



APPLICATION ACCEPTED: May 6, 2015
AMENDED: July 22, 2015
PLANNING COMMISSION: September 30, 2015
BOARD OF SUPERVISORS: October 20, 2015 @ 4:30 PM

County of Fairfax, Virginia

September 15, 2015

STAFF REPORT

APPLICATION PCA/FDPA 2006-SU-007-02

SULLY DISTRICT



APPLICANT: PHD Associates, LLC

EXISTING/PROPOSED ZONING: PRM (Planned Residential Mixed Use)
WS (Water Supply Protection Overlay)

PARCEL: 24-4 ((1)) 6B4

ACREAGE: 18.49 acres

PLAN MAP: Mixed Use

FAR: 0.66 (subject property)
0.67 (overall – original rezoning area)

PROPOSAL: To amend the proffers, and the conceptual and final development plans for an area previously approved for office to permit residential development and a public facility.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2006-SU-007-02, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of FDPA 2006-SU-007-02 subject to the development conditions contained in Appendix 2 and subject to the Board's approval of the associated PCA.

Carmen Bishop, AICP

Staff recommends approval of a modification of the 200 sq. ft. minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to permit a deviation from the tree preservation target pursuant to Sect.12-0508.3A of the Public Facilities Manual.

Staff recommends approval of a modification of the trail requirements in favor of the existing and proposed trail network shown on the CDPA/FDPA.

Staff recommends reaffirmation of the previously approved waiver and modification:

- modification to permit private streets in excess of 600 linear feet; and
- waiver of the interparcel access requirement to the EDS Campus to the west at Tax Map 24-4 ((1)) 6B.

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

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

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



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

Final Development Plan Amendment

FDPA 2006-SU-007-02

Applicant: PHD ASSOCIATES, LLC
Accepted: 05/06/2015
Proposed: RESIDENTIAL
Area: 18.49 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTHWESTERN QUADRANT OF THE INTERSECTION OF AIR AND SPACE MUSEUM PARKWAY AND WALL ROAD
Located:

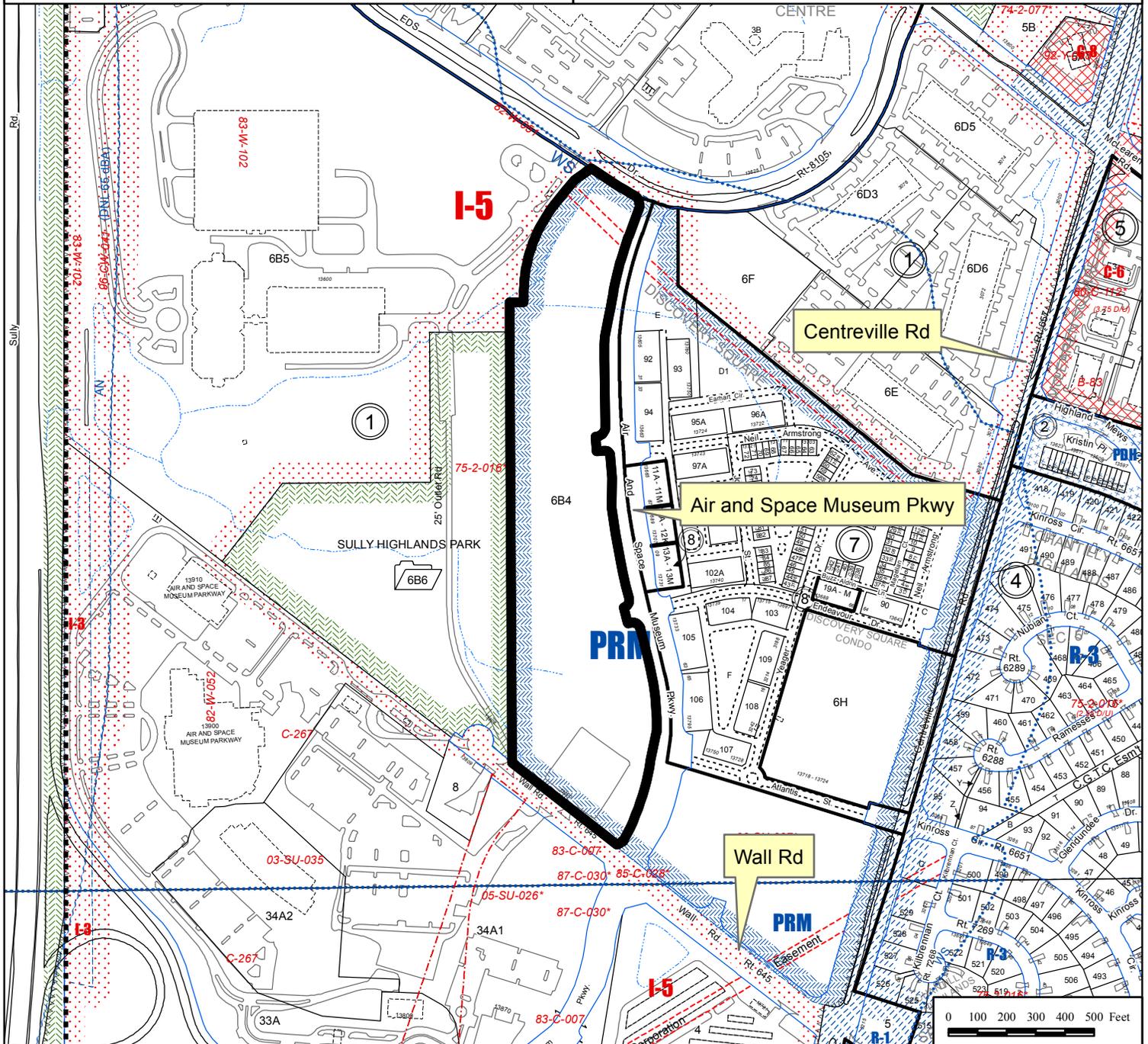
Zoning: PRM
Overlay Dist: WS
Map Ref Num: 024-4- /01/ /0006B4

Proffered Condition Amendment

PCA 2006-SU-007-02

Applicant: PHD ASSOCIATES, LLC
Accepted: 05/06/2015
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2006-SU-007
Area: 18.49 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: NORTHWESTERN QUADRANT OF THE INTERSECTION OF AIR AND SPACE MUSEUM PARKWAY AND WALL ROAD
Located:

Zoning: PRM
Overlay Dist: WS
Map Ref Num: 024-4- /01/ /0006B4





SOILS MAP SCALE: 1" = 500'

13A - CHANTILLY-ALBANO COMPLEX
 21A - CHANTILLY-DULLES COMPLEX
 22B - CHANTILLY-MANASSAS COMPLEX
 25B - CHANTILLY-PENN COMPLEX
 95 - URBAN LAND

SHEET INDEX:

CIVIL

- C-1 COVER SHEET
- C-2 DEVELOPMENT TABULATIONS
- C-3 NOTES AND TABULATIONS
- C-4 SITE CONTEXT AND OVERALL MASTER PLAN
- C-4A TYPICAL BUILDING SECTIONS
- C-5 EXISTING CONDITIONS PLAN
- C-5A EXISTING CONDITIONS PLAN
- C-6 PARTIAL PCA PLAT
- C-6A PARTIAL PCA PLAT
- C-7 PARTIAL CDPA/FDPA - OVERALL
- C-8 PARTIAL CDPA/FDPA - DETAIL
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- C-11 PCA/CDPA/FDPA AREA EXISTING VEGETATION MAP
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- C-14 SITE SPECIFIC DRAINAGE STUDY FOR ALTERNATE DRAINAGE SYSTEM
- C-15 SWM NARRATIVES AND ADEQUATE OUTFALL
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ARCHITECTURE

- A-1 CONCEPTUAL ELEVATION / IMAGES
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LANDSCAPE

- L-00 OVERALL LANDSCAPE PLAN
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE PLAN
- L-03 TREE COVER CALCULATIONS
- L-04 COMMUNITY CIRCULATION PLAN
- L-05 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-06 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-07 STREETScape SECTIONS
- L-08 SITE DETAILS AND SECTIONS AT RETAINING WALLS
- L-09 COMMUNITY SITE AMENITIES

SUPPLEMENTAL

- S-01 FIRE ACCESS PLAN
- S-02 FDP ALTERNATE

TIMBER RIDGE AT DISCOVERY SQUARE II

PROFFERED CONDITION AMENDMENT /
 CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
 PCA 2006-SU-007-02 / CDPA / FDPA 2006-SU-007-02 /

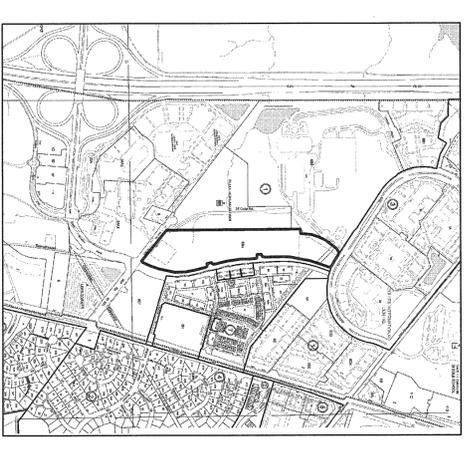
SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

APRIL 17, 2015
 MAY 1, 2015
 JULY 20, 2015
 AUGUST 14, 2015
SEPTEMBER 8, 2015



CONCEPT RENDERING

TAX MAP NO.
 24-4 ((1)) 6B4



TAX / VICINITY MAP
 SCALE: 1" = 1000'

APPLICANT
 PHD ASSOCIATES, LLC
 42395 RYAN ROAD
 SUITE 112-614
 ASHBURN, VIRGINIA 20148

APPLICANT'S REPRESENTATIVE
 WALSH, COLUCCI, LUBELEY & WALSH, PC
 2200 CLARENDON BOULEVARD, 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 SARA MARISKA
 703-528-4700

ENGINEER
 VIKA VIRGINIA, LLC
 8180 GREENSBORO DRIVE
 SUITE 200
 MCLEAN, VIRGINIA 22102
 P. CHRISTOPHER CHAMPAGNE
 703-442-7800

LANDSCAPE ARCHITECT
 VIKA VIRGINIA, LLC
 8180 GREENSBORO DRIVE
 SUITE 200
 MCLEAN, VIRGINIA 22102
 JEFF KREPS
 703-442-7800

TRANSPORTATION
 M.J. WELLS & ASSOCIATES, INC.
 1420 SPRING HILL ROAD, SUITE 610
 MCLEAN, VIRGINIA 22102
 ROBIN ANTONUCCI
 703-365-9262



DEVELOPMENT TABULATION: BASE PLAN

Block (See note 6)	Bldg.	Use	MF Resi GSF (2) (3) (9)	Public Uses (Principal Use in PRM) GSF (9)	Single Family Attached GSF	Commercial (Retail) GSF	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd *(1) & *(4)	Parking In Garage(s)	Parking In Driveways	Parking On-Street	Total Parking	Loading Provided
Base Plan Block 1	---	Commercial - Office / Retail	---	---	---	41,000	25,000	---	25' & 50'	1 & 2	229	16	16	232	232	2 Spaces
Base Plan Block 2	---	Commercial - Office / Retail	---	---	26,600	26,600	15,600	---	25' & 50'	1 & 2	148	---	---	123	123	2 Spaces
Total Base Plan - Blocks 1 - 2			0	0	0	67,600	40,600	---						355	355	1 Space
Base and Alt. Plans - Block 3	A	Multi-Family Residential	408,225	---	---	---	---	342	60'	4	547	94	94	46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	197,400	---	---	---	---	94	60'	4	151	80	80	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	168,000	---	---	---	---	80	60'	4	128	80	80	30	190	0
Base and Alt. Plans - Block 6	C	Multi-Family Residential	243,085	---	---	---	---	180	70'	5	288	160	123	123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	42,000	---	---	---	---	24	60'	4	39	24	24	19	67	0
Base and Alt. Plans - Block 6	D	Single Family Attached	---	---	235,892	---	---	85	50'	3	230	170	60	230	N/A	
Total Base Plan Residential - Blocks 3 - 6 (7)			1,058,710	0	235,892	0	0	805						327	1,600	1 Space *(5)
Base Plan Block 8	---	Community/Recreational Facility	---	60,000	---	---	---	---	40	1	TBD	---	---	TBD	TBD	---
Base Plan Block 9/10	F	Single Family Attached	---	---	41,600	---	---	16	50	3	43	16	16	0	32	0
Base Plan Block 9/10	D	Single Family Attached	---	---	272,000	---	---	85	50'	3	230	0	0	35	205	0
Base Plan Block 9/10	E	Single Family Attached	---	---	156,800	---	---	49	50'	3	132	98	98	0	196	0
Total Base Plan - Blocks 8, 9 & 10			0	60,000	470,400	0	0	150						405	433	0
Total GSF Base Plan - Commercial (O/R), SFA, Comm. Rec.			1,058,710	60,000	706,292	67,600	40,600	955			2579				2,388	5 Spaces *(5)
Grand Total GSF in Base Plan - All Uses - Blocks 1 - 10 (6)			1,933,202													
GSF Percentage by Land Use			54.76%	3.10%	36.53%	3.50%	2.10%									

DEVELOPMENT TABULATION: ALTERNATE PLAN

Block (See note 6)	Bldg.	Use	MF Res GSF (2) (3)	Public Uses (Principal Use in PRM) GSF (9)	Single Family Attached GSF	Commercial (Retail) GSF	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd *(1) & *(4)	Parking In Garage(s)	Parking In Driveways	Parking On-Street	Total Parking	Loading Provided
Alternate Plan Block 1	---	Commercial - Office / Retail	---	---	---	50,000	25,000	---	25' & 50'	1 & 2	257	---	---	210	210	2 Spaces
Alternate Plan Block 2	---	Commercial - Office / Retail	---	---	26,600	26,600	15,600	---	25' & 50'	1 & 2	172	---	---	123	123	2 Spaces
Total Alternate Plan - Blocks 1 - 2			---	---	---	76,600	40,600	---						333	333	4 Spaces
Base and Alt. Plans - Block 3	A	Multi-Family Residential	408,225	---	---	---	---	342	60'	4	547	94	94	46	593	1 Space
Base and Alt. Plans - Block 4	B	Multi-Family Residential	197,400	---	---	---	---	94	60'	4	151	80	80	49	237	0
Base and Alt. Plans - Block 5	B	Multi-Family Residential	168,000	---	---	---	---	80	60'	4	128	80	80	30	190	0
Base and Alt. Plans - Block 5	C	Multi-Family Residential	243,085	---	---	---	---	180	70'	5	288	160	123	123	283	0
Base and Alt. Plans - Block 6	B	Multi-Family Residential	42,000	---	---	---	---	24	60'	4	39	24	24	19	67	0
Base and Alt. Plans - Block 6	D	Single Family Attached	---	---	235,892	---	---	85	50'	3	230	170	60	230	N/A	
Total Base Plan Residential - Blocks 3 - 6 (7)			1,058,710	0	235,892	0	0	805						327	1,600	1 Space *(5)
Base Plan Block 8	---	Community/Recreational Facility	---	60,000	---	---	---	---	40	1	TBD	---	---	TBD	TBD	---
Base Plan Block 9/10	F	Single Family Attached	---	---	41,600	---	---	16	50	3	43	16	16	0	32	0
Base Plan Block 9/10	D	Single Family Attached	---	---	272,000	---	---	85	50'	3	230	0	0	35	205	0
Base Plan Block 9/10	E	Single Family Attached	---	---	156,800	---	---	49	50'	3	132	98	98	0	196	0
Total Base Plan - Blocks 8, 9 & 10			0	60,000	470,400	0	0	150						405	433	0
Total GSF Base Plan - Commercial (O/R), SFA, Comm. Rec.			1,058,710	60,000	706,292	76,600	40,600	955							2,366	5 Spaces *(5)
Grand Total GSF in Base Plan - All Uses - Blocks 1 - 10 (6)			54,51%	3.10%	36.53%	3.96%	2.10%									

- [1] Multi-Family parking rate = 1.6/unit.
- [2] Single family attached parking rate = 2.7/unit
- [3] GSF and unit counts include ADU and Work Force Housing Units.
- [4] The applicant reserves the right to modify individual building GSF and units at final site plan, so long as the totals for Blocks 3 through 6 are not exceeded.
- [5] See General Note #19
- [6] See Requested Zoning Ordinance Waiver #5
- [7] Blocks have been re-numbered, and block seven (7) was eliminated.
- [8] Residential GSF is inclusive of 160,702 sf of bonus density for the provision of ADUs
- [9] Parking subject to revision based on total occupancy during building plan review. Parking demand estimated.
- [10] Section 6-406 (6) of the Fairfax County ZD requires that the Principal Uses within the PRM District, which include MF Residential as well as Public Uses, must be a majority of the GFA.

Required Parking Ratios:
 Retail: 4 Spaces / 1,000 sf
 Office: 3 Spaces / 1,000 sf (50,000 sf to 125,000 sf)
 Office: 2.6 Spaces / 1,000 sf (greater than 125,000 sf)
 Multi-Family: 1.6 Spaces / DU
 Single Family Attached: 2.7 Spaces / DU

Required Loading Space Ratios:
 Multi - Family: 1 Space for first 25,000 Square feet of gross floor area, plus 1 for each additional 100,000 Square feet on Major fraction thereof.

NO.	DATE	DESCRIPTION	REVISIONS

VIKA REVISIONS

SEPTEMBER 8, 2015
 AUGUST 14, 2015
 JULY 20, 2015
 MAY 1, 2015
 APRIL 17, 2015

DES: MC
 DWN: RM

SCALE: N/A

PROJECT/FILE NO. 7069FF

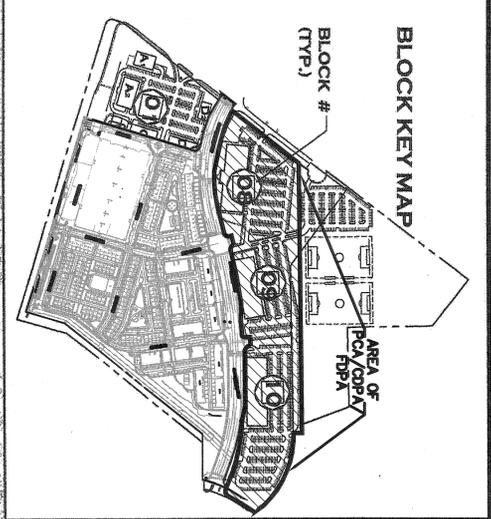
SHEET NO. C-2

**TIMBER RIDGE
 AT DISCOVERY SQUARE II**

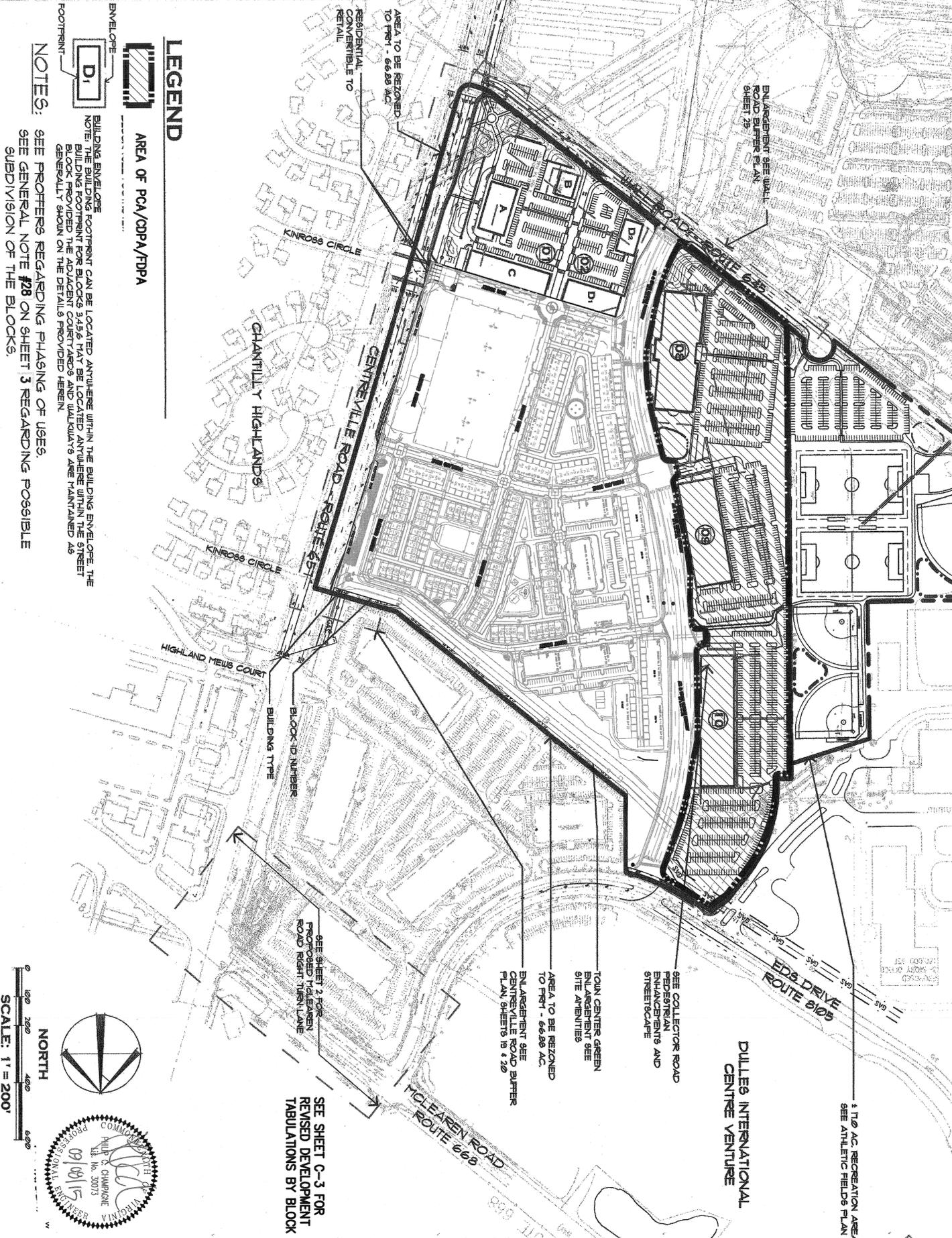
TAX MAP NUMBER
 24-4 (11) 684

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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

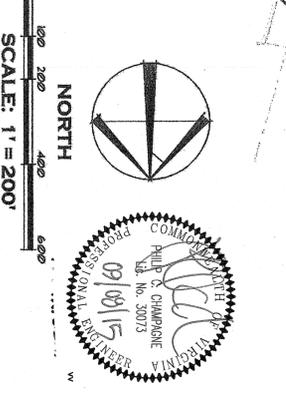


PROPOSED DULLES DISCOVERY
RZ 2005-SU-026
SE 2005-SU-023



LEGEND
AREA OF PCP/CDPA/FDPA
BUILDING ENVELOPE
NOTE: THE BUILDING FOOTPRINT CAN BE LOCATED ANYWHERE WITHIN THE BUILDING ENVELOPE. THE BLOCK FOOTPRINT FOR BLOCKS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES:
SEE PROFFERS REGARDING PHASING OF USES.
SEE GENERAL NOTE #28 ON SHEET 3 REGARDING POSSIBLE SUBDIVISION OF THE BLOCKS.



