAND AREA WITH DENSITY CREDITS:	2,436,263 S.F. OR 55.92880 ACRES



LINE	LENGTH	SHADES	DELTA	TANGENT	CHD	SDS	CSHSD
C1	101.82	2984.77	783.14	204.47	52329.02E		409.85
C2	492.52	4600.07	513.51	120.98	50728.38E		123.82
C3	52.07	4666.07	729.16	86.83	50278.38E		31.86
C4	242.02	1800.00	1279.14	144.47	50278.38E		230.07
C5	21.82	1034.83	118.00	11.44	50433.17W		10.92
C6	338.86	2572.00	3272.77	213.80	50231.00W		328.18
C7	218.32	1836.00	1870.25	110.45	50833.00W		218.81
C8	92.47	1536.00	1070.50	30.72	50833.00W		40.00
C9	58.00	1836.00	2135.50	88.91	50833.00W		40.00

APPROVED RPA (6178-RPA-003)
USGS FLOODPLAIN
DELINEATED WETLANDS



SCALE:	1"=100'
PROJECT/FILE NO.:	60558-SV
SHEET NO.:	2 OF 5

RPAE #
EXISTING CONDITIONS PLAN

THE PRESERVE AT WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 FAX (703) 761-2787
WWW.VIKA.COM

ATTACHMENT F

SOILS MAP
See sheet 2 of CDP/FDP

ATTACHMENT G

SITE PHOTOGRAPHS









County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2014

TO: Billy O'Donnell
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2014-SU-016, PCA 78-S-063--07**
Tax Map No. 044-3-((01))-0015

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Faltlick Run (T-2) watershed. It would be sewerred into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the UOSA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 15 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use +Application</u>		<u>Existing Use + Application +Previous Applications</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**





**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

February 25, 2015

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

FROM: Aimee Holleb, Assistant Director *AH*
Office of Facilities Planning Services

SUBJECT: RZ 2014-SU-016, Westfield Venture, LP (Updated)

ACREAGE: 50.59

TAX MAP: 44-3 ((1)) 15

PROPOSAL:

The rezoning application requests to rezone the site from the I-3 District to PRM District. This project would develop the existing vacant site into a mixed use development containing 650 mid-rise/high-rise multi-family units and 155 townhouse units. A prior memo was issued for this project on December 8, 2014, at which time 670 mid-rise/high-rise multi-family units and 159 townhouse units were proposed.

ANALYSIS:

The schools serving this area are Cub Run Elementary, Stone Middle, and Westfield High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-2016	Capacity Balance 2015-2016	Projected Enrollment 2019-20	Capacity Balance 2019-20
Cub Run ES	667 / 667	593	588	79	561	106
Stone MS	1,128 / 1,128	843	846	282	850	278
Westfield HS	2,759 / 2,759	2,682	2,583	176	2,652	107

*Capacities based on Proposed 2016-20 Capital Improvement Program (December 2014)
Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2019-20 and are updated annually. At this time, if development occurs within the next five years, all three schools are projected to have surplus capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The Proposed 2016-20 Capital Improvement Program (CIP) does not include any capital projects at the subject schools. However, the CIP does include the unfunded need for a Future High School (which would likely be located in the western end of the County). This future facility could potentially impact Westfield High School.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School level	Single Family Attached ratio	Proposed # of units	Proposed Student yield
Elementary	.252	155	39
Middle	.062	155	10
High	.127	155	20

69 total

2013 Countywide student yield ratios (November 2014)

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Proposed Student yield
Elementary	.056	650	36
Middle	.016	650	10
High	.028	650	18

64 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 133 new students is anticipated (75 Elementary, 20 Middle and 38 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$1,439,725 (133 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

AJH/gjb

Attachment: Locator Map

cc: Kathy Smith, School Board Member, Sully District
Jane Strauss, School Board Member, Dranesville District
Pat Hynes, School Board Member, Hunter Mill District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Frances Ivey, Assistant Superintendent, Region 5
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Tim Thomas, Principal, Westfield High School
Amelia Mitchell, Principal, Stone Middle School
Jennifer Coakley, Principal, Cub Run Elementary School