THIS SHEET FOR INFORMATION ONLY
CERTAIN REFERENCES ARE TO RZ-2006-SU-007
SEE SHEET C-3 FOR OVERALL TABULATIONS

REMOVED WITH CDPA-2006-SU-007-1

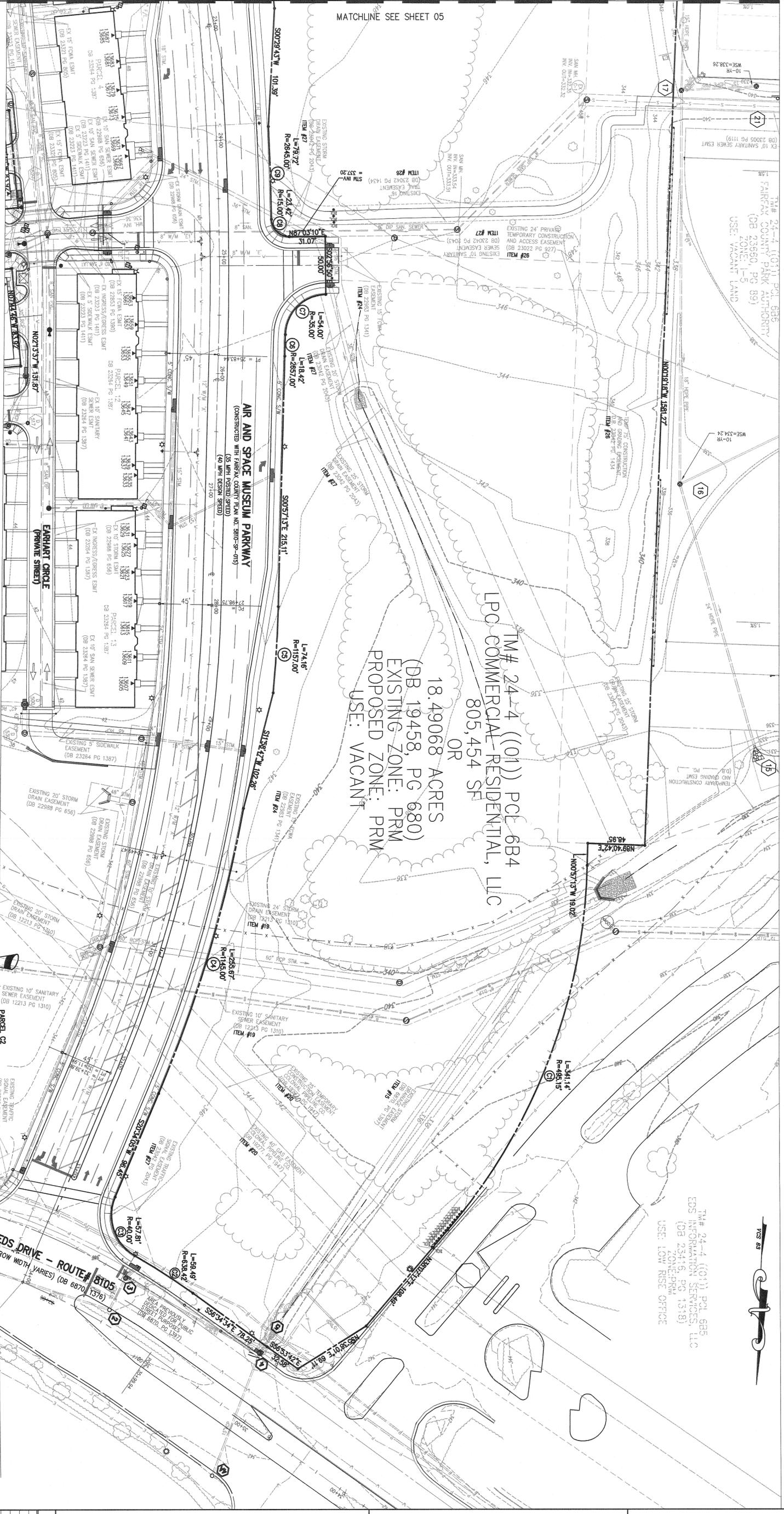
Development Tabulation by Block									
Block	Blg. (Footwall)	Use	Commercial (Retail) GSF	Commercial (Office) GSF	No. AF Units	Height	No. Stories	No. Parking	Parking Provided
Block 1	A	Retail	10,000			25	1	54	232
	B	Office	5,000	5,000		50	2	10	504
	C	Retail	20,000			50	2	50	470
Total Block 1			41,000	20,000		125		114	1,136
Block 2	D1	Retail	15,000			50	2	63	123
	D2	Office	7,500	15,000		50	1	31	1
	E1	Retail	20,000			25	1	50	504
	E2	Retail	20,000			25	1	50	504
Total Block 2			62,500	15,000		150		194	1,132
Block 3 (F)	F	Office		20,000		50	2	239	232
Total Block 3				20,000		50		239	232
Block 4 (G)	G	Office		10,000		50	2	54	232
Total Block 4				10,000		50		54	232
Block 5 (H)	H	Office		5,000		50	2	10	504
Total Block 5				5,000		50		10	504
Block 6 (I)	I	Office		5,000		50	2	10	504
Total Block 6				5,000		50		10	504
Block 7 (J)	J	Office		5,000		50	2	10	504
Total Block 7				5,000		50		10	504
Block 8 (K)	K	Office		5,000		50	2	10	504
Total Block 8				5,000		50		10	504
Block 9 (L)	L	Office		5,000		50	2	10	504
Total Block 9				5,000		50		10	504
Block 10 (M)	M	Office		5,000		50	2	10	504
Total Block 10				5,000		50		10	504
Block 11 (N)	N	Office		5,000		50	2	10	504
Total Block 11				5,000		50		10	504
Block 12 (O)	O	Office		5,000		50	2	10	504
Total Block 12				5,000		50		10	504
Block 13 (P)	P	Office		5,000		50	2	10	504
Total Block 13				5,000		50		10	504
Block 14 (Q)	Q	Office		5,000		50	2	10	504
Total Block 14				5,000		50		10	504
Block 15 (R)	R	Office		5,000		50	2	10	504
Total Block 15				5,000		50		10	504
Block 16 (S)	S	Office		5,000		50	2	10	504
Total Block 16				5,000		50		10	504
Block 17 (T)	T	Office		5,000		50	2	10	504
Total Block 17				5,000		50		10	504
Block 18 (U)	U	Office		5,000		50	2	10	504
Total Block 18				5,000		50		10	504
Block 19 (V)	V	Office		5,000		50	2	10	504
Total Block 19				5,000		50		10	504
Block 20 (W)	W	Office		5,000		50	2	10	504
Total Block 20				5,000		50		10	504
Block 21 (X)	X	Office		5,000		50	2	10	504
Total Block 21				5,000		50		10	504
Block 22 (Y)	Y	Office		5,000		50	2	10	504
Total Block 22				5,000		50		10	504
Block 23 (Z)	Z	Office		5,000		50	2	10	504
Total Block 23				5,000		50		10	504
Block 24 (AA)	AA	Office		5,000		50	2	10	504
Total Block 24				5,000		50		10	504
Block 25 (AB)	AB	Office		5,000		50	2	10	504
Total Block 25				5,000		50		10	504
Block 26 (AC)	AC	Office		5,000		50	2	10	504
Total Block 26				5,000		50		10	504
Block 27 (AD)	AD	Office		5,000		50	2	10	504
Total Block 27				5,000		50		10	504
Block 28 (AE)	AE	Office		5,000		50	2	10	504
Total Block 28				5,000		50		10	504
Block 29 (AF)	AF	Office		5,000		50	2	10	504
Total Block 29				5,000		50		10	504
Block 30 (AG)	AG	Office		5,000		50	2	10	504
Total Block 30				5,000		50		10	504
Block 31 (AH)	AH	Office		5,000		50	2	10	504
Total Block 31				5,000		50		10	504
Block 32 (AI)	AI	Office		5,000		50	2	10	504
Total Block 32				5,000		50		10	504
Block 33 (AJ)	AJ	Office		5,000		50	2	10	504
Total Block 33				5,000		50		10	504
Block 34 (AK)	AK	Office		5,000		50	2	10	504
Total Block 34				5,000		50		10	504
Block 35 (AL)	AL	Office		5,000		50	2	10	504
Total Block 35				5,000		50		10	504
Block 36 (AM)	AM	Office		5,000		50	2	10	504
Total Block 36				5,000		50		10	504
Block 37 (AN)	AN	Office		5,000		50	2	10	504
Total Block 37				5,000		50		10	504
Block 38 (AO)	AO	Office		5,000		50	2	10	504
Total Block 38				5,000		50		10	

AREA TABULATION:

PARCEL 6B4..... 805,454 SF OR 18.49068 ACRES

NOTES:

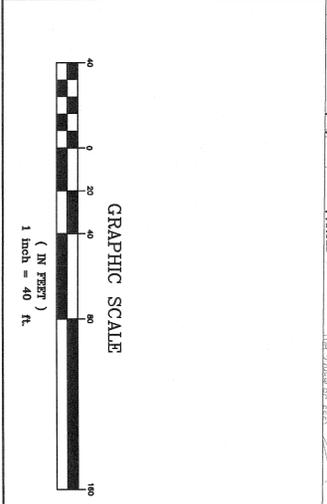
1. THE SUBJECT PROPERTY IS ALL OF THE PROPERTY DESCRIBED AS EDS REALTY CORP PARCEL 6B4 AND IS CURRENTLY IN THE NAME OF LPC COMMERCIAL RESIDENTIAL LLC AS RECORDED IN DEED BOOK 19485 AT PAGE 680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 24-4 AS 024-4-(011)-0006B4 AND IS ZONED PRM.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF INFORMATION OF RECORD AND DOES NOT REPRESENT A FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH, (VGS '83).
5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NGVD 1929.
6. THE CONTOUR INTERVAL SHOWN HEREON IS 2.0'.
7. NO TITLE REPORT FURNISHED.
8. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY PANEL NO. 515525 0120 E, DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
9. THERE ARE CURRENTLY NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.



LEGEND:

- BUILDING LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRING
- COMMUNICATIONS CONDUIT
- PROPERTY LINES EASEMENTS
- PUBLIC UTILITY CONDUIT
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	341.14'	495.15'	39°28'29"	117.65'	N18°35'06"E	334.43'
C2	59.49'	698.42'	5°20'19"	29.76'	S59°33'52"E	59.46'
C3	57.81'	40.00'	82°48'20"	35.27'	S20°49'51"E	52.91'
C4	255.67'	1145.00'	12°47'37"	128.37'	S14°10'21"W	255.13'
C5	74.16'	1157.00'	3°40'21"	37.09'	S00°52'57"W	74.15'
C6	18.42'	2657.00'	0°23'50"	9.21'	S01°09'08"E	18.42'
C7	54.00'	35.00'	88°24'13"	34.04'	S42°51'02"W	48.80'
C8	23.42'	15.00'	89°27'41"	14.84'	S48°13'00"E	21.11'
C9	79.72'	3645.00'	1°43'37"	39.86'	S04°20'57"E	79.72'
C10	317.98'	2656.99'	6°51'33"	159.18'	S10°49'02"E	317.79'
C11	39.19'	25.00'	87°34'24"	24.92'	S30°46'35"W	35.30'
C12	38.27'	25.04'	87°34'24"	24.00'	S50°28'56"E	34.65'
C13	242.15'	895.00'	16°13'38"	121.89'	S06°12'06"E	241.34'
C14	287.42'	843.00'	19°32'05"	145.12'	S18°17'17"W	286.03'
C15	8.73'	40.00'	12°30'24"	4.38'	S34°18'28"W	8.71'
C16	23.67'	37.50'	36°09'30"	12.24'	S58°33'00"W	23.27'



NO.	DATE	DESCRIPTION

COMMONWEALTH OF VIRGINIA
 State Seal
 PROJECT/FILE NO. 7069FF
 DATE: APRIL 17, 2015
 DES. FEI DWN. AQ
 SCALE: 1"=40'

EXISTING CONDITIONS PLAN

VIIA REVISIONS

TIMBER RIDGE AT DISCOVERY SQUARE
 TAX MAP NUMBER 24-4 (11) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIIA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

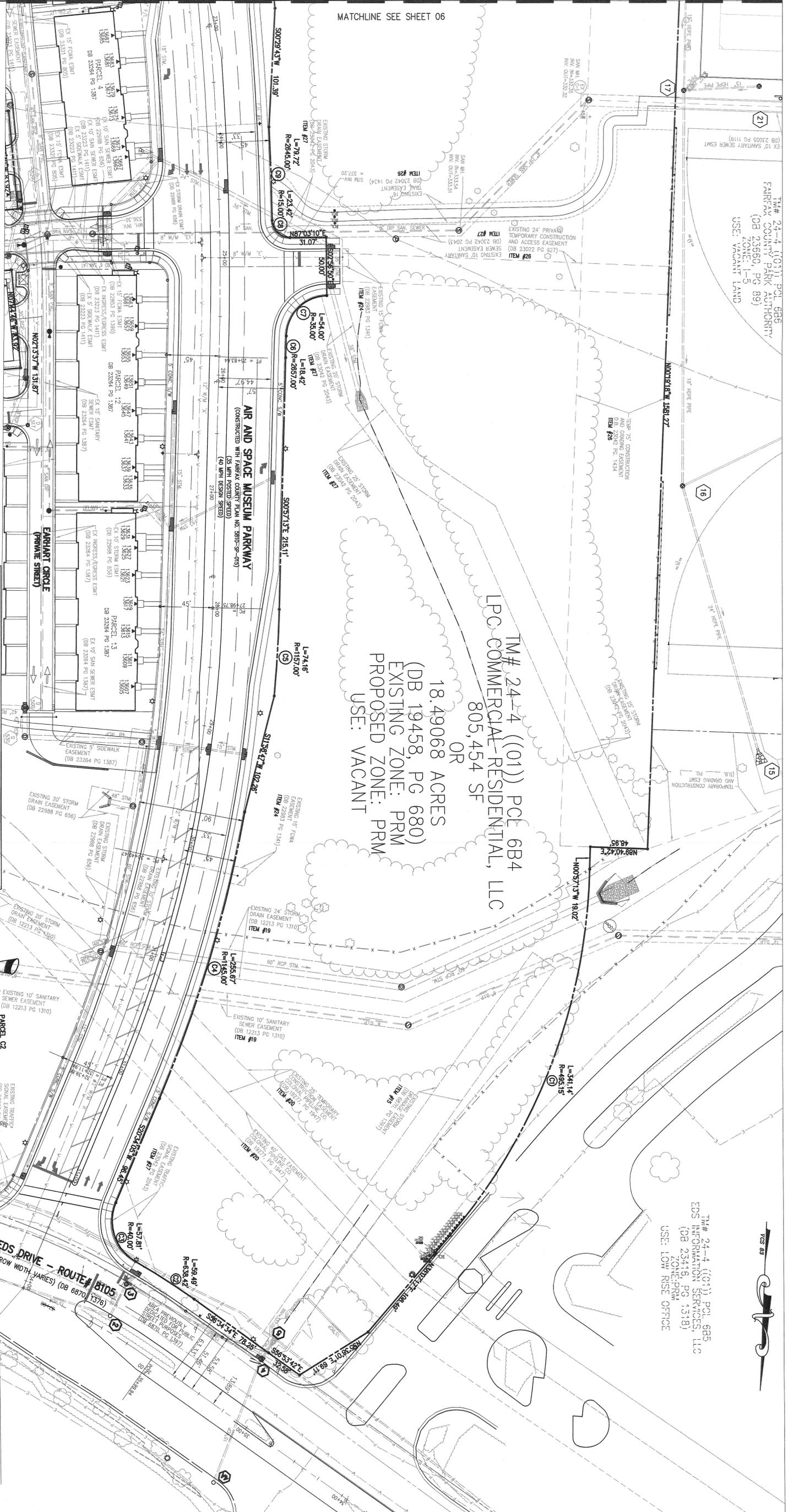
VIIA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIIA.COM

AREA TABULATION:

PARCEL 684..... 805,454 SF OR 18.49068 ACRES EXISTING ZONE: PRM PROPOSED ZONE: PRM

NOTES:

1. THE SUBJECT PROPERTY IS ALL OF THE PROPERTY DESCRIBED AS EDS REALTY CORP PARCEL 684 AND IS CURRENTLY IN THE NAME OF LPC COMMERCIAL RESIDENTIAL LLC AS RECORDED IN DEED BOOK 19485 AT PAGE 680, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE SUBJECT PROPERTY IS LOCATED IN FAIRFAX COUNTY ASSESSMENT MAP 24-4 AS 02-4-(011)-0006B+ AND IS ZONED PRM.
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6. THE CONTOUR INTERVAL SHOWN HEREON IS 2.0'.
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9. THERE ARE CURRENTLY NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.

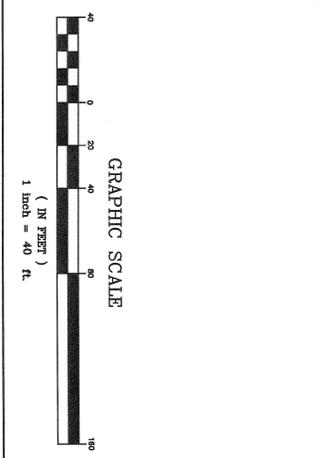


LEGEND:

	BUILDING LINE
	CABLE TELEVISION CONDUIT
	ELECTRICAL CONDUIT
	EDGE OF PAVEMENT
	FENCE LINE
	NATURAL GAS CONDUIT
	OVERHEAD WIRES CONDUIT
	COMMUNICATIONS CONDUIT
	PUBLIC UTILITIES EASEMENTS
	PROPERTY LINE
	WATER CONDUIT
	SANITARY CLEANOUT
	STORM DRAIN MANHOLE
	ELECTRICAL JUNCTION BOX
	FIRE DEPARTMENT CONNECTION
	GAS MANHOLE
	CATCH BASIN RIM
	GAS VALVE
	LIGHT POLE
	PHONE PEDESTAL
	PROPERTY LINE MANHOLE
	UTILITY POLE
	SANITARY MANHOLE
	STORM DRAIN BOX
	TRAFFIC SIGNAL POLE
	TREE
	CABLE TELEVISION PEDESTAL
	UNKNOWN UTILITY MANHOLE

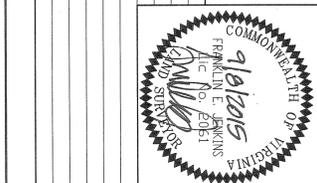
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BGS	CHRD
C1	341.14'	495.15'	39°28'59"	177.65'	N18°35'06"E	334.43'
C2	59.49'	638.42'	5°20'19"	29.76'	S59°33'52"E	59.46'
C3	57.81'	40.00'	82°48'20"	35.27'	S60°49'51"E	52.91'
C4	255.67'	1145.00'	12°47'37"	128.37'	S14°10'21"W	255.13'
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C6	18.42'	6657.00'	0°23'50"	9.21'	S01°09'08"E	18.42'
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C8	23.42'	15.00'	89°27'41"	14.86'	S04°20'57"E	21.11'
C9	79.72'	2645.00'	1°43'37"	39.86'	S04°49'02"E	317.79'
C10	317.96'	2656.99'	6°51'25"	159.18'	S10°49'02"E	317.79'
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C14	287.42'	843.00'	19°32'05"	143.12'	S18°17'17"W	286.03'
C15	8.73'	40.00'	12°30'04"	4.98'	S34°18'28"W	8.71'
C16	23.67'	37.50'	36°09'30"	12.24'	S58°33'00"W	23.27'



REVISIONS

NO.	DATE	DESCRIPTION



VIA REVISIONS

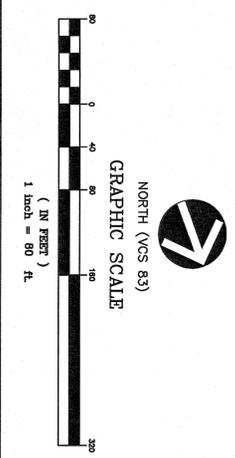
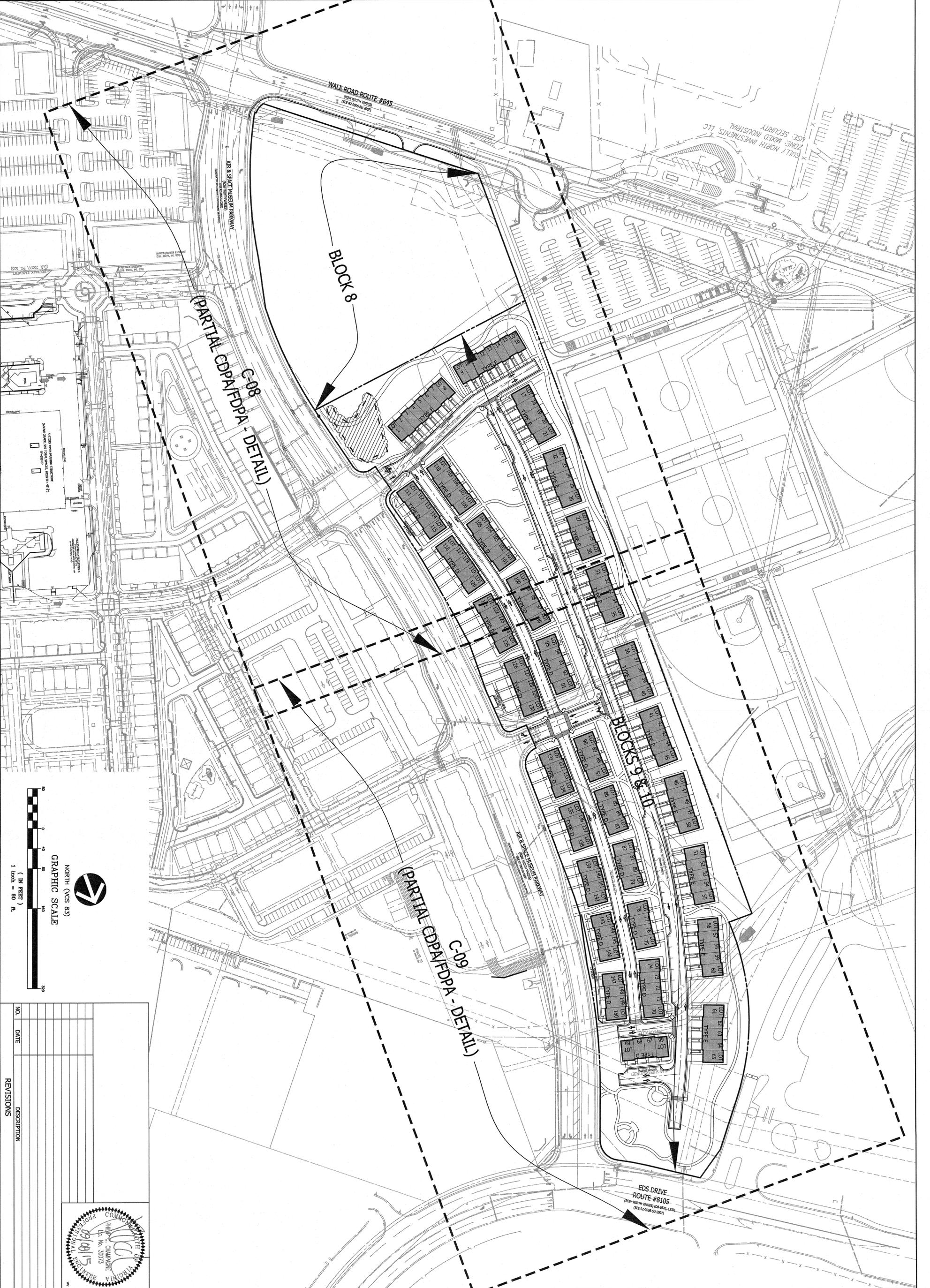
SCALE:	PROJECT/FILE NO.	DATE:	DES. FEI
1"=40'	7069FF	APRIL 17, 2015	DWN, AQ

PARTIAL PCA PLAT

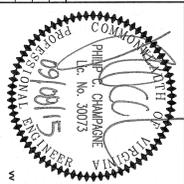
TIMBER RIDGE AT DISCOVERY SQUARE
 TAX MAP NUMBER 24-4 ((1)) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIA VIRGINIA LLC
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIA VIRGINIA LLC
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
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NO.	DATE	REVISIONS



SHEET NO.	C-7
PROJECT/FILE NO.	7069FF
SCALE:	1" = 80'
DES. MC	DWN. PN
DATE:	APRIL 17, 2015
DATE:	MAY 1, 2015
DATE:	AUGUST 14, 2015
DATE:	SEPTEMBER 8, 2015

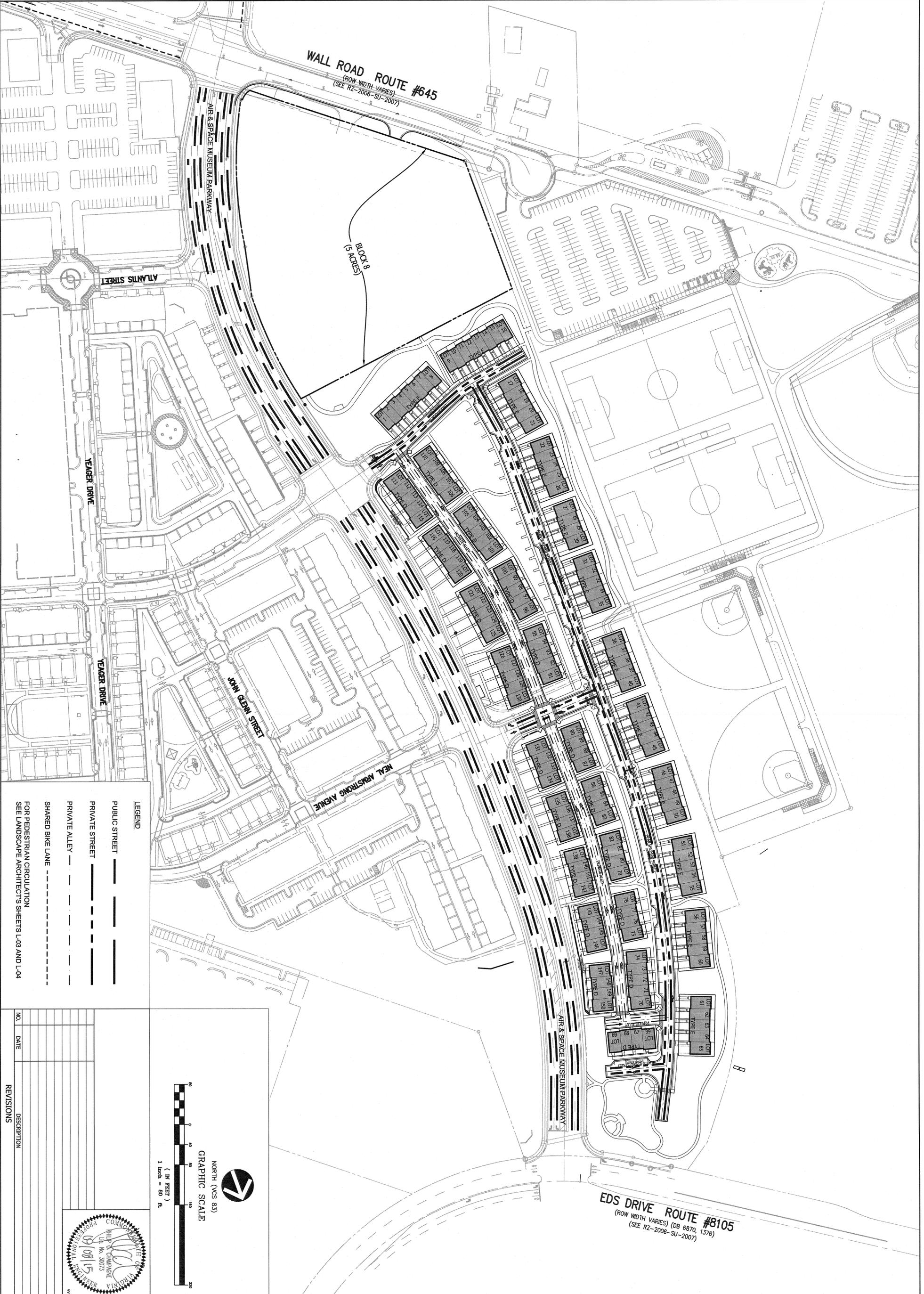
VIKA REVISIONS

PARTIAL CDPA/FDPA OVERALL

TIMBER RIDGE AT DISCOVERY SQUARE II
 TAX MAP NUMBER 24-4 (11) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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



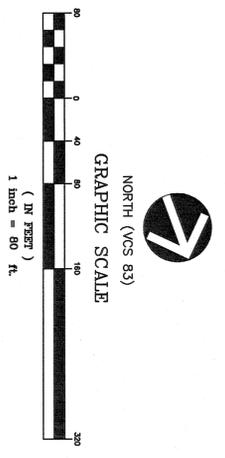
WALL ROAD ROUTE #645
(ROW WIDTH VARIES)
(SEE RZ-2006-SU-2007)

BLOCK 8
(5 ACRES)

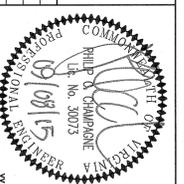
EDS DRIVE ROUTE #8105
(ROW WIDTH VARIES) (DB 6870, 1376)
(SEE RZ-2006-SU-2007)

LEGEND
PUBLIC STREET ———
PRIVATE STREET ———
PRIVATE ALLEY - - - -
SHARED BIKE LANE - - - -

FOR PEDESTRIAN CIRCULATION
SEE LANDSCAPE ARCHITECTS SHEETS L-03 AND L-04



NO.	DATE	DESCRIPTION	REVISIONS



TRAFFIC CIRCULATION PLAN

TIMBER RIDGE AT DISCOVERY SQUARE II
TAX MAP NUMBER
24-4 (1) 684
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

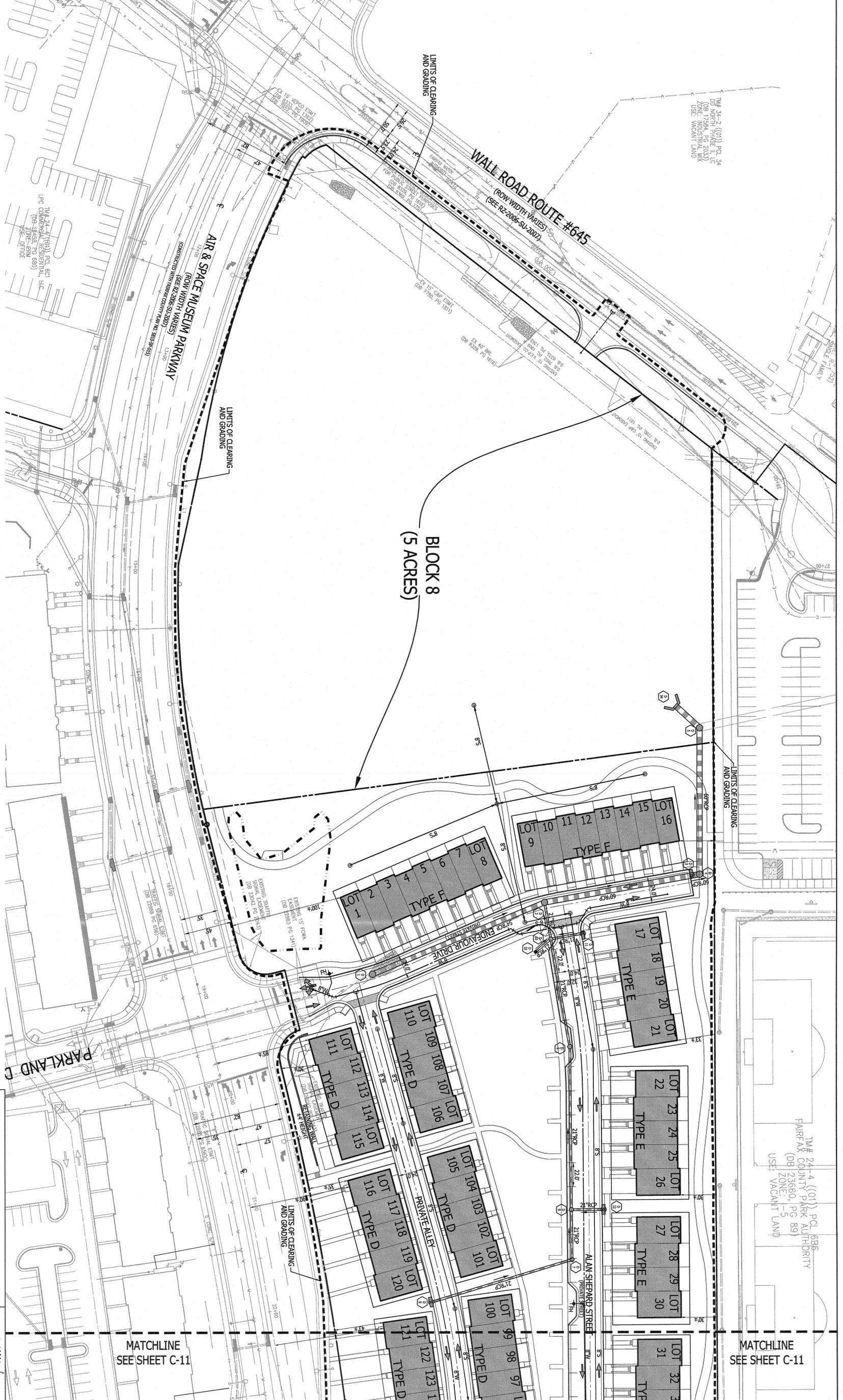
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

VIKA REVISIONS

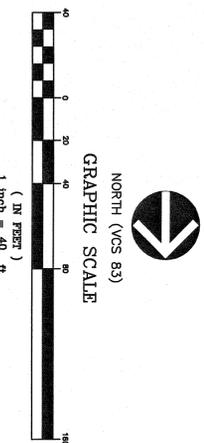
SCALE:	PROJECT/FILE NO.	DES.	DATE:
1" = 80'	7069FF	DWN, PN	APRIL 17, 2015
			MAY 1, 2015
			AUGUST 14, 2015
			SEPTEMBER 8, 2015

SHEET NO. C-10

STORM EASEMENT NOTE:
 AT TIME OF FINAL SITE PLAN, EXISTING STORM DRAIN EASEMENTS TO BE VACATED AND
 NEW EASEMENTS TO BE PROVIDED FOLLOWING THE NEW STORM DRAIN ALIGNMENT



BLOCK 8
 (5 ACRES)



NO.	DATE	DESCRIPTION	REVISIONS



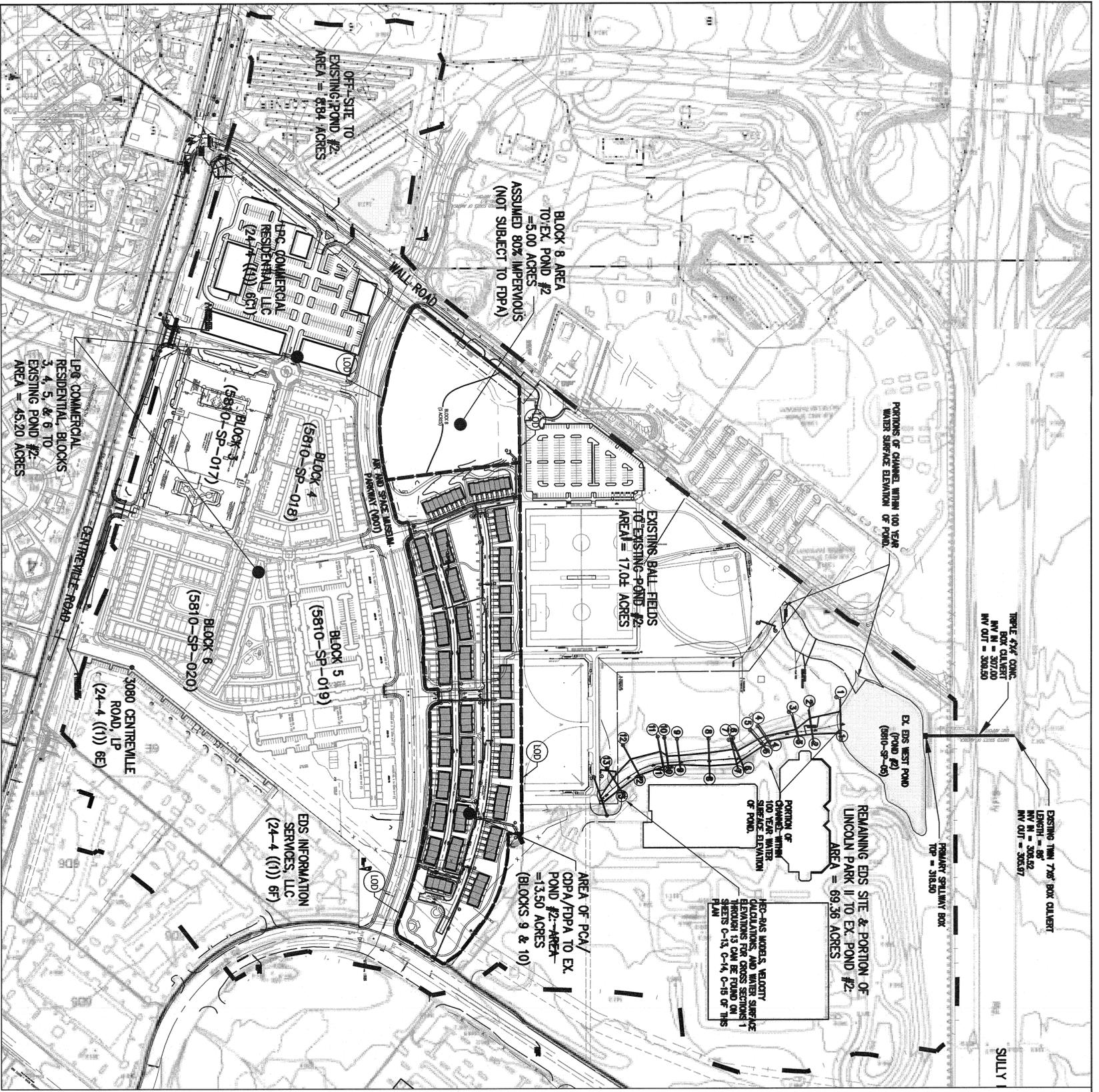
VKA REVISIONS
SCALE: 1" = 40'
PROJECT/FILE NO. 7069FF
DATE: APRIL 17, 2015
DES. DWN. PN
DATE: MAY 1, 2015
DATE: JULY 20, 2015
DATE: AUGUST 14, 2015
DATE: SEPTEMBER 8, 2015
PHILIP C. CHAMPAGNE
PROFESSIONAL ENGINEER
NO. 30073
STATE OF VIRGINIA
09/08/15

PARTIAL CDPA/FDPA
 UTILITY PLAN

TIMBER RIDGE
 AT DISCOVERY SQUARE II
 TAX MAP NUMBER
 24-4 ((1)) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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



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

The following information is required to be shown or provided in all zoning applications, or a waiver request. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following zoning Ordinance paragraphs:
 Special Exceptions (9-117.2 & 21)
 Special Permits (9-117.2 & 21)
 Chapter Subdivision (9-915.3 & 14)
 Development Plans (9-915.3 & 14)
 FOPD Districts (except FPOD) (10-502.14 & 10)
 Amendments (19-202.105 & 10)

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

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, port systems, and street/sidewalk/curb/reserve area shown on Sheet C-14.

3. Provide:
 - Pond area (total area) [8.84]
 - Channel area (total area) [162.54]
 - Facility area (total area) [89.587]
 - Storage volume (cubic feet) [1,651,875]
 - Flood dam height (ft) [10.5]

TOTAL FROM THIS AMENDMENT (TOTAL ON-SITE AREA FOR POND IS 153.70 ACRES)

4. Outlet drainage channel, outlet and pipe systems are shown on Sheet C-14.
 Pond inlet and outlet pipe systems are shown on Sheet C-14.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-14.
 Type of maintenance access (road surface) is shown on Sheet C-14.

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-14.

7. A stormwater management plan, which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-15.

8. A description of the existing conditions of each numbered site outlet, extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-15.

9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-15.

10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet C-5.

11. A submission waiver is requested for _____.

12. Stormwater management is not required because _____.

STORMWATER MANAGEMENT NARRATIVE

WITH THIS AMENDMENT THE PCA/COPA/DPDA AREA HAS BEEN REVISED FROM THREE OFFICE BUILDINGS WITH SURFACE PARKING TO 150 RESIDENTIAL UNITS (16 MULTI-FAMILY AND 134 SINGLE-FAMILY ATTACHED). THIS APPLICATION INCREASES THE TOTAL DRAINAGE AREA WITHIN THE PCA/COPA/DPDA AREA THIS DECREASES THE ASSOCIATED C-FACTOR AND TOTAL RAINOFF. SEE TABLES BELOW FOR THE APPROVED SWM/DPDA PLAN (RZ 2006-SU-007-1) FOR EDA/INCON PROPERTY CO. AND PROFFER 21 FOR THAT SAME CASE. THE POND TO THE WEST OF THE SITE (EX. POND #2) IS ADEQUATE FOR SWM/DPDA FOR THE ENTIRE AREA OF THIS APPLICATION. THIS APPLICATION PROPOSES DEVELOPMENT WITH AN OVERALL C-FACTOR OF APPROVED COP/DPDA NARRATIVES.

STORMWATER MANAGEMENT NARRATIVE

THE EXISTING POND #2 LOCATED TO THE WEST OF THE SITE IS USED FOR BOTH STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS SITE. A PRIOR SITE PLAN (EDS-05-05-1) WAS APPROVED FOR THIS SITE THAT PROVIDED FOR A TOTAL DRAINAGE AREA OF 153.70 ACRES WITH AN ASSOCIATED C-FACTOR OF 0.75. THIS AREA DRAINS TO AN EXISTING SWM/DPDA POND WHICH EVENTUALLY OUTFALLS TO A TRIBUTARY TO DEAD RUN STREAM.

THE OUTFALL FROM THE EXISTING SWM/DPDA POND IS A THREE (3)\"/>

TIMBER RIDGE AT DISCOVERY SQUARE II
 TAX MAP NUMBER 24-4 (111) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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

SWM NARRATIVES & ADEQUATE OUTFALL

DATE: APRIL 17, 2015
 PROJECT FILE NO. 7069FF
 SHEET NO. C-15

STORMWATER ORDINANCE DETERMINATION NARRATIVE:

THE SUBJECT COPA/DPDA REPRESENTS AN AMENDMENT TO A PROFFERED ENTITLEMENT PLAN (THE REZONING PLAN) WHICH PROVIDED STORMWATER MANAGEMENT DESIGN AND WAS ORIGINALLY APPROVED PRIOR TO JULY 1, 2012. AS SUCH, THE REZONING PLAN IS GRANDFATHERED PER SECTION 4-VACS90-60-48 OF THE GUIDANCE DOCUMENT ON THE IMPLEMENTATION OF THE VIRGINIA STORMWATER MANAGEMENT REGULATIONS GRANDFATHERING PROVISIONS. FURTHERMORE, BECAUSE WITH THE COPA/DPDA THERE WILL BE NO INCREASE OVER THE APPROVED PLAN IN THE AMOUNT OF PHOSPHOROUS LEAVING ANY DISCHARGE POINT THROUGH STORMWATER RUNOFF AND THERE WILL BE NO INCREASE OVER THE PREVIOUSLY APPROVED PLAN IN THE VOLUME OR RATE OF RUNOFF, THE GRANDFATHERING FOR THE REZONING PLAN WILL CONTINUE FOR THE COPA/DPDA. COMPLIANCE WITH THESE CRITERIA TO DEMONSTRATE THE COPA/DPDA MAINTAINS GRANDFATHERED STATUS COME BY WRIT OF THE FACT THAT:

- THE APPROVED POND PLAN ACCOUNTED FOR A C-FACTOR OF 0.75 FOR THE AREA THAT ENCOMPASSES THE COPA AREA
- THE PROPOSED POND PLAN IN THE SUBJECTS DOES IMPROVES COVER ASSUMED FOR THE 5 ACRE BLOCK 8
- THE C-FACTOR WILL THEREFORE BE REDUCED WITH THE COPA/DPDA, MEANING THERE WILL BE NO INCREASE IN PHOSPHOROUS LOADING, VOLUME OF RUNOFF OR PEAK RATE OF RUNOFF FROM THE PREVIOUS PLAN

BASED ON ALL OF THE ABOVE, THE SUBJECT COPA/DPDA IS GRANDFATHERED PER STATE REGULATIONS.