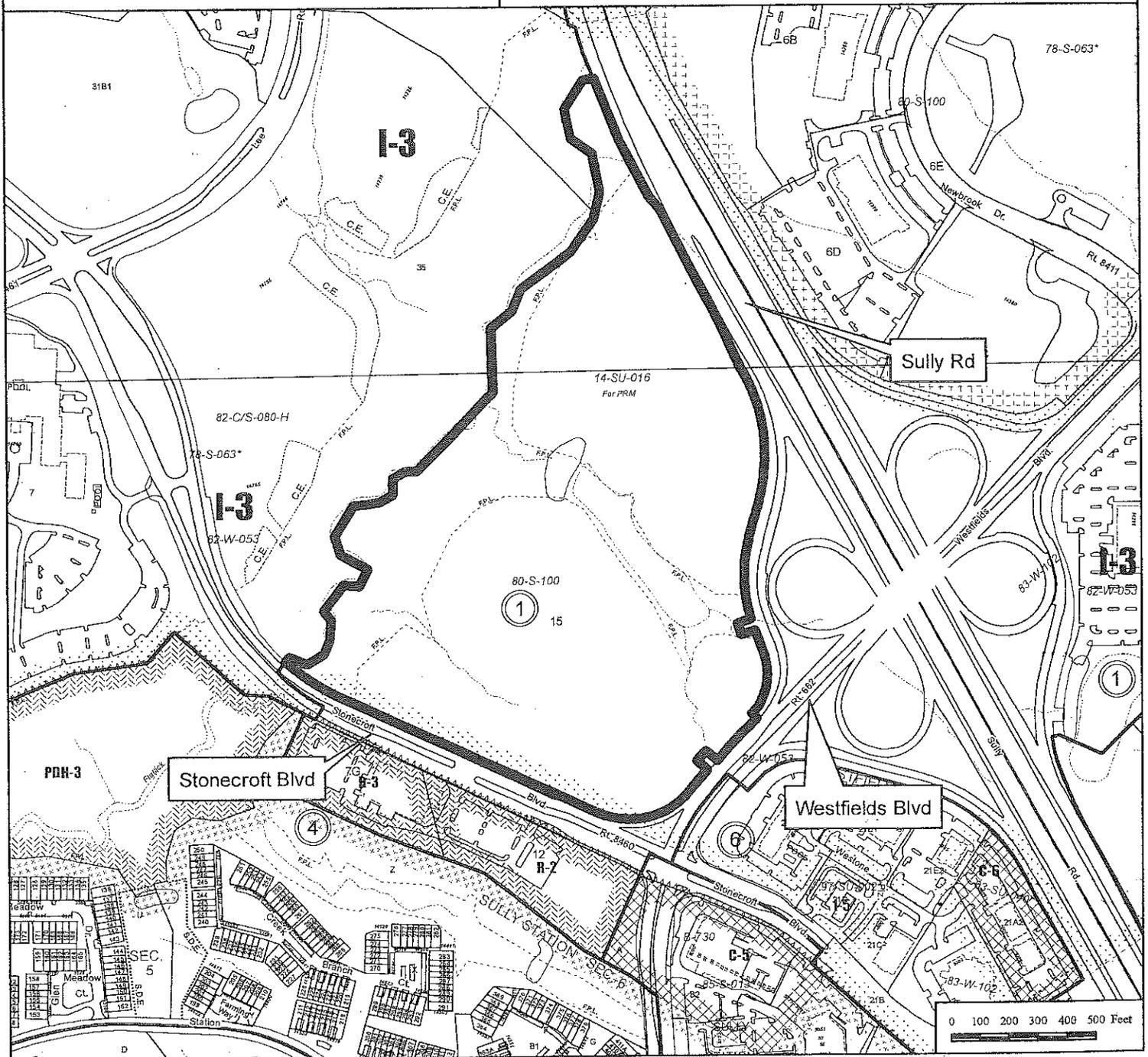
Rezoning Application

RZ 2014-SU-016



Applicant: WESTFIELDS VENTURE LP
Accepted: 08/29/2014
Proposed: **MIXED USE**
Area: 50.59 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTHWEST QUADRANT OF THE INTERSECTION OF WESTFIELDS BOULEVARD AND STONECROFT BOULEVARD
Located:

Zoning: FROM I-3 TO PRM
Overlay Dist: WS
Map Ref Num: 044-3- /01/ /0015





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: March 3, 2015

SUBJECT: RZ/FDP 2014-SU-016, The Preserve at Westfields (Akridge) - **Addendum**
Tax Map Number: 44-3 ((1)) 15

BACKGROUND

The Park Authority staff has reviewed the revised Development Plan dated February 9, 2015 for the above referenced application. Because the number of dwelling units in the current revision has increased over the prior submission, this memorandum provides a correction to the park needs analysis provided in an earlier memo dated November 24, 2014. All other comments (Natural and Cultural Resources, Trails) provided in the earlier memo remain unchanged.

The revised Development Plan shows up to 650 new multi-family dwelling units, 155 single-family attached dwelling units, and 20,000 square feet of retail space on a 51-acre parcel to be rezoned from the I-3 to PRM district. Based on an average multi-family household size of 2.11 and an average single-family attached household size of 3.06 in the Bull Run Planning District, the development could add 1,846 new residents to the Sully Supervisory District.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

The residential population generated by the revised development plan is slightly higher than the previous application submission. Therefore, park impacts of the proposed development are increased. Based on the Policy Plan established parkland standard of 5 acres per 1,000 residents, proposed uses generate a need for about 9.23 acres of new public parkland. Based on Fairfax County adopted service level standards for recreational facilities, the proposed development generates a need for the following new public facilities: 1.3 athletic fields, a playground, and a multi-use sport court.

No public active recreational facilities are shown on the development plan, although some passive facilities, including trails and seating are provided near the onsite pond. Since much of the onsite open space is in a Resource Protection Area (RPA), no room is available on the property to create a public park with active recreational facilities. The nearby Sully Woodlands

parkland, however, provides an opportunity to mitigate the impacts of recreational needs generated by the proposed development.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-409 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 805 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$1,449,000. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,800 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$1,648,478 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

Following is a table summarizing recreation contribution amounts consistent with the Zoning Ordinance and Comprehensive Plan guidance:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Multifamily units	\$1,170,000	\$1,225,196	\$2,395,196
Townhouse units	\$279,000	\$423,282	\$702,282
Total	\$1,449,000	\$1,648,478	\$3,097,478

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Billy O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Billy O'Donnell, DPZ Coordinator

Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy

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		