NO.	DATE	DESCRIPTION

DESIGNER: DWN, PVI
 DATE: APRIL 17, 2015
 PROJECT FILE NO. 7069FF
 SHEET NO. C-15

DRAINAGE NARRATIVE:

THE COMPUTATIONS PROVIDED ON THIS SHEET REPRESENT THE APPROXIMATE FLOWS THROUGH THE PROPOSED STORM DRAIN SYSTEMS AT THE TIME OF COMPLETION FOR THE SUBJECT PLAN. THERE ARE FIVE EXISTING STORM DRAIN SYSTEMS THAT ENTER AND CROSS THE SITE IN EITHER THE NORTHWEST, WEST, OR SOUTHWEST CORNERS. THESE FLOWS ENTER THE SITE AT THE LOCATIONS LABELED POINT 1, POINT 2, POINT 3, POINT 4, AND POINT 5 ON SHEET C-14. BASED ON THE DRAINAGE STUDY PERFORMED FOR BLOCKS 3, 4, 5, AND 6 THE FLOWING RAINOFF TOTALS WERE CALCULATED AT THESE POINTS AND WERE USED IN THE COMPUTATIONS ON THIS SHEET:

- (1) POINT 1 - 104.98 CFS (OBTAINED FROM S810-SR-020, SEE SHEET C-14 OF THIS PLAN)
- (2) POINT 2 - 10.95 CFS (OBTAINED FROM S810-SR-020, SEE SHEET C-14 OF THIS PLAN)
- (3) POINT 3 - 97.29 CFS (OBTAINED FROM S810-SR-020, SEE SHEET C-14 OF THIS PLAN)
- (4) POINT 4 - 222.05 CFS (EXISTING PIPE 50" TO E850, OBTAINED FROM S810-SR-020, SEE SHEET C-14 OF THIS PLAN)
- (5) POINT 5 - 222.05 CFS (EXISTING PIPE 50" TO E850, OBTAINED FROM S810-SR-020, SEE SHEET C-14 OF THIS PLAN)

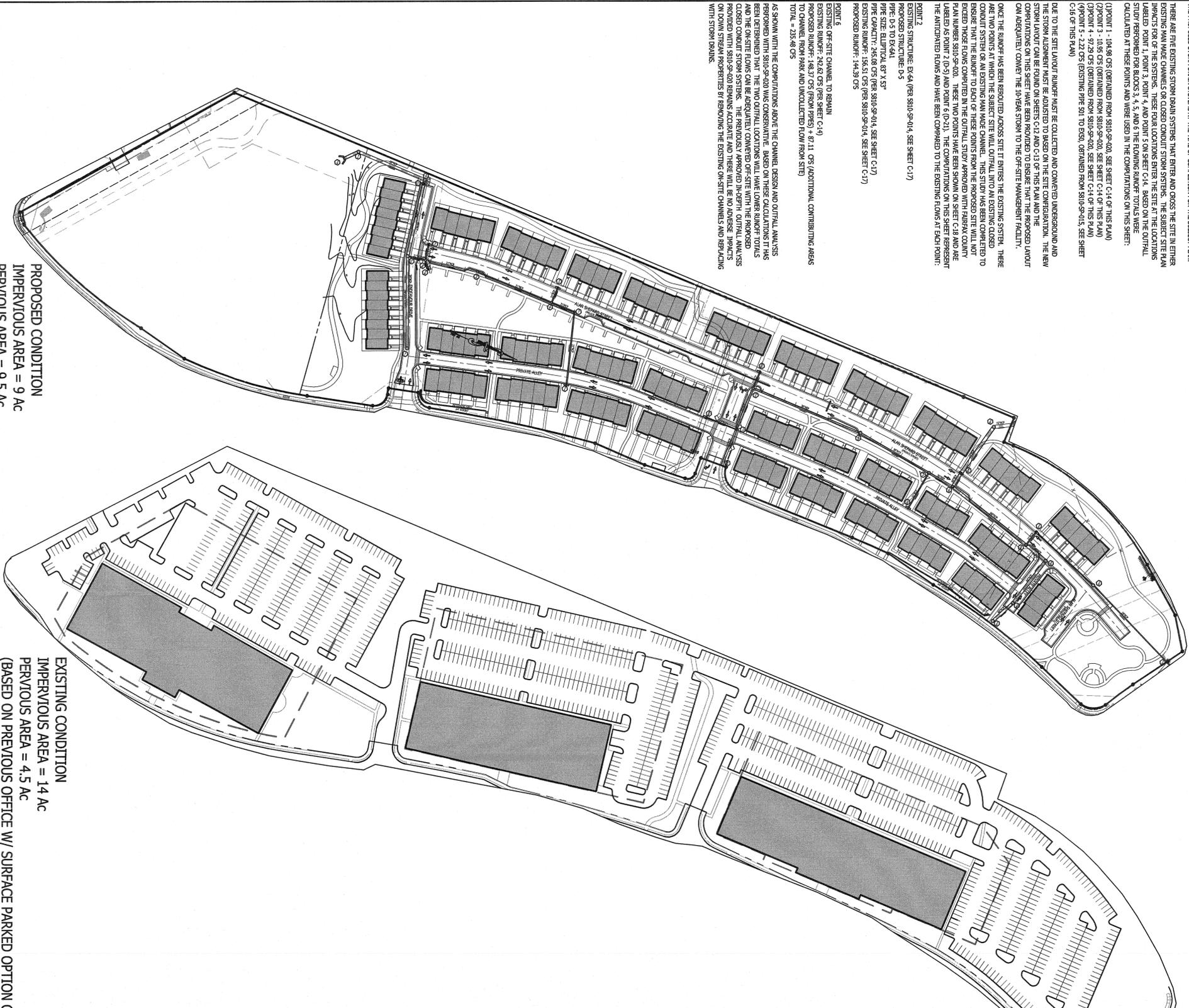
THE SITE LAYOUT RAINOFF MUST BE COLLECTED AND CONVEYED UNDERGROUND AND THE STORM ALIGNMENT MUST BE ADJUSTED TO BASED ON THE SITE CONFIGURATION. THE NEW STORM LAYOUT CAN BE FOUND ON SHEETS C-12 AND C-13 OF THIS PLAN AND THE COMPUTATIONS ON THIS SHEET HAVE BEEN PROVIDED TO ENSURE THAT THE PROPOSED LAYOUT CAN ADEQUATELY CONVEY THE 15-YEAR STORM TO THE OFF-SITE MANAGEMENT FACILITY.

ONCE THE RAINOFF HAS BEEN REBOUTED ACROSS SITE IT ENTERS THE EXISTING SYSTEM. THERE ARE TWO POINTS AT WHICH THE SUBJECT SITE WILL DRAIN INTO AN EXISTING SYSTEM TO ENSURE THAT THE RAINOFF TO EACH OF THESE POINTS FROM THE PROPOSED SITE WILL NOT EXCEED THOSE FLOWS COMPARED IN THE DRAINAGE STUDY APPROVED WITH BUREAU COUNTY PLAN NUMBER S810-SR-020. THESE TWO POINTS HAVE BEEN SHOWN ON SHEET C-18 AND ARE LABELED AS POINT 2 (0-5) AND POINT 6 (0-21). THE COMPUTATIONS ON THIS SHEET REPRESENT THE ANTICIPATED FLOWS AND HAVE BEEN COMPARED TO THE EXISTING FLOWS AT EACH POINT:

- POINT 2 EXISTING STRUCTURE: EX-64 (PER S810-SR-014, SEE SHEET C-17)
- EXISTING STRUCTURE: B-5
- PROPOSED STRUCTURE: B-5
- EXISTING STRUCTURE: B-5
- PROPOSED STRUCTURE: B-5
- PIPE SIZE: 18" DIAPHRAL 87' X 53'
- PIPE CAPACITY: 265.08 CFS (PER S810-SR-014, SEE SHEET C-17)
- EXISTING RAINOFF: 158.51 CFS (PER S810-SR-014, SEE SHEET C-17)
- PROPOSED RAINOFF: 144.39 CFS

- POINT 6 EXISTING OFF-SITE CHANNEL: TO REMAIN
- EXISTING RAINOFF: 242.82 CFS (PER SHEET C-14)
- PROPOSED RAINOFF: 186.37 CFS (FROM PAPER) + 87.11 CFS (ADDITIONAL CONTRIBUTING AREAS TOTAL = 255.48 CFS)

AS SHOWN WITH THE COMPUTATIONS ABOVE THE CHANNEL DESIGN AND OUTFALL ANALYSIS PERFORMED WITH S810-SR-020 WAS CONSERVATIVE. BASED ON THESE CALCULATIONS IT HAS BEEN DETERMINED THAT THE TWO OUTFALL LOCATIONS WILL HAVE LOWER RAINOFF TOTALS AND THE ON-SITE FLOWS CAN BE ADEQUATELY CONVEYED OFF-SITE WITH THE PROPOSED CLOSED CONDUIT STORM SYSTEMS. THE PREVIOUSLY APPROVED IN-DEPTH OUTFALL ANALYSIS REVISED WITH S810-SR-020 REMAINS ACCURATE AND THERE WILL BE NO ADVERSE IMPACTS ON DOWN STREAM PROPERTIES BY REMOVING THE EXISTING ON-SITE CHANNELS AND REPLACING WITH STORM DRAINS.



Project Name: TIMBER RIDGE PHASE II
Date: 8/21/15

Constants	data input cells	calculation cells	constant values
Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.28		
Target Phosphorus Target Load (lb/acre/yr)	0.41		
	0.90		

Post-Redevelopment Project & Land Cover Information	Total Disturbed Acreage
	18.50

Pre-Redevelopment Land Cover (acres)	A soils	B soils	C soils	D soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	4.50	0.00	4.50
Impervious Cover (acres)	0.00	0.00	14.00	0.00	14.00
					18.50

Post-Redevelopment Land Cover (acres)	A soils	B soils	C soils	D soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	9.50	0.00	9.50
Impervious Cover (acres)	0.00	0.00	9.00	0.00	9.00
					18.50

Area Check	Okay	Okay	Okay	Okay
Ry Coefficients				
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-Redevelopment	Land Cover Summary Post-Redevelopment
Forest/Open Space Cover (acres)	0.00
Composite Rf(Forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	4.50
Composite Rf(Turf)	0.22
% Managed Turf	24%
Impervious Cover (acres)	14.00
Composite Rf(Impervious)	0.95
% Impervious	76%
Total Site Area (acres)	18.50
Site Rv	0.77

Pre-Development Treatment Volume (acre-ft)	Post-Development Treatment Volume (acre-ft)
1.1908	1.1908

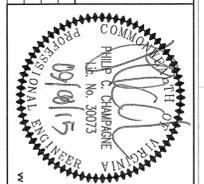
Pre-Development Treatment Volume (cubic feet)	Post-Development Treatment Volume (cubic feet)
51,873	51,873

Pre-Development Load (TP) (lb/yr)	Post-Development Load (TP) (lb/yr)
32.59	32.59

Pre-Development Load (TN) (lb/yr)	Post-Development Load (TN) (lb/yr)
233.75	773.80

Adjusted Land Cover Summary	Maximum % Reduction Required Below Pre-Redevelopment Load	TP Load Reduction Required for Redeveloped Area (lb/yr)	TP Load Reduction Required for New Impervious Area (lb/yr)
20%	0.00	0.00	0.00

NO.	DATE	DESCRIPTION
		REVISIONS



VIKA REVISIONS

SEPTEMBER 8, 2015
AUGUST 14, 2015
JULY 20, 2015
MAY 5, 2015
APRIL 17, 2015

DES: DWN
MC: PN

SCALE: N/A
PROJECT/FILE NO: 7069FF
SHEET NO: C-16

TIMBER RIDGE AT DISCOVERY SQUARE II

TAX MAP NUMBER 24-4 (11) 6B4

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

VIKA VIRGINIA LLC

8180 GREENSBORO DRIVE SUITE 200 ■ NYSYONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787

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STORM SEWER COMPUTATIONS (10-YR STORM)

Table with columns for stationing, flow, velocity, and capacity. Includes notes on flow reduction and capacity analysis for 5810-SP-020.

STORM HGL COMPUTATIONS (10-YR STORM)

Table with columns for stationing, invert, ground, and storm sewer HGL. Includes notes on HGL reduction and capacity analysis for 5810-SP-018.

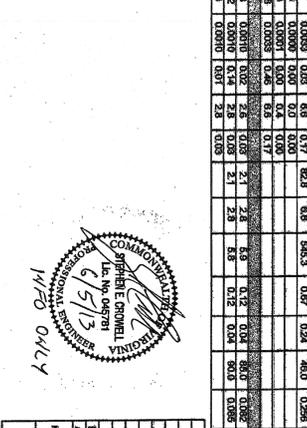
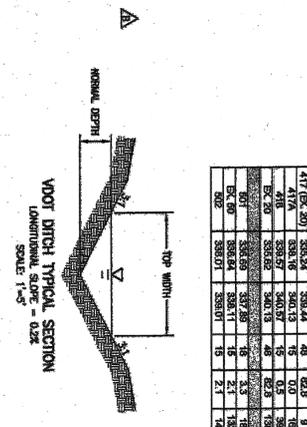
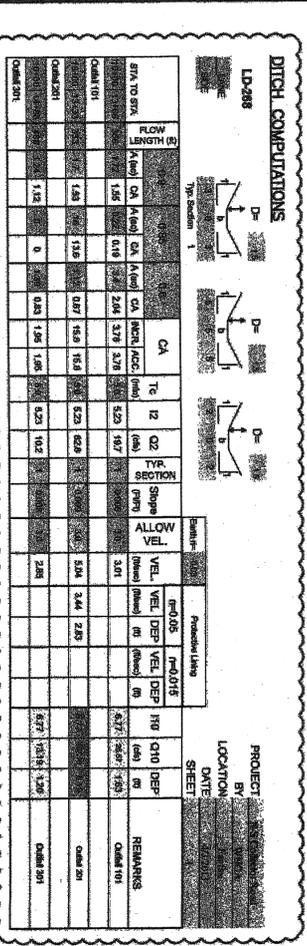


Table with columns for stationing, invert, and HGL. Includes notes on HGL reduction and capacity analysis for 5810-SP-018.

Professional engineer seal for William H. Gordon Associates, Inc. and project information including date and sheet number.

STORM SEWER PIPE CAPACITY BASED ON FUTURE DEVELOPMENT. FLOWERS WERE DETERMINED FROM FINAL COMPUTATIONS TO SEE TEMPORARY CONDITIONS FOR THIS SITE PLAN.

STORM SEWER PIPE CAPACITY BASED ON FUTURE DEVELOPMENT. FLOWERS WERE DETERMINED FROM FINAL COMPUTATIONS TO SEE TEMPORARY CONDITIONS FOR THIS SITE PLAN.

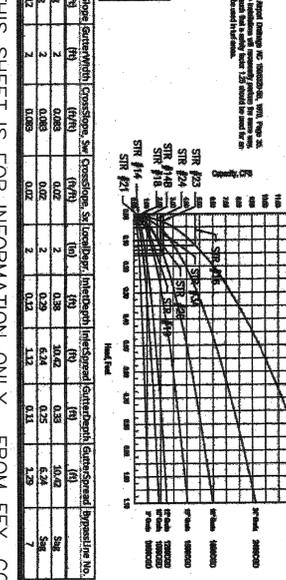
STORM SEWER PIPE CAPACITY BASED ON FUTURE DEVELOPMENT. FLOWERS WERE DETERMINED FROM FINAL COMPUTATIONS TO SEE TEMPORARY CONDITIONS FOR THIS SITE PLAN.

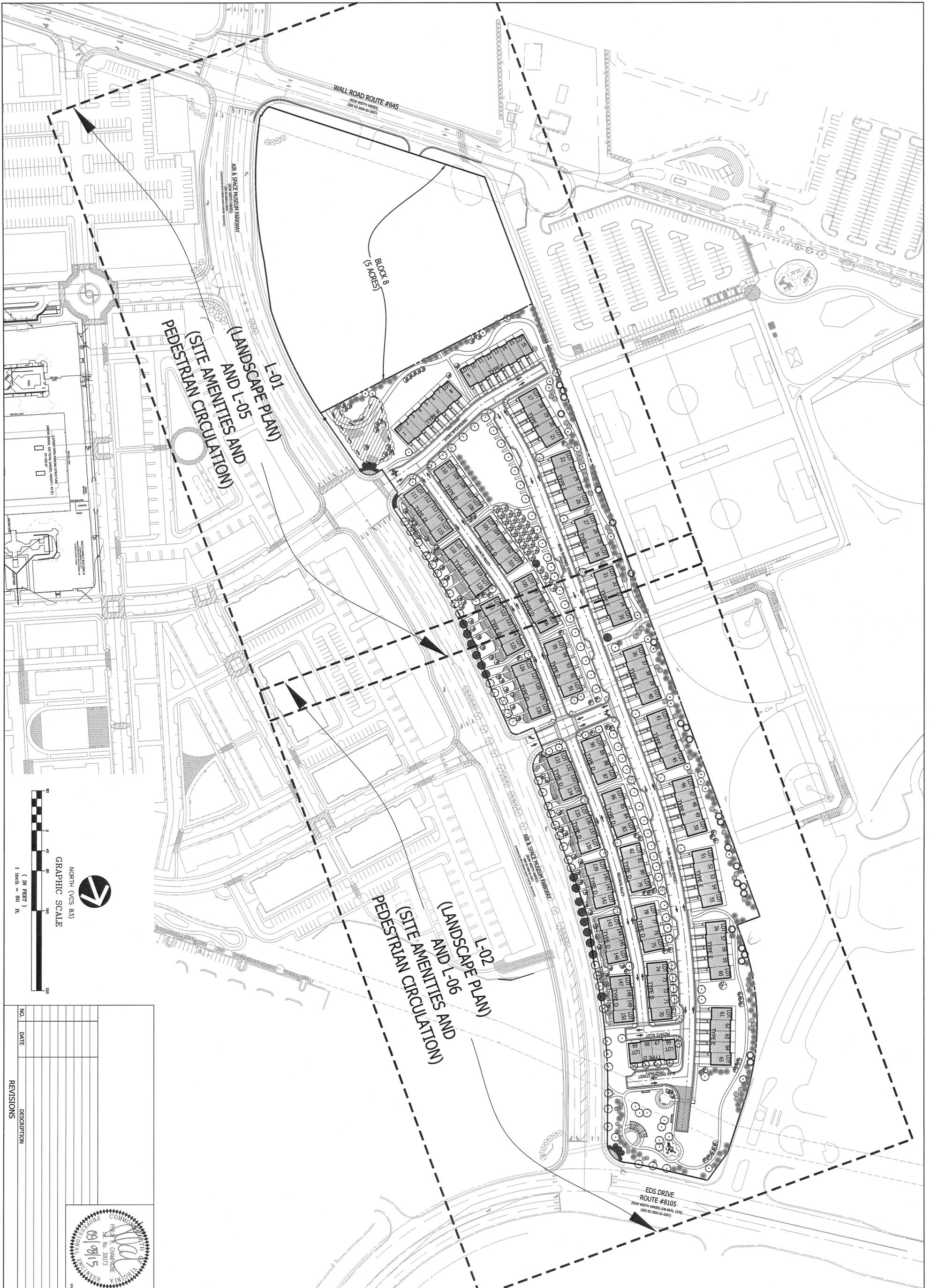
Project information including title 'TIMBER RIDGE AT DISCOVERY SQUARE II', date 'SEPTEMBER 8, 2015', and sheet number 'C-17'.

STORM PIPES CAPACITY COMPUTATIONS - TIMBER RIDGE AT EDS PARK FACILITY. Capacity Analysis for 8810-SP-020. Table with columns: Station, Inlet, Outlet, Inlet Area, Outlet Area, Inlet Velocity, Outlet Velocity, Inlet Head, Outlet Head, Inlet Loss, Outlet Loss, Inlet Elevation, Outlet Elevation.

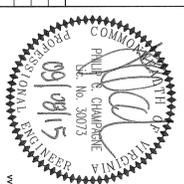
STORM PIPES CAPACITY COMPUTATIONS - TIMBER RIDGE AT EDS PARK FACILITY. Capacity Analysis for 8810-SP-020. Table with columns: Station, Inlet, Outlet, Inlet Area, Outlet Area, Inlet Velocity, Outlet Velocity, Inlet Head, Outlet Head, Inlet Loss, Outlet Loss, Inlet Elevation, Outlet Elevation.

STORM PIPES CAPACITY COMPUTATIONS - TIMBER RIDGE AT EDS PARK FACILITY. Capacity Analysis for 8810-SP-020. Table with columns: Station, Inlet, Outlet, Inlet Area, Outlet Area, Inlet Velocity, Outlet Velocity, Inlet Head, Outlet Head, Inlet Loss, Outlet Loss, Inlet Elevation, Outlet Elevation.





NO.	DATE	DESCRIPTION



SHEET NO.	L-00
PROJECT/FILE NO.	7069FF
SCALE:	1" = 80'
DES.	MC
DWN.	PN
DATE:	APRIL 17, 2015
DATE:	MAY 1, 2015
DATE:	AUGUST 14, 2015
DATE:	SEPTEMBER 8, 2015

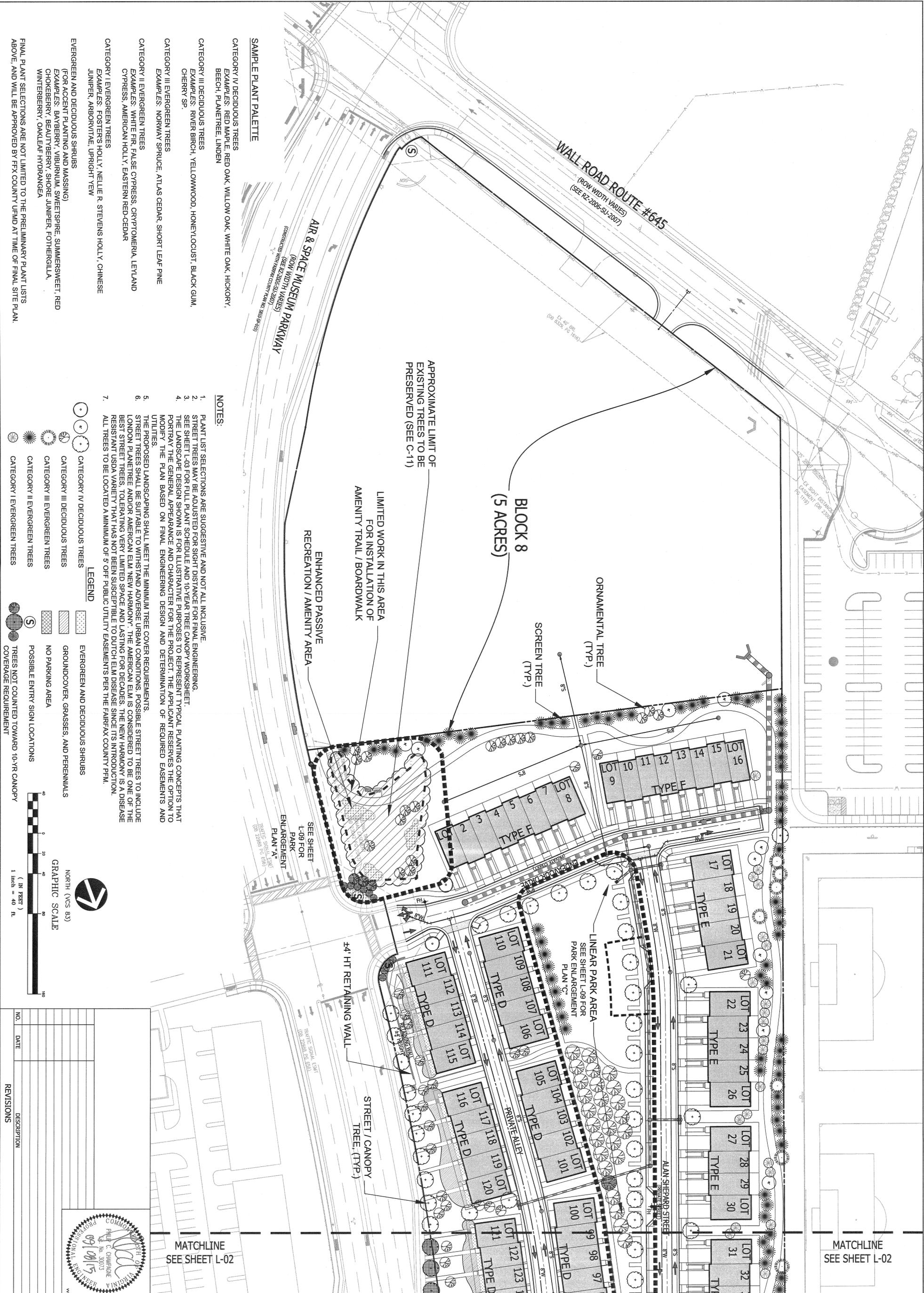
VIKA REVISIONS

OVERALL LANDSCAPE PLAN

TIMBER RIDGE AT DISCOVERY SQUARE II
 TAX MAP NUMBER 24-4 ((1)) 684
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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



SAMPLE PLANT PALETTE

CATEGORY IV DECIDUOUS TREES
 EXAMPLES: RED MAPLE, RED OAK, WILLOW OAK, WHITE OAK, HICKORY, BEECH, PLANETREE, LINDEN

CATEGORY III DECIDUOUS TREES
 EXAMPLES: RIVER BIRCH, YELLOWWOOD, HONEYLOCUST, BLACK GUM, CHERRY SP.

CATEGORY II EVERGREEN TREES
 EXAMPLES: NORWAY SPRUCE, ATLAS CEDAR, SHORT LEAF PINE

CATEGORY I EVERGREEN TREES
 EXAMPLES: WHITE FIR, FALSE CYPRESS, CRYPTOMERIA, LEYLAND CYPRESS, AMERICAN HOLLY, EASTERN RED-CEGAR

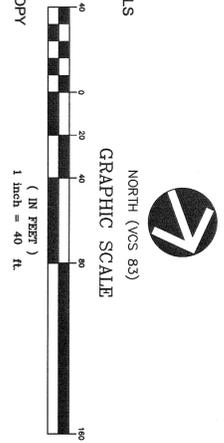
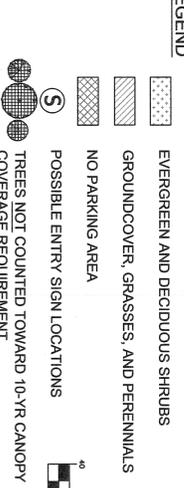
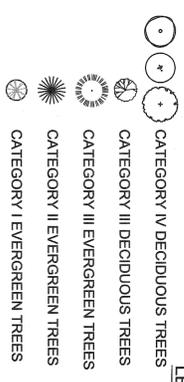
CATEGORY I EVERGREEN TREES
 EXAMPLES: FOSTER'S HOLLY, NELLIE R. STEVENS HOLLY, CHINESE JUNIPER, ARBORVITAE, UPRIGHT YEW

EVERGREEN AND DECIDUOUS SHRUBS
 (FOR ACCENT PLANTING AND MASSING)
 EXAMPLES: BAYBERRY, YUBURNUM, SWEETSPIRE, SUMMERSWEET, RED CHOKEBERRY, BEAUTYBERRY, SHORE JUNIPER, FOTHERGILLA, WINTERBERRY, OKLEAF HYDRANGEA

FINAL PLANT SELECTIONS ARE NOT LIMITED TO THE PRELIMINARY PLANT LISTS ABOVE, AND WILL BE APPROVED BY FFX COUNTY UJMD AT TIME OF FINAL SITE PLAN.

NOTES:

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE FOR FINAL ENGINEERING.
3. SEE SHEET L-03 FOR FULL PLANT SCHEDULE AND 10-YEAR TREE CANOPY WORKSHEET.
4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
5. THE PROPOSED LANDSCAPING SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS.
6. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS, POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM. NEW HARMONY: THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
7. ALL TREES TO BE LOCATED A MINIMUM OF 5' OFF PUBLIC UTILITY EASEMENTS PER THE FAIRFAX COUNTY PFM.



NO.	DATE	DESCRIPTION

VIKA REVISIONS
SCALE: 1" = 40'
PROJECT/FILE NO. 7069FF
SHEET NO. L-01
DATE: APRIL 17, 2015
DES. DWN. PN
DATE: SEPTEMBER 8, 2015
DATE: AUGUST 14, 2015
DATE: MAY 1, 2015

LANDSCAPE PLAN

TIMBER RIDGE AT DISCOVERY SQUARE II
 TAX MAP NUMBER 24-4 (11) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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

MATCHLINE
SEE SHEET L-01

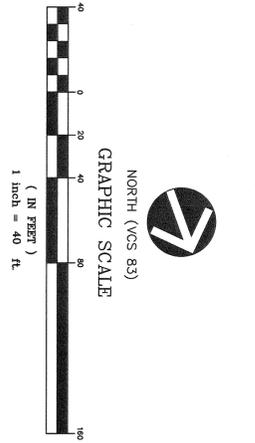
MATCHLINE
SEE SHEET L-01



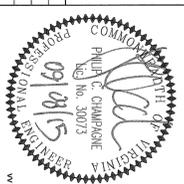
- LEGEND**
- CATEGORY IV DECIDUOUS TREES
 - CATEGORY III DECIDUOUS TREES
 - CATEGORY II EVERGREEN TREES
 - CATEGORY I EVERGREEN TREES
 - EVERGREEN AND DECIDUOUS SHRUBS
 - ▨ GROUNDCOVER, GRASSES AND PERENNIALS
 - NO PARKING AREA
 - POSSIBLE ENTRY SIGN LOCATION
 - TREES NOT COUNTED TOWARD 10-YR CANOPY COVERAGE REQUIREMENT

- SAMPLE PLANT PALETTE**
- CATEGORY IV DECIDUOUS TREES
EXAMPLES: RED MAPLE, RED OAK, WILLOW OAK, WHITE OAK, HICKORY, BEECH, PLANE TREE, LINDEN
 - CATEGORY III DECIDUOUS TREES
EXAMPLES: RIVER BIRCH, YELLOWWOOD, HONEYLOCUST, BLACK GUM, CHERRY SP.
 - CATEGORY II EVERGREEN TREES
EXAMPLES: NORWAY SPRUCE, ATLAS CEDAR, SHORT LEAF PINE
 - CATEGORY I EVERGREEN TREES
EXAMPLES: WHITE FIR, FALSE CYPRESS, CRYPTOMERIA, LETYLAND CYPRESS, AMERICAN HOLLY, EASTERN RED CEDAR
 - CATEGORY I EVERGREEN TREES
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- NOTES:**
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE FOR FINAL ENGINEERING.
 3. SEE SHEET L-03 FOR FULL PLANT SCHEDULE & 10-YEAR TREE CANOPY WORKSHEET.
 4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
 5. THE PROPOSED LANDSCAPING SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS.
 6. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HARMONY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BEEN SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
 7. ALL TREES TO BE LOCATED A MINIMUM OF 5' OFF PUBLIC UTILITY EASEMENTS PER THE FAIRFAX COUNTY P.M.



NO.	DATE	DESCRIPTION



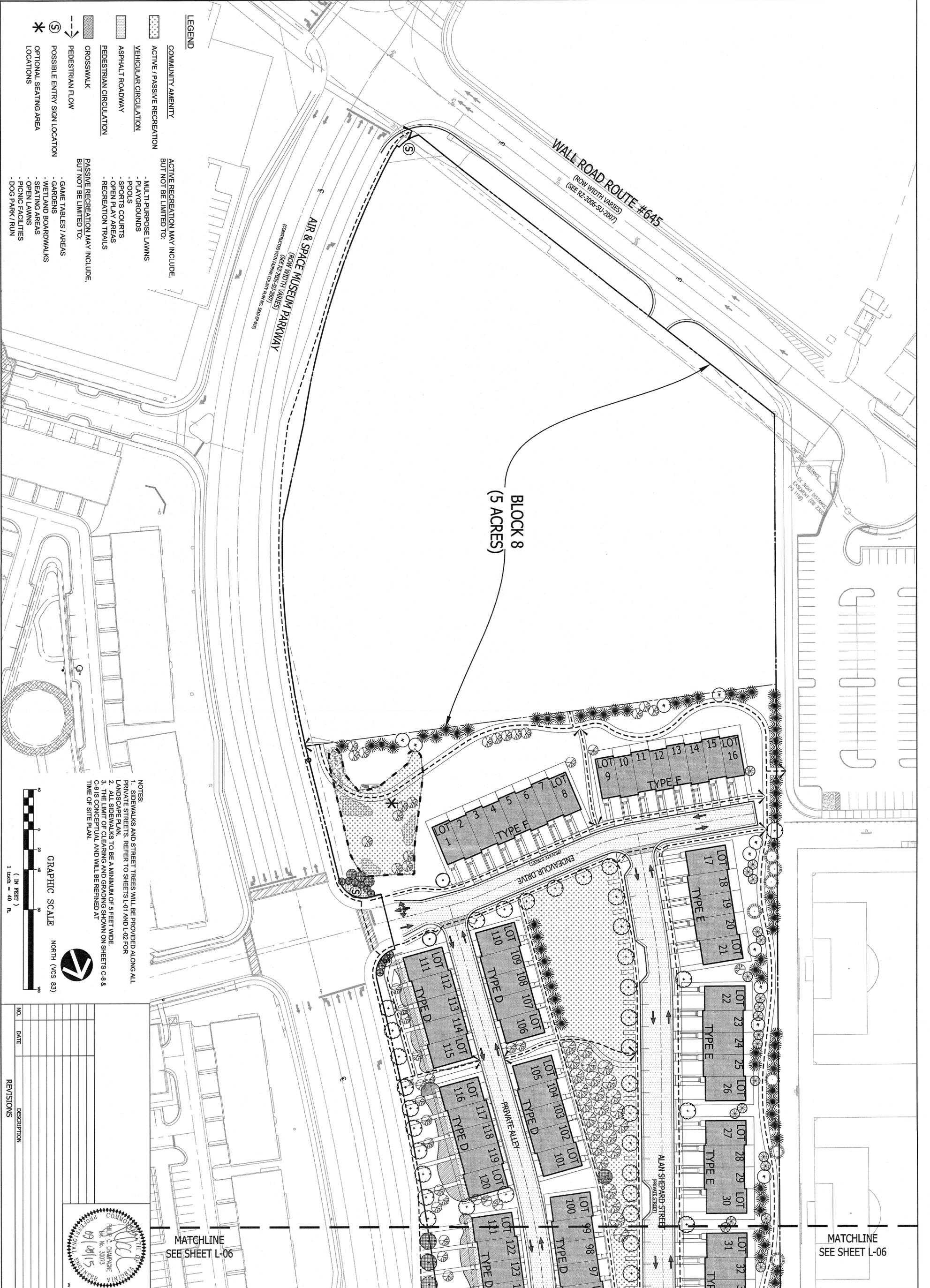
LANDSCAPE PLAN

**TIMBER RIDGE
AT DISCOVERY SQUARE II**
TAX MAP NUMBER
24-4 ((1)) 6B4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIVA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

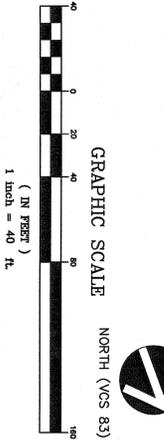
VIVA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIVA.COM

SHEET NO.	L-02
PROJECT/FILE NO.	7069FF
SCALE:	1" = 40'
DES.	DWN, PM
DATE:	APRIL 17, 2015
DATE:	AUGUST 14, 2015
DATE:	MAY 1, 2015
DATE:	SEPTEMBER 8, 2015
MC	

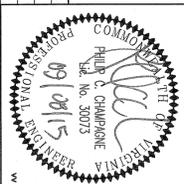


- LEGEND**
- COMMUNITY AMENITY
 - ACTIVE / PASSIVE RECREATION
 - VEHICULAR CIRCULATION
 - ASPHALT ROADWAY
 - PEDESTRIAN CIRCULATION
 - CROSSWALK
 - PEDESTRIAN FLOW
 - POSSIBLE ENTRY SIGN LOCATION
 - OPTIONAL SEATING AREA LOCATIONS
- ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
- MULTI-PURPOSE LAWNS
 - PLAYGROUNDS
 - POOLS
 - SPORTS COURTS
 - OPEN PLAY AREAS
 - RECREATION TRAILS
- PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
- GAME TABLES / AREAS
 - GARDENS
 - WETLAND BOARDWALKS
 - SEATING AREAS
 - OPEN LAWNS
 - PICNIC FACILITIES
 - DOG PARK / RUN

- NOTES:**
1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS L-01 AND L-02 FOR LANDSCAPE PLAN.
 2. ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
 3. THE LIMIT OF CLEARING AND GRADING SHOWN ON SHEETS C-8 & C-9 IS CONCEPTUAL AND WILL BE REFINED AT TIME OF SITE PLAN.



NO.	DATE	DESCRIPTION	REVISIONS



MATCHLINE
SEE SHEET L-06

MATCHLINE
SEE SHEET L-06

VIKA REVISIONS

NO.	DATE	DESCRIPTION

SITE AMENITIES AND PEDESTRIAN CIRCULATION

**TIMBER RIDGE
AT DISCOVERY SQUARE II**

TAX MAP NUMBER
24-4 ((1)) 6B4

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

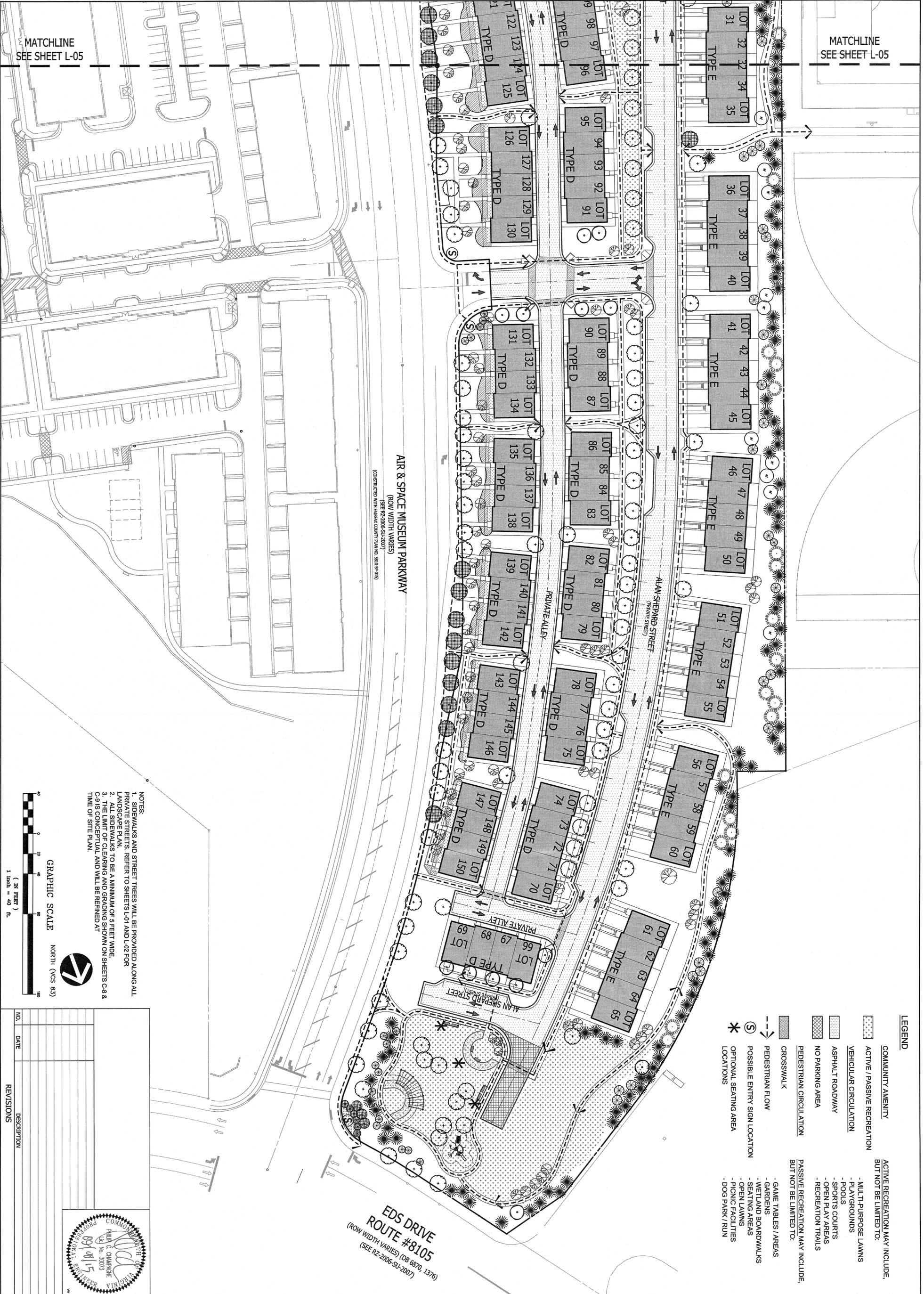
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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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MATCHLINE
SEE SHEET L-05

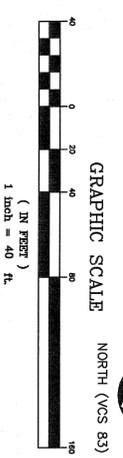
MATCHLINE
SEE SHEET L-05



AIR & SPACE MUSEUM PARKWAY
(ROW WIDTH VARIES)
(SEE RZ-2006-SU-2007)
(CONSTRUCTED WITH PARKING COUNT PLAN NO. 8108-9-010)

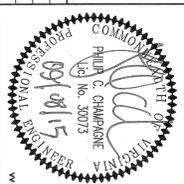
EDS DRIVE
ROUTE #8105
(ROW WIDTH VARIES) (DB 6670, 1376)
(SEE RZ-2006-SU-2007)

- NOTES:
1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS L-01 AND L-02 FOR LANDSCAPE PLAN.
 2. ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
 3. THE LIMIT OF CLEARING AND GRADING SHOWN ON SHEETS C-8 & C-9 IS CONCEPTUAL, AND WILL BE REFINED AT TIME OF SITE PLAN.



- LEGEND**
- COMMUNITY AMENITY
 - ACTIVE / PASSIVE RECREATION
 - VEHICULAR CIRCULATION
 - ASPHALT ROADWAY
 - NO PARKING AREA
 - PEDESTRIAN CIRCULATION
 - CROSSWALK
 - PEDESTRIAN FLOW
 - POSSIBLE ENTRY SIGN LOCATION
 - OPTIONAL SEATING AREA
 - LOCALATIONS
 - ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
 - MULTI-PURPOSE LAWNS
 - PLAYGROUNDS
 - POOLS
 - SPORTS COURTS
 - OPEN PLAY AREAS
 - RECREATION TRAILS
 - PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:
 - GAME TABLES / AREAS
 - GARDENS
 - WETLAND BOARDWALKS
 - SEATING AREAS
 - OPEN LAWNS
 - PICNIC FACILITIES
 - DOG PARK / RUN

NO.	DATE	DESCRIPTION	REVISIONS



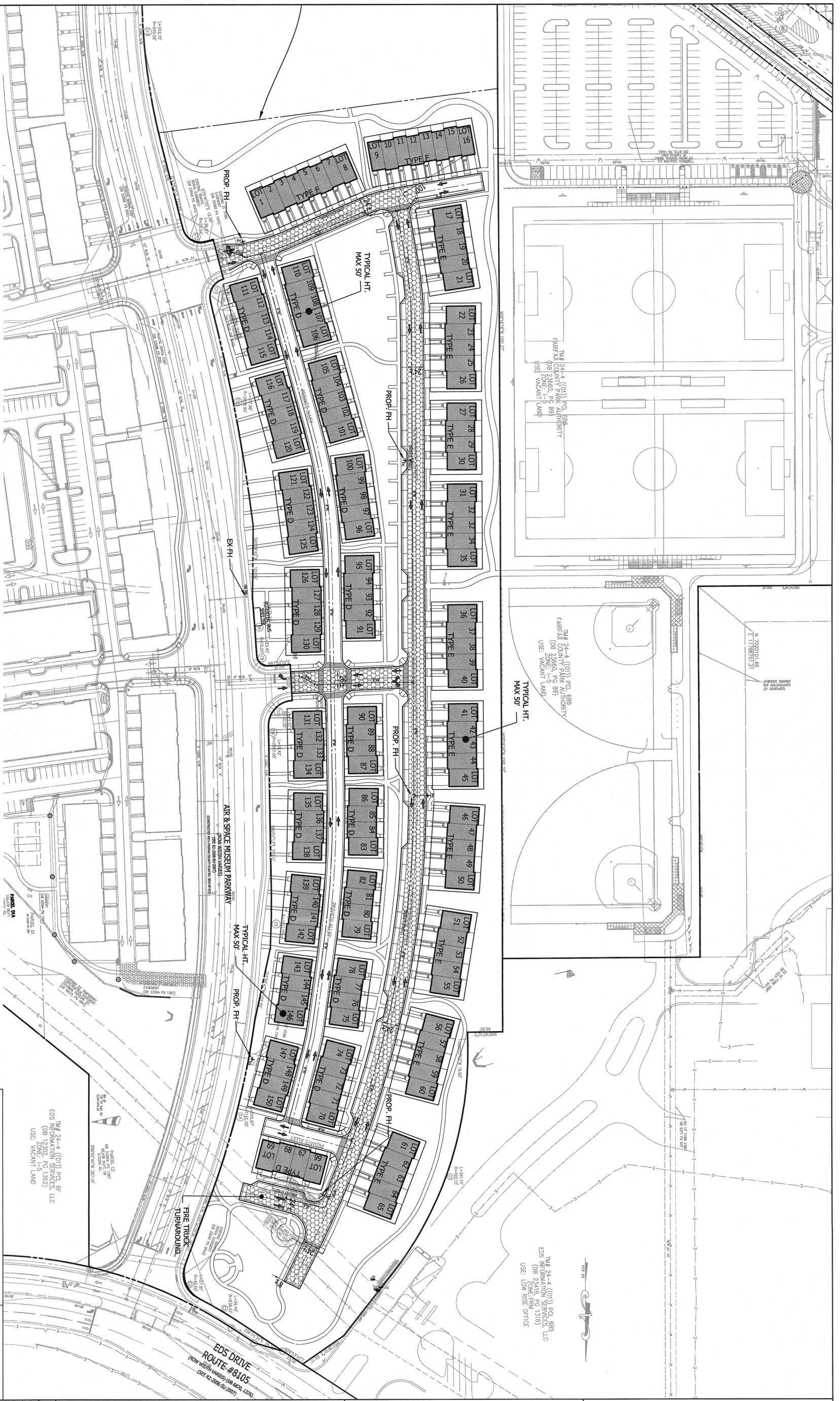
SHEET NO.	L-06
PROJECT/FILE NO.	7069FF
SCALE:	1" = 40'
DES. MC	DWN. PM
DATE:	APRIL 17, 2015
DATE:	MAY 1, 2015
DATE:	JULY 20, 2015
DATE:	AUGUST 14, 2015
DATE:	SEPTEMBER 8, 2015

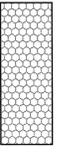
SITE AMENITIES AND PEDESTRIAN CIRCULATION

TIMBER RIDGE AT DISCOVERY SQUARE II
TAX MAP NUMBER 24-4 (1) 6B4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

V I K A
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

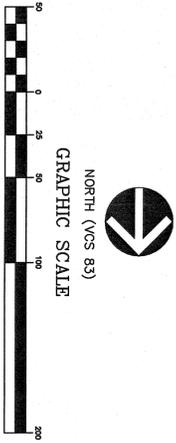
V I K A VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKACOM



 DENOTES VEHICULAR FIRE ACCESS

GENERAL NOTES

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.



NO.	DATE	DESCRIPTION	REVISIONS



SHEET NO.	S-1
PROJECT/FILE NO.	7069FF
SCALE:	1" = 50'
DES.	MC
DWN.	PN
DATE:	APRIL 17, 2015
DATE:	MAY 1, 2015
DATE:	AUGUST 14, 2015
DATE:	SEPTEMBER 8, 2015

VIA REVISIONS

FIRE ACCESS PLAN

TIMBER RIDGE AT DISCOVERY SQUARE II
 TAX MAP NUMBER 24-4 (1) 6B4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

VIA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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

Block (See note 6)	Bldg.	Use	MF Resl GSF (2) (3) (9)	Public Uses (Principal Use in PRM) GSF (9)	Single Family Attached GSF	Commercial (Retail) GSF	Commercial (Office) GSF	No. Residential Units (2) (3)	Height	No. Stories	Parking Req'd *(1) & *(4)	Parking in Garage(s)	Parking in Driveways	Parking On-Street	Total Parking	Loading Provided
Base Plan Block 8	---	Community/Recreational Facility		60,000				14	40	1	TBD	14	14	TBD	TBD	
Site Plan Block 9/10	B	Multi-Family Residential	29,400					5	60	4	23	5	5	10	0	
Base Plan Block 9/10	F	Single Family Attached			13,000			85	50'	3	140	170	0	205	0	
Base Plan Block 9/10	D	Single Family Attached			272,000			46	50'	3	230	92	35	184	0	
Base Plan Block 9/10	E	Single Family Attached	29,400		147,200			150	50'	3	124	92	0	427	0	
Total Base Plan - Blocks 8, 9 & 10			1,088,110	60,000	668,092	0	40,600				390	267	97	427	0	
Total GSF Base Plan - Commercial (O/R), SFA, Comm. Rec.				60,000	668,092	0	40,600							2,382	5 Spaces *(5)	
Grand Total GSF in Base Plan - All Uses - Blocks 1 - 10 (6)			1,924,402													
GSF Percentage by Land Use			56.54%	3.12%	34.72%	3.51%	2.11%									

*THIS TAB IS A SUBSET OF THE OVERALL DEVELOPMENT TABULATIONS SHOWN ON SHEET C-2. THIS TAB IS SPECIFIC TO BLOCK 9/10.

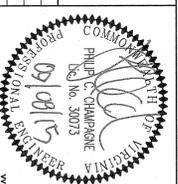
- [1] Multi-Family parking rate = 1.6/unit.
- [2] Single family attached parking rate = 2.7/unit
- [3] The applicant reserves the right to modify individual building GSF and units at final site plan, so long as the totals for Blocks 3 through 6 are not exceeded.
- [4] See General Note #19
- [5] See Requested Zoning Ordinance Waiver #5
- [6] Blocks have been re-numbered, and block seven (7) was eliminated.
- [7] Residential GSF is inclusive of 160,702 sf of bonus density for the provision of ADU's
- [8] Parking subject to revision based on total occupancy during building plan review. Parking demand estimated.
- [9] Section 6-406 (6) of the Fairfax County ZO requires that the Principal Uses within the PRM District, which include MF Residential as well as Public Uses, must be a majority of the GFA.



EXAMPLE OF TYPE 'B' UNIT



NO.	DATE	DESCRIPTION
REVISIONS		



DATE:	SEPTEMBER 8, 2015
DES.:	PHILIP C. CHAMPAGNE
MC:	PHILIP C. CHAMPAGNE
DATE:	AUGUST 14, 2015
DES.:	PHILIP C. CHAMPAGNE
MC:	PHILIP C. CHAMPAGNE
DATE:	JULY 20, 2015
DES.:	PHILIP C. CHAMPAGNE
MC:	PHILIP C. CHAMPAGNE
DATE:	MAY 1, 2015
DES.:	PHILIP C. CHAMPAGNE
MC:	PHILIP C. CHAMPAGNE
DATE:	APRIL 17, 2015
DES.:	PHILIP C. CHAMPAGNE
MC:	PHILIP C. CHAMPAGNE

VIA REVISIONS

FDP ALTERNATE

**TIMBER RIDGE
AT DISCOVERY SQUARE II**
TAX MAP NUMBER
24-4 ((1)) 6B4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

VIA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 205 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIA.COM

DESCRIPTION OF THE APPLICATION

The applicant, PHD Associates, LLC, requests to modify the proffers and the conceptual and final development plans approved for approximately 18.5 acres to replace the previously approved 600,000 square feet of office with 150 residential dwelling units and a public facility. The subject property represents a portion of the overall 66.88-acre property rezoned to the PRM, AN and WS Districts for mixed use development, including office, retail and residential. The overall development was divided into ten "blocks" and the subject application pertains to Blocks 8, 9 and 10, located to the west of Air and Space Museum Parkway. This proposal would result in an overall development plan on the 66.88-acre property of 955 residential units, 76,600 square feet of retail, 40,600 square feet of office, and a 60,000-square foot community-recreational public facility. No increase in density is proposed and the overall development will decrease from 0.69 to 0.67 FAR.

PCA 2006-SU-007-02 seeks to modify the proffers associated with RZ 2006-SU-007 to allow the proposed residential and public facility uses and site modifications for Blocks 8, 9 and 10. The proposed FAR for the subject property is 0.66. The associated Conceptual Development Plan Amendment (CDPA) provides for the proposed uses on Blocks 8, 9 and 10.

FDPA 2006-SU-007-02 seeks to amend the previously approved Final Development Plan (FDP) for Blocks 8, 9 and 10. Block 8 consists of five acres that are proposed to be dedicated to the County for a public facility use of up to 60,000 square feet; a future FDPA will present the specific plan for development of this area. Blocks 9 and 10 comprise a total of 13.49 acres, and are proposed to be developed with 150 single family attached dwellings and associated recreational/open space amenities. An alternate plan provides for 136 single family attached dwellings and 14 multifamily units in a stacked townhouse format, for a total of 150 units.

A reduced copy of the Conceptual/Final Development Plan Amendment (CDPA/FDPA) is included at the front of this report. The applicant's draft proffers and staff's proposed FDPA conditions are included in Appendices 1 and 2, respectively. The applicant's statement of justification and affidavit are included in Appendices 3 and 4, respectively.

Waivers and Modifications Requested:

The applicant requests approval of the following waivers and modifications:

- modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA;
- deviation from the tree preservation target pursuant to Sect.12-0508.3A of the Public Facilities Manual;
- modification of the trail requirements in favor of the existing and proposed trail network shown on the CDPA/FDPA;
- modification to permit private streets in excess of 600 linear feet; and

- waiver of the interparcel access requirement to the EDS Campus to the west.

LOCATION AND CHARACTER

The application property is vacant and consists of one parcel located on the west side of Air and Space Museum Parkway. It has a long, narrow shape and is approximately 2,200 feet long by 320 to 500 feet wide. The property is relatively flat and does not contain any floodplains or Resource Protection Areas (RPA). As indicated on the Existing Vegetation Map, approximately 5.4 acres are covered by early successional upland forest. Other areas consist of old field, open field, and a gravel parking area. The subject property and immediate vicinity lie outside the current Airport Noise Impact Overlay District (AN).

The surrounding area is described in the table and shown on the map below.

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Nysmith School, Office	I-5, WS	Office
East	Multifamily & Single Family Attached (portions under construction) Vacant (approved for retail & office)	PRM, WS	Office (Mixed Use)
South	Office (surface parking)	I-5, WS	Mixed Use
West	Sully Highlands Park, Office	I-5, WS	Office



Figure 1: Source Fairfax County GIS, 2015 Imagery with added annotations

BACKGROUND

On December 13, 1976, RZ 75-2-016 was approved by the Board of Supervisors to permit the rezoning of 572.9 acres from the R-E and I-L Districts to the I-L, R-12.5 and RTC-5 Districts. Of this area, 152.9 acres on the west side of Centreville Road were rezoned to the I-L District (now I-5); 377.3 acres on the east side of Centreville Road were rezoned to the R-12.5 District; and the remaining 42.7 acres were rezoned to the RTC-5 District, all subject to proffers.

On October 26, 1981, PCA 75-2-016 was approved to permit the relocation of an elementary school site.

On September 19, 1988, PCA 75-2-016-2 was approved for 198.2 acres zoned I-5, WS and AN to permit the elimination of a proffered connection to Wall Road, to include additional acreage within the area governed by the proffers, and to commit the developer to specific road improvements. No generalized development plan was proffered as part of this PCA.

On February 7, 2007, RZ 2006-SU-007 was approved to rezone 66.88 acres from the I-5, WS and AN Districts to the PRM, WS and AN Districts for a mixed use development with up to 1,159 multifamily units, 107,350 square feet of retail and 640,600 square feet of office under the alternate (maximum) plan, with an overall FAR of 0.69, including bonus density associated with affordable dwelling units and workforce housing. The rezoning provided for a base plan and an alternate plan. The development tabulations for the plans were similar, but the alternate plan provided for an additional 9,000 square feet of retail, 278,800 square feet of free-standing office, and 11,500 square feet of residential. The western-most portion of the property was not rezoned to PRM, but density credit was reserved, as the proffers provided for the applicant to develop and dedicate the Sully Highlands Park to the Fairfax County Park Authority. Copies of the approved proffers and development conditions are in Appendix 5.

On November 20, 2012, PCA/FDPA 2006-SU-007 was approved to reduce the number of dwelling units to 805 (720 multifamily and 85 single family attached), and remove 30,750 square feet of retail on 37.4 acres located to the east of Air and Space Museum Parkway. This PCA pertained to Blocks 3 through 7, and combined Block 7 into Block 5. Construction of this area is underway and portions are now occupied. This approval resulted in a total overall development plan for 805 residential units, 76,600 square feet of retail and 640,600 square feet of office.

On September 18, 2014, the Planning Commission approved a Comprehensive Sign Plan (CSP) with nine perimeter signs for the property that was the subject of the previous PCA. An amendment to that CSP has been proposed and is scheduled for a public hearing before the Planning Commission on December 3, 2015.

COMPREHENSIVE PLAN PROVISIONS

The Comprehensive Plan map designates this area for office uses. The Plan text, however, provides an option for mixed use with an FAR of up to 0.70. On July 28, 2015, the Comprehensive Plan was amended to include an option with up to 150 residential units on the subject property. Specifically, on page 97 of the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, Land Unit D-3, as amended through July 28, 2015, it states:

3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions:

- *The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.*
- *The mixed use development should include one of the two following mix of uses (the percentages are approximate):*
 - A) *- Retail use, 5-10%*
- Office use, 20-30%
- Residential units, 50-70%
 - B) *- Retail/office use, 5-10%*
- Residential units, 90-95% [to include a maximum of up to 150 residential units, inclusive of affordable units and associated bonus densities, on Tax Map Parcel 24-4((1))6B4]

In addition, other uses, such as institutional, may also be appropriate.

- *If land use mix option B is chosen, no less than five acres of Tax Map Parcel 24-4((1)) 6B4 should be dedicated to the Fairfax County Board of Supervisors for a use such as a community center.*
- *If land use mix option B is chosen, “in-kind” contributions may be appropriate to mitigate the impacts of development on the school system. Examples of “in-kind” contributions include land dedication; opportunities for shared space in private buildings for activities such as community use, adult education, vocational training, academy programs; or other alternative arrangements that provide Fairfax County Public Schools with additional resources to accommodate its growing student population.*

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA)

The CDPA/FDPA titled "Timber Ridge at Discovery Square II," prepared by Vika Virginia, LLC and consisting of 35 sheets dated April 17, 2015, as revised through September 8, 2015, is reviewed below.

Site Layout

The subject property, as it relates to the other portions of the overall development, is shown in Figure 2 to the right. This application pertains to Blocks 8, 9 and 10 which are approved for development of three office buildings with a total of 600,000 square feet and 2,400 parking spaces, including both surface and structured spaces. The proposed CDPA/FDPA depicts 150 single family attached dwellings and associated open space on Blocks 9 and 10. Block 8 is proposed to be dedicated to the County for development of a public facility such as a community center with up to 60,000 gross square feet, and therefore is shown without a specific development plan. A future FDPA will be required to present the development plan for Block 8. Access to Block 8 is shown from Wall Road to the south.

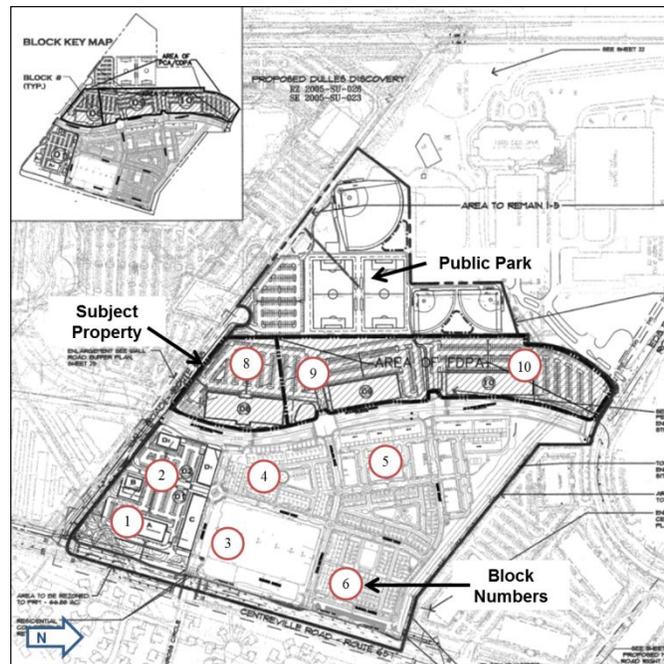


Figure 2: Source Sheet C-4 CDPA/FDPA with added annotations

Access to Block 8 is shown from Wall Road to the south.

Two access points are provided from Air and Space Museum Parkway in the locations previously planned and constructed for Blocks 9 and 10. The entrance near the center of the property provides right-in/right-out access. The southern entrance near Block 8 is a full intersection and this road, Endeavor Drive, extends west toward Sully Highlands Park. Sixteen units front on this road. A pedestrian path wraps behind these units and provides access to the park to the west and to the future community-recreational facility to the south. These are "Type F" single family attached units which are 18 feet wide, front-loaded and include a one-car garage and one parking space in the driveway. These are the proposed affordable dwelling units.

The remainder of the proposed layout consists of townhomes in essentially three rows. The first row fronts on Air and Space Museum Parkway in order to complement the units across the street. These are "Type D" units which are 22 to 24-foot wide, rear-loaded dwellings, which include a two-car garage accessed from a private alley. The second row also consists of Type D units. These rear-loaded units are accessed from

the same private alley as the first row, and front on a common open space area. The third row fronts on a private street, Alan Shepard Street, and backs to Sully Highlands Park. These are “Type E” units which are 22 to 24-foot wide, front-loaded dwellings, which include a two-car garage and a two-car driveway.

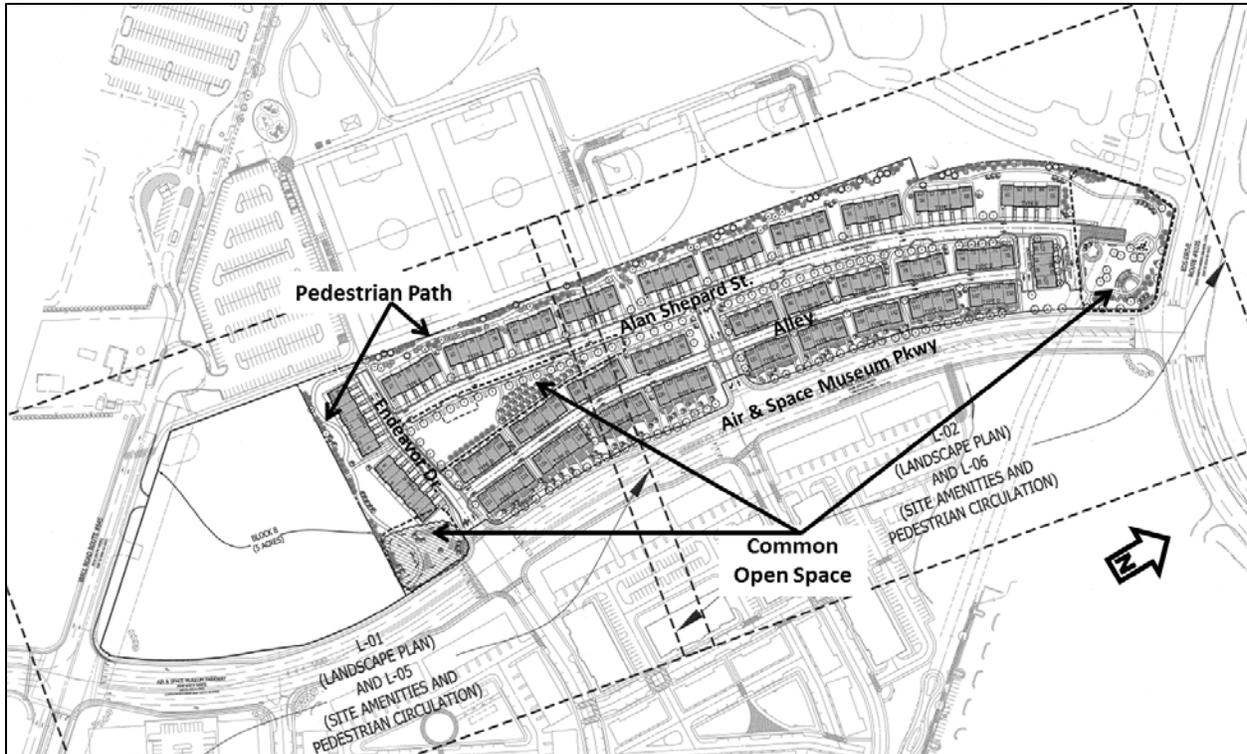


Figure 3: Source Sheet L-00 CDPA/FDPA with added annotations

An alternate FDPA is presented on Sheet S-2. This plan substitutes the 16 Type F units along Endeavor Drive with 14 “Type B” rear-loaded multifamily units in a stacked townhouse format with a one-car garage and one parking space in the driveway. Five Type F single family attached units will be provided nearby on Alan Shepard Street, for a total of 19 affordable dwelling units. Under this alternative, three Type E units will be removed, to maintain a total of 150 units, inclusive of affordable dwelling units, in conformance with the Comprehensive Plan.

Vehicular and Pedestrian Access

Vehicular access to Block 8 will be from Wall Road. Vehicular access to Blocks 9 and 10 will be from Air and Space Museum Parkway with a full intersection near the southern end, and a right-in/right-out access near the center. Pedestrian walkways are provided along Air and Space Museum Parkway and all interior streets, except the private alley. Two pedestrian connections are provided to Sully Highlands Park, and one to the future community-recreational public facility. Convenient pedestrian walkways are provided between some of the units, and an additional perimeter trail is shown along the northwest portion of the property leading to the recreation area at the northern end.

Parking

A total of 405 parking spaces are required for the 150 units, and 433 spaces are proposed. All units will have a one or two-car garage, and are provided a minimum of two parking spaces on-site. The Type E units have four spaces on-site. Alan Shepard Street includes 35 on-street parking spaces.

The front-loaded units are shown to have a minimum driveway length of 20 feet from the front of the unit to the property line. The rear-loaded units have a driveway of two to four feet in length to facilitate entry into the garage. The alley providing access to the rear-loaded units will be 24 feet wide. The lot typicals on Sheet C-4A indicate that the driveways for Types D and E units will be 16 feet wide, and for Type F units will be 10 feet wide. The proffers include a commitment that garages will not be converted to a use that interferes with the parking of vehicles.

Open Space and Landscaping

Blocks 9 and 10 include approximately 250,000 square feet, or 42 percent, landscaped open space. Open space areas include a passive recreational tree preservation area at the southwest corner of Air and Space Museum Parkway and Endeavor Drive, a multi-use recreation space with a children's play area at the northern end of the property, and an open lawn and community orchard area along the east side of Alan Shepard Street.

Most of the site is proposed to be cleared for the development. A small stand of existing trees occupying approximately 7,584 square feet near the Endeavor Drive entrance is proposed to be preserved, and proffers are included to ensure the preparation of a tree preservation plan. The landscape plan provides for a total of 517 trees to be planted. The plan includes street trees along Air and Space Museum Parkway, along the north side of Endeavor Drive, and the east side of Alan Shepard Street. Blocks 9 and 10 have peripheral screening with predominantly evergreen trees to the north, south and west. The central spine of common open space includes a community orchard of cherry trees.

Stormwater Management

Stormwater management, including best management practices (BMPs), is provided off-site with the previously designed and constructed pond located to the west of Sully Highlands Park. The facilities have been designed for the 10-year, 24-hour storm in order to provide detention for the 1, 2, and 10-year storm events.

Architecture and Design

Sheets A-1 and A-2 display conceptual elevation views of the proposed single family attached dwellings. The applicant proffers that the design and architecture of the proposed units will be in substantial conformance with these illustrative elevations, or of comparable quality. The units on Sheet A-1 are of a traditional "colonial" design with brick façades. The alternate designs depicted on Sheet A-2 appear to be partially brick

and have a more modern design. All single family attached dwellings will have three stories with a maximum height of 50 feet. If Type B units are constructed, they will be four stories with a maximum height of 60 feet. In addition, the homes will incorporate green building techniques.



EXAMPLE OF TYPE 'D' UNIT



EXAMPLE OF TYPE 'E' UNIT



EXAMPLE OF TYPE 'F' UNIT

ANALYSIS

Conformance with the Comprehensive Plan (Appendix 6)

As previously noted, the Comprehensive Plan was recently amended for the subject property, and the proposed application is in conformance with that text amendment. Specifically, the proposed development meets the mix of uses under option B of Land Use Recommendation 3 (Dulles Suburban Center, Land Unit D-3) with an overall development of 6 percent retail/office use, and 91 percent residential, and 3 percent community-recreational facility. As provided for in the Plan amendment, the proposed development includes 150 residential units, inclusive of affordable units, and five acres will be dedicated to the Board of Supervisors for a use such as a community center.

Residential Development Criteria (Appendix 7)

Staff considered the Residential Development Criteria in the Policy Plan during the review of the original rezoning application and determined that the original proposal was in harmony with the development criteria. However, since this application provides for new residential uses on Blocks 9 and 10, staff has used the development criteria to evaluate the proposed PCA/FDPA application.

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing impacts on transportation and public facilities, contributing to the provision of affordable housing, and being responsive to the County's historic heritage and 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.

Residential Development Criteria 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.

Consolidation

There is no Comprehensive Plan guidance that addresses consolidation for the subject parcel. Parcel consolidation was determined to be logical and sufficient during the review of the original rezoning application which provided an overall plan for a total of 66.88 acres, not including Sully Highlands Park. The proposed development does not preclude other unconsolidated parcels from developing in conformance with the Plan.

Layout

The proposed design provides a logical layout of units, and vehicular and pedestrian circulation, primarily in a north-south orientation as suggested by the shape of the parcel. Units front on Air and Space Museum Parkway, as they do on the other side of the parkway, and this helps to unify the community. The community-recreational public facility will have access to Wall Road, as does the adjoining Sully Highlands Park.

Open Space, Landscaping, and Amenities

Units will have convenient access to common open space areas at the northern and southern ends and through the center of the site. Walking trails create connections to existing and future recreation areas, both on-site and off-site. A variety of open space amenities are planned, including a children's playground, a large open lawn area, an orchard, seating and walking trails. The overall rezoning (RZ 2006-SU-007) committed to providing 37 percent landscaped open space at project completion. The subject application attains the requires 37 percent by providing 42 percent on Blocks 9 and 10 and assuming 23 percent will be provided on Block 8.

Based on the features described above, staff finds that the application satisfies Criterion 1.

Residential Development Criteria 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.*

The proposed application extends the pattern of residential development established on the east side of Air and Space Museum Parkway to the west toward the adjacent public park. The dwelling units are located 20 to 42 feet from the western property line, with appropriate pedestrian connections as well as landscape screening provided in this area. The proposed dwelling units are located 18 to 48 feet from the eastern property line. They are compatible in terms of bulk, setbacks, orientation and architectural treatment with the stacked townhouse units on the east side of Air and Space Museum Parkway. The plan includes street trees between EDS Drive and Endeavor Drive, consistent with the streetscape on the east side of Air and Space Museum Parkway. The community-recreational public facility is located adjacent to a public park and will have adequate vehicular and pedestrian access. As with Blocks 3 through 6, the proffers stipulate that the fronts of all units shall be constructed of glass, stone, brick and/or cementitious siding, and all signs and street furniture will be consistent throughout the development. Overall, staff believes that the proposed residential and public facility uses provide for a compatible and logical relationship with adjacent properties, and that the application satisfies Criterion 2.

Residential Development Criteria 3: Environment (Appendices 8 and 9)

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable:

Preservation

During the review of the original rezoning application no significant environmental features were determined to exist on the subject property. The applicant proposes to preserve the one wetland area on-site as part of a tree preservation and passive recreation feature adjacent to the entrance at Endeavor Drive.

Slopes and Soils

No significant slopes are located on the property; therefore, no major topographic changes are anticipated. Four-foot high retaining walls are shown in two locations along Air and Space Museum Parkway, with the dwellings and their front yard and private walkways situated below the elevation of the streetscape and sidewalk. A majority of the soils are represented by the Chantilly-Penn complex, which is rated as good for foundation support. The soils are class IV and may require a geotechnical review at site plan.

Water Quality and Drainage

Stormwater management for the subject property, including the public facility on Block 8, has been accounted for with the existing pond located to the west of the park. As noted in the review by the Site Development and Inspections Division (SDID), DPWES, the proposed development would reduce the impacts to water quality and quantity and pollutants leaving the site as compared to the previously approved office development. During the review, the applicant provided additional information as requested by SDID regarding the conveyance of runoff to the off-site stormwater management facility. Final determination of the adequacy of the stormwater management facility will occur during site plan review.

Noise

The proposed dwellings are not within close proximity to a source of transportation generated noise, and are outside of the current Airport Noise Impact Overlay District. The applicant has proffered to submit a noise study to ensure a maximum interior noise level of DNL 45 dBA.

Lighting

Any proposed lighting will be required to meet all standards set forth in the PFM and Article 14 of the Zoning Ordinance. The lighting of the adjacent athletic fields is shielded to reduce glare onto abutting properties. The landscape screening along the western property line is intended to provide additional protection from the light and noise associated with use of the fields.

Energy

To promote energy conservation, the proposed development facilitates walking by providing sidewalks and trails, and the applicant's draft proffers include a commitment to green building techniques.

Based on the features described above, staff believes that Criterion 3 has been met.

Residential Development Criteria 4: Tree Preservation and Tree Cover Requirements (Appendix 10)

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 the Policy Plan) are also encouraged.

The site currently contains 234,547 square feet of early successional upland forest. Of this, 30,232 square feet are located on Block 8 which will be dedicated to the Board of Supervisors for a community-recreational public facility prior to record plat approval. Tree preservation and landscaping for the public facility will be re-evaluated at the time of future FDPA review. On Block 9, the applicant proposes to preserve 7,584 square feet of canopy as part of a wetland/passive recreation area, which represents approximately 40 percent of the tree preservation target for Blocks 9 and 10. The remainder of the site is proposed to be cleared and landscaping will be provided in accordance with the FDPA. A deviation from the tree preservation target is requested (see discussion below under Waivers and Modifications). Proposed landscaping is focused on street trees, perimeter screening, and common open space areas. The applicant has included several proffers related to tree preservation and landscaping, including but not limited to tree preservation fencing, invasive species management and native species landscaping. The review by the Urban Forest Management Division (UFMD) identified a number of issues to be addressed. As recommended by the UFMD, the applicant has more clearly depicted the tree preservation area, and has revised the proffers regarding the limits of clearing and grading and to ensure that the trail through the tree preservation area will be designed and located to minimize disruption to vegetation. Other UFMD comments, such as regarding the selection of non-native species on the CDPA/FDPA, can be resolved at the time of site plan review. Staff believes that the application satisfies Criterion 4.

Residential Development Criteria 5: Transportation (Appendix 11)

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.

Transportation Improvements (including Non-motorized Facilities)

The proposed residential and public facility uses will result in a substantial reduction in transportation impacts, with approximately 3,717 fewer daily trips than the previously approved office uses. This represents a 56 percent reduction in trips generated by the site, without accounting for internal capture or pass-by trip reductions.

Scenario	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Approved								
Office (710)	600,000 SF	6,618	824	112	936	152	742	894
Proposed Amendment								
Townhouse (230)	150 Units	872	11	55	66	52	26	78
Recreational Community Center	60,000 SF	2029	81	42	123	81	84	164
Total		2901	92	97	189	133	110	242
Net Impact of Proposed Amendment								
		-3,717	-732	-15	-747	-19	-632	-652

As previously noted, the site entrances to Block 9 and 10 from Air and Space Museum Parkway have already been designed and constructed. For the on-site private streets, streetscape sections are presented on Sheet L-07 of the CDPA/FDPA. The streets will be 30 feet wide, from face of curb to face of curb without parking, and 32 feet wide where on-street parking is provided. The alley that affords access to the rear-loaded units will be 24 feet wide, curb to curb. Five-foot wide sidewalks are shown along the streets, and other pedestrian walkways create linkages from Air and Space Museum Parkway into the site, and to the adjacent public park, the future community-recreational facility and on-site open space areas.

The applicant will construct the entrance to Block 8 as shown on the CDPA/FDPA. Most of the transportation improvements identified in the proffers for the previous rezoning and PCA approvals have been completed, and those proffers will remain in full force and effect.

Transit/Transportation Management

Proffer 20 for PCA 2006-SU-007 requires the applicant to construct two to three bus shelters at locations mutually agreed to by the applicant and FCDOT, or donate \$20,000 for up to two shelters. The proposed CDPA/FDPA identifies a potential bus shelter near the center of the site on Air and Space Museum Parkway. As noted in the review by FCDOT, they will coordinate with the applicant to determine the preferred location(s) for the placement of bus shelters. The previous PCA included a proffer for a transportation demand management (TDM) program for Block 3 which consists of a multifamily building. The proposed residential development on the subject property will result in a reduction in trip generation as compared to the approved office uses. Staff did not identify a need for transportation management measures for the proposed single family attached dwellings.

Interconnection of the Street Network

The proposed layout provides for interconnected streets and alleys to promote neighborhood circulation. The on-street parking on Alan Shepard Street will address visitor parking and serve as a traffic calming feature. In addition, adequate fire/public safety access is provided as shown on Sheet S-1.

Streets

Private streets are proposed for direct access to single family attached dwellings. The streets will be constructed in accordance with the Public Facilities Manual.

Based on the features described above, staff finds that the application satisfies Criterion 5.

Residential Development Criteria 6: Public Facilities (Appendices 12 – 16)

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.

The Fairfax County Public Schools' Office of Facilities Planning Services determined that the proposal is anticipated to yield a net increase of approximately 66 new students. Based on the approved contribution formula guidelines, a proffer contribution of \$775,434 is appropriate in order to address capital improvements for the receiving schools. The applicant's proffers satisfy this request.

The Fairfax County Park Authority (FCPA) noted that the applicant has previously addressed impacts to off-site parks through the development and dedication of the 17-acre Sully Highlands Park with five athletic fields. FCPA recommended that the applicant commit to spending the on-site recreation funds in well distributed facilities including a pedestrian connection to the adjacent park. The Zoning Ordinance requires a minimum expenditure of \$1,800 per non-ADU residential unit for on-site recreational facilities to serve the development population. Initially, the applicant had requested credit for Sully Highlands Park against the required on-site expenditure; however, in response to staff concerns for high-quality amenities and open space, the applicant revised the proffers to remove that requested credit. As now proposed, the applicant's proffered contributions satisfy the Zoning Ordinance requirement.

The proposed development would not adversely impact sanitary sewer capacity and will be serviced by Fairfax Water. The development is located in the emergency response area of the Frying Pan Fire and Rescue Station #36. The Fire and Rescue Department requested a contribution toward traffic signal preemption devices to improve response times. The applicant's proffers include a \$20,000 contribution for preemption devices. In addition, the proposal meets the guidelines expressed by the Office of the Fire Marshal.

Given the features and proffers discussed above, staff concludes that the application meets Criterion 6.

Residential Development Criteria 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 applies 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.

Section 2-802 of the Zoning Ordinance states that the requirements of the Affordable Dwelling Unit Program shall apply when the rezoning yields fifty or more dwelling units at an equivalent density greater than one unit per acre. Therefore, in accordance with the Zoning Ordinance, this application is required to provide 19 Affordable Dwelling Units (ADUs). The recently approved Comprehensive Plan amendment allows a maximum of 150 dwelling units on the subject property, inclusive of ADUs. Therefore, the applicant intends to provide the 19 ADUs as presented on the FDP Alternate plan (Sheet S-2) in the form of 14 multifamily units and 5 single family attached units, or if the Affordable Dwelling Unit Advisory Board (ADUAB) approves a modification, the

applicant would provide 16 three-bedroom single family attached units. Given the desire for family-sized units, staff does not object to the requested modification. A public hearing before the ADUAB to consider the requested modification has been scheduled for October 8, 2015. A proffer is included for the provision of the required ADUs, as determined by the ADUAB and in accordance with the Zoning Ordinance.

The draft proffers also stipulate that universal design options will be made available to purchasers.

Given these draft proffers, staff finds that the application satisfies Criterion 7.

Residential Development Criteria 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.

The subject property has no known historical or archaeological resources.

ZONING ORDINANCE PROVISIONS (Appendix 17)

Planned Residential Mixed Use (PRM)

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

The subject property is located in a previously-approved PRM District within the Dulles Suburban Center. The overall development includes a mix of residential with a variety of unit types, office and retail. The total proposed 955 residential units are located on blocks that total 50.9 acres, resulting in a density of 18.7 dwelling units/acre (du/ac). Although this is slightly below the target of 20 du/ac, the proposed single family attached units on the subject property create an appropriate transition to adjoining uses, and meet the site-specific Comprehensive Plan text for a maximum of 150 residential units. In addition, in lieu of higher density development, a significant amount of public park land was dedicated during the original rezoning and the applicant proposes to dedicate additional land for

public use.

Sect. 6-406 – Use Limitations

- *Meet the standards of 16-101 (General Standards) and 16-102 (Design Standards).*

This issue is discussed below under the heading, Standards for All Planned Developments.

- *Provide a CDP and FDP in accordance with any specific urban design requirements and streetscape plans in the Comprehensive Plan.*

The proposed application presents a high quality, well-landscaped development with an efficient layout in conformance with the urban design principles, objectives and guidelines for the Dulles Suburban Center as presented in the Comprehensive Plan.

- *Multifamily 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.*

Multifamily dwellings remain the principal residential type in the overall development, comprising 54.51 percent of the gross square footage. The proposed single family attached dwellings are situated at the periphery of the development and the PRM District, adjacent to a public park.

- *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. The site layout orients residential and public facility uses to complement the residential development to the east and the public park to the west. Quality common open space and a variety of pedestrian experiences are integral to the design. As previously noted, 42.5 percent open space will be distributed within Blocks 9 and 10, in a manner that is convenient to most of the dwellings. Staff finds that the proposed design continues to promote high standards in design and layout and is harmonious with adjacent development, both on and off-site.

- *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% of the total gross floor area devoted to multifamily residential use.*

As previously noted, the overall development will continue to meet this use limitation.

- *Prohibit drive-through facilities.*

No drive-through facilities are proposed.

- *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.*

For Blocks 9 and 10, ample parking is proposed, to include 284 spaces in garages, 114 spaces in driveways, and 35 on-street spaces. Parking for the public facility will be determined at the time of a future FDPA review.

- *Provide signage in accordance with Article 12.*

The applicant has proffered to provide signage in accordance with Article 12 that is consistent in terms of materials and design throughout the development. The applicant has also reserved the right to submit a future Comprehensive Sign Plan (CSP) application for the subject property to create a unified system of signage. A CSP was approved for Blocks 3 – 6 in 2014, and an amendment to that application is presently under review.

- *Comply with the performance standards of Article 14.*

The proposed development will be required to demonstrate compliance with these standards at the time of site plan approval. The applicant has proffered to use low-intensity lighting in full cut-off fixtures that will not exceed 22 feet in height. As previously noted, the applicant has also proffered to submit a noise study to ensure a maximum interior noise level of DNL 45 dBA.

Sect. 6-407 – Lot Size Requirements

The original rezoning and the subject application meet the minimum district size of two acres. The Zoning Ordinance does not specify minimum lot area or width requirements for the PRM District; however, a minimum privacy yard of 200 square feet is required for each single family attached dwelling unit lot. A waiver of this requirement is requested, as discussed below under Waivers and Modifications.

Sect. 6-408 – Bulk Regulations

Par. 2 of Sect. 6-408 sets forth a maximum floor area ratio for the PRM District of 3.0. The FAR for the subject property is 0.66, and the FAR for the overall development is 0.67.

Sect. 6-409 – Open Space

The current open space regulations require that:

- Twenty percent (20%) of the gross area in the PRM District be landscaped open space; and
- Recreational amenities be provided in accordance with the Planned District regulations, providing a minimum expenditure of \$1,800 per market-rate unit.

According to the CDPA/FDPA, 37 percent open space will be provided on the subject property. Recreational amenities include a variety of well-distributed passive recreational areas, including walking trails, seating, a large open lawn and an orchard. The detail on Sheet L-09 for the recreation area located at the northern end of the property illustrates a trellis structure with seating and a potential bar-b-que area, a multi-use recreation area and a children's play area. A proffer commits to the required expenditure for on-site recreational amenities.

Staff's review of the development's conformance with the standards for all planned developments is contained below.

Standards for all Planned Developments (Sect. 16-100)

Section 16-101 contains six general standards that a planned development must meet. In addition, Sect. 16-102 contains three design standards that all Conceptual and Final Development Plans must satisfy. These standards are summarized below and contained in Appendix 17.

Sect. 16-101 – General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and therefore, is in conformance with the Comprehensive Plan.

Par. 2 requires that the proposed design achieve the stated purposes of the P-District more than would development under a conventional zoning district. The purpose and intent of the P-Districts is to promote high standards in design and layout and to encourage compatibility among uses within the development and integration with adjacent developments. The approved plan for Blocks 3 – 6 provided an efficient and logical layout, and staff believes that the proposed development continues to provide for the same high-quality design and layout standards. The proposed design presents an efficient layout with a community-recreational public facility and single family attached units with convenient access to a variety of open space areas.

Par. 3 requires protection and preservation of scenic assets. No areas have been

identified in need of protection. One small wetland is located on-site and this is proposed for preservation.

Par. 4 requires a design which prevents substantial injury to existing surrounding development and does not deter or impede development of adjacent undeveloped properties. Surrounding properties include other portions of the overall development, a large portion of which is already constructed, and existing office and private school uses. The proposed development would not cause injury to these existing uses or prevent their redevelopment in conformance with the Comprehensive Plan recommendations.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. As noted above, all previous transportation improvement proffers would remain in effect. The applicant has indicated that outstanding improvements include signal warrant analyses that are due to be provided on demand by VDOT, and bus shelters. Other necessary facilities are available or will be provided to serve the proposed development.

Par. 6 requires that coordinated linkages be provided among internal facilities and services, as well as connections to major external facilities and services. As previously discussed, the proposed development is designed to encourage walking with sidewalks along all streets and additional pedestrian connections both on and off-site.

Sect. 16-102 – Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. Most of the subject property is within the original overall development site. Although no transitional screening is required for the proposed residential uses, landscaping with primarily evergreen trees is provided to the north, west and south, and street trees are provided along Air and Space Museum Parkway to the east. The minimum yards are presented on Sheet C-3 of the CDPA/FDPA and they range from 20 feet to 195 feet.

Par. 2 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.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance, which they do. In addition, a network of trails and sidewalks is designed to provide access to recreational amenities, open space, public facilities and vehicular access routes.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan provides sidewalks and other pedestrian

connections to both active and passive recreation areas. The applicant proposes to dedicate five acres to the Board of Supervisors for a community-recreational facility. In addition, the applicant previously constructed and dedicated to the Park Authority an offsite, five-athletic field sports complex, including pedestrian access to the facility.

Overall, in staff's opinion the application satisfies the General Standards and Design Standards for Planned Developments.

Waivers and Modifications

In conjunction with the previously approved rezoning (RZ/FDP 2006-SU-007), the Board of Supervisors approved six modifications, two of which pertain to the subject application, and are requested to be reaffirmed:

- modification to permit private streets in excess of 600 linear feet; and
- waiver of the interparcel access requirement to the EDS Campus to the west at Tax Map 24-4 ((1)) 6B.

The analysis for these waivers/modifications is available in the original Staff Report published on November 17, 2006 (copies are on file with DPZ – Zoning Evaluation Division). Further, the Fairfax County Fire and Rescue Department has reviewed the subject application and has no concerns. The proposal does not negatively impact the review of these waivers.

Modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings.

The applicant requests a modification of the 200 square foot minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA. A modification of the privacy yard requirement was similarly approved with PCA 2006-SU-007-02. During the review of the application, staff requested that the open space be centrally located and/or distributed throughout the development. The applicant revised the layout to create the central spine of open space and provided additional details regarding the quality of the amenities. Although privacy yards are required by the Zoning Ordinance, the applicant has provided an improved layout that ensures the residents have convenient access to high quality and ample open space amenities. With these improvements, staff supports the request.

Modification of the trail requirements in favor of the existing and proposed network shown on the CDPA/FDPA.

The Countywide Trails Plan map depicts a major paved trail, defined as asphalt or concrete, 8 feet or more in width, along Wall Road. Improvements to Wall Road were previously approved as part of RZ 2006-SU-007 and PCA 2006-SU-007. The Bicycle Network Map shows a proposed shared roadway/bike lane on Wall Road between

Centreville Road and Air and Space Museum Parkway; however, no bike lanes are designated for the roadways abutting the subject property. A modification of the requirement for a major paved trail along Centreville Road was approved with the previous PCA.

Deviation from the Tree Preservation Target

The applicant has indicated that the long, linear nature of the site precludes the preservation of significant stands of the existing early successional upland forest areas. No tree preservation was shown on the approved FDP for office uses. With the proposed plan, one area is proposed to be preserved which will meet approximately 40 percent of the tree preservation target for Blocks 9 and 10. Since a specific plan of development has not been determined for Block 8, no tree preservation has been shown for that area. Accordingly, a deviation from the tree preservation target has been requested for the subject parcel. The applicant proposes to meet the tree canopy requirements with a substantial landscaping plan. Further, the applicant has revised the deviation request as recommended by UFMD.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval to amend the proffers and development plan to replace 600,000 square feet of office with 150 residential units and a community-recreational public facility with an overall FAR of 0.67. The proposed residential use will complement the residential development on the east side of Air and Space Museum Parkway, and will reduce transportation impacts as compared to the previously approved office use. Staff finds that the applicant's proposed development satisfies the Residential Development Criteria. Furthermore, staff concludes that the application conforms to the applicable provisions of the Comprehensive Plan and Zoning Ordinance.

Recommendations

Staff recommends approval of PCA 2006-SU-007-02, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of FDPA 2006-SU-007-02 subject to the development conditions contained in Appendix 2 and subject to the Board's approval of the associated PCA.

Staff recommends approval of a modification of the 200 sq. ft. minimum privacy yard requirement for single family attached dwellings in favor of the open space shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to permit a deviation from the tree preservation target pursuant to Sect.12-0508.3A of the Public Facilities Manual.

Staff recommends approval of a modification of the trail requirements in favor of the existing and proposed trail network shown on the CDPA/FDPA.

Staff recommends reaffirmation of the previously approved waiver and modification:

- modification to permit private streets in excess of 600 linear feet; and
- waiver of the interparcel access requirement to the EDS Campus to the west at Tax Map 24-4 ((1)) 6B.

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

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

APPENDICES

1. Draft proffers dated August 28, 2015
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. Approved Proffers and Development Conditions for RZ 2006-SU-007
6. Land Use Analysis, EDRB
7. Residential Development Criteria
8. Environmental Analysis, EDRB
9. Site Development and Inspections Division Analysis
10. Urban Forest Management Division Analysis
11. Fairfax County Department of Transportation and Virginia Department of Transportation Analyses
12. Fairfax County Public Schools – Office of Facilities Planning Analysis
13. Fairfax County Park Authority Analysis
14. Wastewater Planning & Monitoring Division Analysis
15. Fairfax Water Analysis
16. Fairfax County Fire and Rescue Analysis
17. Zoning Ordinance Provisions
18. Glossary

DRAFT PROFFERS**PHD ASSOCIATES, LLC****PCA 2006-SU-007-2****September 10, 2015**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, PHD Associates, LLC (hereinafter referred to as the “Applicant”), for itself, successors and assigns in PCA 2006-SU-007-2, filed for property identified as Fairfax County Tax Map 24-4 ((1)) 6B4 (hereinafter referred to as the “Application Property”) hereby proffers the following, provided that the Board of Supervisors approves a proffered condition amendment on the Application Property in conjunction with a Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA). These proffers shall replace and supersede all previous proffers approved on the Application Property that pertain to the Application Property only. Proffers that were approved pursuant to PCA 2006-SU-007 shall continue in full force and effect for property identified as Fairfax County Tax Map 24-4 ((1)) 6B4, 6H; 24-4 ((7)) All and 24-4 ((8)) All.

I. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

1. Substantial Conformance. Development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan Amendment entitled “Timber Ridge at Discovery Square II prepared by VIKA, Inc. dated April 17, 2015 and revised through September 8, 2015 (“CDPA/FDPA”), except as otherwise provided herein.

2. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDPA/FDPA and make other modifications provided that such modifications are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator and do not increase building height nor decrease the amount of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.

3. The elements that are components of the CDPA are limited to the location of public and private streets, location and amount of open space, limits of clearing and grading, internal street network, and the maximum square footage of development. The Applicant has the option to request Final Development Plan Amendments (“FDPA”) for elements other than the CDPA elements from the Planning Commission for all of, or a portion of, the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

4. Any portion of the Application Property may be the subject of a partial and separate Proffered Condition Amendment (“PCA”) and/or FDPA without joinder and/or

consent of the other owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to property that is not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

5. Maximum Density. The maximum number of dwelling units permitted on the Application Property shall be 150 inclusive of Affordable Dwelling Units (ADUs). The maximum community facility building permitted on the Application Property shall not exceed 60,000 square feet of Gross Floor Area (“GFA”). The Applicant reserves the right to construct a lesser number of units and lesser amount of GFA provided that the buildings and Application Property remains in substantial conformance with that shown on the CDPA/FDPA as determined by the Zoning Administrator.

6. Phasing. Build-out of the Application Property may proceed in phases subject to market demand. The Applicant reserves the right to develop partial blocks. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Application Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required as part of RZ 2006-SU-007 and PCA 2006-SU-007; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDPA/FDPA.

7. Streetscape and Landscape Phasing.

A. The streetscape and associated landscaping shown on Sheets L-05 and L-06 of the CDPA/FDPA shall be installed concurrent with adjacent residential development.

B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets L-05 and L-06 of the CDPA/FDPA shall be installed at generally the same time as the private street with which they are associated. Such landscaping and pedestrian improvements shall be maintained by the property owner or successor Community Association.

8. Density Credit. Density credit shall be reserved for the Application Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDPA/FDPA or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

II. PERMITTED USES

9. The permitted uses shall be single family attached dwellings and a public facility. The permitted uses shall not result in any additional buildings beyond those represented on the CDPA/FDPA. However, the Applicant reserves the right to establish Group 8 Temporary Uses, including construction and sales trailers on an interim basis as may be

approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDP/AFDPA or Proffers if such are located within building envelopes and do not alter the limits of clearing and grading.

III. TRANSPORTATION

10. Pedestrian and Maintenance Vehicle Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields shall be constructed prior to the issuance of the first RUP for the Application Property. The Applicant shall provide an access easement for Park Authority maintenance vehicles from the intersection of Air and Space Museum Parkway and Neil Armstrong Avenue across the drive aisles on Blocks 9 and 10 and thence across the pedestrian access shown on Sheet C-7 to connect to the Park.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

11. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDPA/FDPA does not depict any additional SWM or BMP facilities on the Application Property.

V. PARKING

12. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance. The Applicant reserves the right to provide more or less spaces than the number of spaces shown on the CDPA/FDPA so long as the Applicant complies with Article 11.

VI. DESIGN

13. Design Concepts. The architectural guidelines for the Application Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth on Sheets A-1, A-2, L-05 through L-09 of the CDPA/FDPA. These sheets are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDPA/FDPA shall not require an amendment to the Proffers or CDPA/FDPA and are permitted provided the changes are in substantial conformance with the CDPA/FDPA.

14. Additional Residential Design. The residential units along Air and Space Museum Parkway shall have their front façade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheets A-1 and A-2 of the CDPA/FDPA.

15. Unifying Elements.

A. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

B. The fronts of all units shall be constructed of glass, stone, brick, and/or cementitious siding.

16. Universal Design. Dwelling units shall be designed with options for purchasers to add certain Universal Design features which may include, but not be limited to, front entrance doors that are a minimum of 36 inches wide, thermostats a maximum of 48 inches high, rocker light switches 44-48 inches high, electrical outlets a minimum of 18 inches high, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, clear knee space under the sink in the kitchen, a first-floor bathroom console sink, hand-held shower heads at tubs and showers, ADA compliant grab bars in the bathrooms, curb-less showers or showers with a curb of less than 4.5 inches high, seat in master bathroom showers, and front loading washers and dryers.

17. Garage Conversion. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Homeowners Association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.

18. Signage.

A. Project Signage. All signage provided on the Application Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

B. Temporary Signs. No temporary signs (including "popsicle" paper 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 or off-site by the Applicant, or at the Applicant's or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the Application Property. This same restriction shall apply to the

marketing of and sales by all retail establishments located on the Property. The Applicant, any builders and any retail tenants shall direct their agents and employees involved in marketing the Application Property to adhere to this Proffer.

19. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Application Property.

VII. LANDSCAPING

20. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets L-01, L-02, and L-03 of the CDPA/FDPA, subject to revision as may be approved by urban Forest Management Division ("UFMD").

21. Location of Utilities. Utility lines shall be located so as to not interfere with landscaping concepts shown on the CDPA/FDPA. The landscaping set forth on the CDPA/FDPA shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Property in the location shown on Sheet C-7 of the CDPA/FDPA. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain an equivalent number of plantings and continues to reflect the concepts illustrated on the CDPA/FDPA. For all other areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDPA/FDPA cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping consistent with that displaced shall be substituted at an alternate location on the Application Property, subject to approval by UFMD.

22. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan for residential development on the Application Property, any disturbed areas of the Application Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

VIII. TREE PRESERVATION

23. Invasive Species Management Plan. An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed from within the RPA. The detailed invasive species management plan shall include the following information:

A. Identify targeted undesirable and invasive plant species to be suppressed and managed.

B. Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.

C. 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.

D. Identify how targeted species will be disposed.

E. 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.

F. Provide information regarding timing of treatments (hand removal, mechanical equipment or chemical treatments) that will begin and end during a season and the proposed frequency of treatments per season.

G. Identify potential areas of reforestation and provide recommendation.

H. Monthly monitoring reports provided to Urban Forest Management Division (UFMD) staff.

I. 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 and an inspection by UFMD staff.

24. Tree Preservation Plan. The Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a Tree Preservation Plan to be submitted as part of the first site plan submittal and subsequent site plan submissions. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall provide a Tree Inventory which includes the location, species, critical root zone, size, crown spread and condition rating percent of all trees ten (10) inches or greater in diameter, measured 4½ 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 twenty-five (25) feet outside the limits of clearing and grading, in the undisturbed area, and 10 feet from the proposed limits of clearing and grading in the area to be disturbed. All trees inventories shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the Applicant and the off-site property owner. The tree preservation plan shall provide for the preservation of those area shown for tree preservation, those areas outside the limits of clearing and grading, and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan 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, mulching, soil testing and recommended fertilization, Cambistat, airspading within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.

25. Tree Preservation Walk-Through. The Applicant 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 Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

26. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDPA/FDPA, 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 CDPA/FDPA, 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 trails or utilities.

27. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther 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 placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Three (3) days prior to the commencement of any clearing or grading on the site, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it has been determined by that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly as determined by UFMD.

28. Root Pruning and Mulching. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan

submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
- B. Root pruning shall take place prior to any clearing and grading.
- C. Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- D. UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

29. Site Monitoring. During any clearing of trees/vegetation on the Application Property, the Project Arborist shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and reviewed and approved by the UFMD.

30. Landscape Pre-Inspection Meeting: Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (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 planting. 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 approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor.

31. Native Species Landscaping: All landscaping provided shall be native to the middle Atlantic region 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 CDPA/FDPA.

IX. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

32. Private Streets. All streets and travel ways on the Application Property shall be private and shall be maintained by the Community Association as contemplated in in these proffers and such maintenance obligation shall be disclosed in the Community

Association documents. All such private streets shall be designed to PFM Standards and subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets L-05 through L-09 of the CDPA/FDPA. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on the CDPA/FDPA.

33. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets L-05 and L-06 of the CDPA/FDPA. Concurrent with development for each respective phase the Applicant shall place all sidewalks and trails shown on the CDPA/FDPA on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

X. GREEN BUILDING PRACTICES

34. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented in the construction of the single family attached units. Selection of certification method shall be within the Applicant's sole discretion at time of site plan submission. In addition to the choices identified herein, the Applicant may submit an alternative third party certification for the single-family attached dwellings that meets the substantive intent of the choices identified below. Such alternative third party certification must be reviewed and approved by DPZ prior to construction that utilizes such alternative certification.

A. LEED for Homes Certification;

B. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.

C. Qualification in accordance with the 2012 National Green Building Standard (NBBS) using the ENERGY STAR Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Review Branch of DPZ and DPWES from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the ENERGY STAR for Homes qualification prior to the issuance of the RUP for each single family attached dwelling.

If the Applicant selects the LEED for Home option, prior to the approval of the building plan, the Applicant will 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 \$4,000.00 per unit t. This escrow will be in addition to and separate from other bond requirements and will be released as a total sum, and not an individual dwelling unit basis, upon demonstration of attainment of certification for each dwelling unit, by the U.S. Green Building Council ("USGBC"), under the current version at the time of project registration with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED for Homes) rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each dwelling unit has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification for each dwelling unit within three (3) years of issuance of bond release for the development, a proportion of the escrow related to the number of units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. The Applicant shall adhere to the following procedures for attainment of LEED certification:

i. If the Applicant provides the Environment and Development Review Branch of DPZ, within three (3) years of bond release for the development, documentation demonstrating that LEED certification for any dwelling unit(s) has not been attained but that the dwelling unit(s) has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the escrow proportionate to the dwelling unit(s) failing to achieve certification 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.

ii. If the Applicant fails to provide, within three (3) years of issuance of bond release for the development, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that any dwelling unit(s) has fallen short of certification by three (3) points or less, the entirety of the escrow proportionate to the dwelling units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.

iii. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification for any dwelling unit(s) 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.

iv. LEED-AP - The Applicant will include a LEED-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with the goal of having the project attain LEED certification. At the time of the 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.

v. The Applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design for Homes (LEED for Homes) 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.

XI. PUBLIC FACILITIES CONTRIBUTIONS

35. Public Facility. Prior to record plat approval for the Application Property, the Applicant shall dedicate in fee simple to the Fairfax County Board of Supervisors no less than five (5) acres of land as shown on Sheet C-8 of the CDPA/FDPA, for the development of a public facility, provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Zoning Ordinance. Prior to dedication, the Applicant shall bring water and sanitary sewer utilities to the 5-acre parcel.

36. Schools Contribution. The Applicant shall contribute the sum of \$775,434 to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools that students generated by the Application Property will attend. Such contribution shall be made prior to the issuance of the first building permit for the Application Property and shall be based on the actual number of dwelling units built. Should Fairfax County modify the ratio of students per unit or the amount of contribution per student after approval of the application, but prior to the payment of the contribution, the Applicant shall pay the modified contribution amount to reflect the then-current ratio and/or contribution. The contribution shall adjust from the date of approval of this PCA to the date of payment based upon criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

37. Fire and Rescue Traffic Signal Preemption 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 installation or maintenance of the preemptive signal devices.

XII. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION

38. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheet L-09 of the CDPA/FDPA. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. The proposed trail shown in Passive Recreational Area A on Sheet L-09 shall be located and constructed of materials to minimize disruption to existing vegetation, and subject to approval by the Urban Forest Management Division. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheet L-09 of the CDPA/FDPA.

39. Recreational Facilities Contribution. Pursuant to Paragraph 2 of Section 6-508 and Paragraph 2 of Section 16-404 of the Zoning Ordinance, the Applicant shall provide a minimum of \$1,800.00 per market-rate residential dwelling unit toward construction of developed on-site recreation facilities for each residential building. Credited against said contribution shall be the cost of any recreational improvements located on the Application Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities.

XIII. AFFORDABLE DWELLING UNITS

40. ADUs. The Applicant shall provide ADUs in accordance with the provisions of Part 8 of Article 2 of the Zoning Ordinance, except as may be modified by the ADU Advisory Board. The total number of ADUs shall be determined at the time of site plan review and approval. The ADUs may be provided as for-sale or rental units and shall be administered in accordance with the requirements of the ADU Ordinance. Should the ADU Advisory Board not approve a modification regarding the ADUs to be provided in the development, the Applicant shall implement the FDP Alternate as shown on Sheet S-2 of the CDPA/FDPA.

41. Designation on Approved Site Plan. The approved site plan for the respective residential units shall designate the number of ADUs and Market-Rate Units by bedroom count. If the development of the residential units is phased or developed in sections, then the approved site plan for the respective residential buildings shall also contain tabulations of the total number of ADUs and Market-Rate Units by bedroom count on the Application Property.

XIV. NOISE ATTENUATION MEASURES

42. Prior to site plan submission for the first residential unit, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of airport noise on the proposed development based on final residential building locations. The Study shall utilize standard measures to evaluate noise, and shall confirm existing

mapped noise contour intervals. The Study shall demonstrate that exterior wall construction techniques will ensure a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

XV. COMMUNITY ASSOCIATION

43. Prior to issuance of the first RUP or Non-RUP for the Application Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property (or the existing Bristol Owners Association, which is the master association to which the Property is presently subject), as well as individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. All residential units shall be members of the Community Association. The Community Association(s) shall be responsible for the obligations specifically identified in these proffers, including all maintenance and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Application Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

XVI. WETLANDS PERMIT

44. The Applicant shall contact with the US Army Corps of Engineers in writing prior to the final site plan approval to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. If any action is required, the Applicant shall complete such action as may be required by Section 404 prior to grading the impacted area prior to site plan approval.

XVII. TIMING OF IMPROVEMENTS

45. Upon demonstration by the Applicant that despite diligent efforts or due to factors beyond the Applicant's control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.

XVIII. COUNTERPARTS

46. These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 24-4 ((1)) 6B4

PHD ASSOCIATES, LLC

By: _____

Name: Richard D. DiBella

Title: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF
TAX MAP 24-4 ((1)) 6B4

LPC COMMERCIAL/RESIDENTIAL LLC

By: LPC Northeast L.L.C., its Manager

By: LPC Commercial Services, Inc., its Managing Member

By: _____
Name: J. Paul Price [OR Bari S. Nichols]
Title: Vice President

[SIGNATURES END]

**PROPOSED FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 2006-SU-007-02

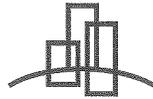
September 15, 2015

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2006-SU-007-02 for residential development located at Tax Maps 24-4 ((1)) 6B4 (part), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment titled "Timber Ridge at Discovery Square II," prepared by Vika Virginia, LLC and consisting of 35 sheets dated April 17, 2015, as revised through September 8, 2015.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.*
3. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.*
4. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.*

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@thelandlawyers.com



**WALSH COLUCCI
 LUBELEY & WALSH PC**

RECEIVED
 Department of Planning & Zoning

JUL 21 2015

Zoning Evaluation Division

REVISED
 July 21, 2015

Via Hand Delivery

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

Re: Proposed Partial Proffered Condition Amendment/Final Development Plan
 Amendment
 Fairfax County Tax Map Reference: 24-4 ((1)) 6B4
 Applicant: PHD Associates, LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a partial proffered condition amendment and final development plan amendment (PCA/FDPA) on the Subject Property.

The Subject Property is located in the northwest quadrant of the intersection of Wall Road (Route 645) and the Air and Space Museum Parkway (Route 7833) in the Sully Magisterial District. On February 2, 2007, the Fairfax County Board of Supervisors (the "Board") approved RZ 2006-SU-007 in the name of LPC Commercial Services, Incorporated which rezoned a total of approximately 66.88 acres from the I-5 District to the PRM and Water Supply Protection Overlay Districts. The rezoning approved development up to 1,159 multifamily units, 107,350 square feet of retail use, and 640,600 square feet of office use at an overall FAR of 0.69.

On November 20, 2012, the Board approved PCA 2006-SU-007 to allow a modification to the residential portion of the approved rezoning. More specifically, the Board approved development of up to 805 multifamily and townhouse dwellings on an approximately 37.4 acre portion of the original rezoning. The balance of the property subject to RZ 2006-SU-007 was not modified with this approval. The Applicant now proposes a partial proffered condition amendment and final development plan amendment on approximately 18.49 acres that remains subject to the proffers and conceptual development plan/final development plan associated with RZ 2006-SU-007.

Given market conditions and the change in the real estate market, the development of up to 600,000 square feet of office development on the Subject Property is not viable. Accordingly, the Applicant proposes to develop approximately 150 single family attached dwellings on

ATTORNEYS AT LAW

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approximately 18.495 acres of land. The Applicant also proposes to accommodate a public facility in the southern portion of the Subject Property.

The townhouses have been located on the periphery of the overall development in conformance with Section 6-406 of the Zoning Ordinance. The proposed townhouses will be constructed to be compatible with the existing townhouses that have been constructed on the opposite side of the Air and Space Museum Parkway. No changes are proposed to the road network that has already been established with the initial development that has recently been constructed. The Applicant also proposes to maintain the amount of open space provided.

The Subject Property is within the Dulles Suburban Center, Land Unit Q of the Fairfax County Comprehensive Plan (the "Plan"). The Subject Property is planned for office with an option for mixed-use development up to 0.70 FAR. There are a number of site-specific conditions contained in the Plan text. In consideration of the Applicant's proposal, on January 27, 2015, the Board authorized consideration of an out-of-turn Plan amendment to consider up to 150 residential townhouses and a senior center or other County facility and a youth sports facility on the Subject Property. It is anticipated that this proffered condition amendment/final development plan amendment will proceed concurrently with the pending Plan amendment, with the understanding that the Board must act on the Plan amendment prior to consideration of this application. Should the Plan amendment be adopted by the Board, the Applicant's proposal will be in harmony with the Plan's recommendations.

Residential Development Criteria have been adopted in order to evaluate zoning requests for residential development. The proposal meets the residential development criteria in the proposed development as follows:

- I. **Site Design** – All applications are to be characterized by high-quality site design. The Applicant's proposal provides high-quality site design as follows:
 - a. Consolidation – The Applicant has already consolidated all the property that is available in this area for development. The original rezoning was comprised of approximately 67 acres and rezoned this property to the PRM District to allow for a coordinated mix of office, retail, and residential uses. The Subject Property is a portion of this original zoning and is approximately 19 acres (or 28% of the original consolidation).
 - b. Layout – The proposed layout provides logical, functional, and appropriate relationships between single family attached dwellings and the balance of the residential and commercial components of the development that are not proposed to be modified with the Applicant's proposal. The layout preserves the previously approved road network, including the provision of a new North South Collector Road, the Air and Space Museum Parkway, between Wall Road and EDS Drive thereby providing connectivity through the site. The amount of open space has also been preserved. The proposed buildings have been located to create a cohesive community.

- c. Open Space – Usable, accessible, and well-designed open space is provided on the Subject Property in the form of attractive passive recreation areas on the interior of the Subject Property. Gathering areas ideal for larger scale community events are connected to more intimate seating areas and children’s playgrounds by a network of sidewalks. Open lawns with landscaped borders make the areas feel comfortable and sheltered from the hustle and bustle of this urban community. Approximately 37% open space will be provided at project completion on the overall 67 acre site; an amount in excess of the twenty percent (20%) required by the Fairfax County Zoning Ordinance (the “Zoning Ordinance”). With this partial PCA/FDPA, the Applicant is providing approximately 42% open space.
- d. Landscaping – Ample landscaping is provided throughout the Subject Property to enhance the quality and feel of the community. Streetscaping will be provided along all proposed streets. Landscape details have been provided on the FDPA to illustrate the quality and quantity of proposed vegetation.
- e. Amenities – The on-site amenities for the residents include landscaped open spaces and street connectivity. The Subject Property will also allow for direct and convenient access to a large recreation facility that includes two (2) rectangular fields and three (3) diamond fields as well as a future public facility.

II. Neighborhood Context – New developments are to fit in to the fabric of their adjacent neighborhoods. Residential use is an important element as identified by the Plan for the Subject Property. The Applicant is proposing a residential development that is anticipated to be in harmony with the pending Plan amendment being considered by Fairfax County. The Applicant's proposal will provide an attractive residential development on property that has been vacant for a number of years. The overall development has been organized around a logical, functional road network. Single family attached units in this location will serve the growing residential population of in this part of the County and offer a new mix of residential housing types.

III. Environment – Proposals should be consistent with the policies and objectives of the environmental elements of the Plan.

- a. Preservation – There are no EQCs, RPAs, or other environmentally sensitive features located on the Subject Property. There are no scenic assets or natural features on this site worthy of preservation.
- b. Slopes and Soils – Soil studies have been performed and have been shown to be adequate for residential development.
- c. Water Quality – Best Management Practices for stormwater management have already been addressed in the prior approval. The Subject Property is served by

an existing pond located to the west of the Subject Property adjacent to the existing recreation complex.

- d. Stormwater Management – Stormwater management was addressed with the prior approval. The Subject Property is served by an existing pond that is located to the west of the Subject Property, adjacent to the existing recreation complex. The pond is adequate to accommodate stormwater from the Subject Property, particularly given that the overall square footage of the proposed development is being reduced with this application.
 - e. Noise – Measures for noise mitigation were addressed in the previous proffers which the Applicant proposes to carry forward.
 - f. Lighting – The Applicant will provide lighting on the Subject Property that will be shielded and directed downward in order to minimize neighborhood glare and impacts to the night sky in accordance with Zoning Ordinance requirements.
 - g. Energy – The dwelling units will be constructed consistent with energy efficiency standards. The Applicant proposes to construct homes that are consistent with either LEED for homes, Earthcraft House Program, or ENERGY STAR for homes standards.
- IV. Tree Preservation and Tree Cover Requirements** – The Applicant is proposing tree cover in excess of the Zoning Ordinance’s ten percent (10%) requirement. The Applicant will submit a tree preservation plan and reforestation plan in conjunction with the site plan.
- V. Transportation** – Staff has concluded that this application decreases the number of trips generated by the proposed development. The Applicant proposes to carry forward all prior transportation proffers and no changes to the street network or site circulation are proposed.
- VI. Public Facilities** – The Applicant will provide a monetary commitment to Fairfax County Public Schools. The Applicant also completed construction and dedication of an outdoor recreational facility that is comprised of two (2) rectangular fields and three (3) diamond fields, with associated parking. Additionally, the Applicant proposes to dedicate land to Fairfax County to accommodate a future public facility.
- VII. Affordable Housing** – The Applicant proposes to conform to the Fairfax County Zoning Ordinance requirements with respect to affordable housing.
- VIII. Heritage Resources** – There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Subject Property.

IX. Density – The Plan does not recommend a residential density in terms of dwelling units per acre, but instead recommends a maximum FAR of 0.70. The proposal will comply with the previously proffered FAR of 0.69.

The proposal is in conformance with all ordinance regulations with the following exceptions:

- The Applicant requests a modification of all trail and bike trail requirements in favor of the streetscape and on-road bike system shown on the FDPA.
- The Applicant requests a modification of the loading requirement of Section 11-203 for the public facility. The proposed public facility will not necessitate the number of loading spaces required by the Zoning Ordinance as the Applicant does not anticipate the need for regular commercial truck deliveries. This modification was granted with RZ 2006-SU-007 and PCA 2006-SU-007.
- Pursuant to Section 11-302(2), the Applicant requests a modification of the 600-foot limitation on the length of private streets. The proposed private street will be maintained by an Umbrella Owners' Association as required by the proffers. Given the number of residential owners within the site, the maintenance requirements will not be a financial burden for future property owners. This modification was previously granted with RZ 2006-SU-007 and PCA 2006-SU-007.
- Pursuant to Section 17-201(4) of the Zoning Ordinance, the Applicant requests a waiver of the site plan requirement for construction of the six-lane widening of Centreville Road. VDOT has its own plans for the widening of Centreville Road. This waiver was granted in conjunction with the RZ 2006-SU-007 and PCA 2006-SU-007.
- Pursuant to Section 17-201(3), the Applicant requests a waiver of the interparcel access requirement to the EDS Campus to the west, at Tax Map 24-4 ((1)) 6B and to the office uses on Tax Map 24-4 ((1)) 6E and 6F. Interparcel access between the Subject Property and the adjacent parcels would be undesirable given the incompatibility of industrial office uses to the north and west with the proposed residential uses. This waiver was granted in conjunction with RZ 2006-SU-007 and PCA 2006-SU-007.
- The Applicant requests a modification of Section 6-407(4) that requires a 200 square foot privacy yard on each single family attached dwelling unit lot, in favor of that which is shown on the plans.

The Applicant proposes simply to add a modest amount of townhouses in lieu of the previously proposed office buildings on the Subject Property. The development continues to feature large, attractively landscaped open spaces, well planned and attractive streetscapes,

enhanced street connectivity, logical integration to the previously approved retail and office uses, and a significant recreation complex. Ultimately, the residential development will provide a well-designed mixed-use center to serve the growing population in the western part of Fairfax County. The Applicant's proposal is consistent a pending Plan amendment and the purpose and intent of the Ordinance.

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

As always, I appreciate your cooperation and assistance.

Very truly yours,

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

A handwritten signature in cursive script that reads "Sara V. Mariska".

Sara V. Mariska

cc: Stan Settle
Rick DiBella
Chris Champagne
Martin D. Walsh

REZONING AFFIDAVIT

129761 c

DATE: September 2, 2015
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
PHD Associates, LLC Agents: Stanley F. Settle, Jr. Richard J. DiBella Mark W. Hamer Jeffrey K. Parsigian	42395 Ryan Road, Suite 112/614 Ashburn, VA 20148	Applicant/Contract Purchaser of Tax Map 24-4 ((1)) 6B4
LPC Commercial/Residential LLC Agents: J. Paul Price Richard N. Rose Bari S. Nichols	101 Constitution Avenue, NW, #600 East Washington, DC 20001	Title Owner of Tax Map 24-4 ((1)) 6B4

(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: September 2, 2015
 (enter date affidavit is notarized)

129761e

for Application No. (s): PCA/FDPA 2006-SU-007-02
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Staggs Amy E. Friedlander	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Lester E. Adkins, III Justin B. Schor Brian J. Horan	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
VIKA, Incorporated Agents: John F. Amatetti P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: John F. Amatetti P. Christopher Champagne Stephen E. Crowell Michael R. Congleton Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent

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

(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: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

PHD Associates, LLC
42395 Ryan Road, Suite 112/614
Ashburn, VA 20148

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Managing Members: Members:
Richard D. DiBella Richard D. DiBella
Mark W. Hamer Mark W. Hamer
Jeffrey K. Parsigian Jeffrey K. Parsigian
Rosaleen A. Hance

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 2, 2015
(enter date affidavit is notarized)

129761 c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wendy A. Alexander	Jay du Von	J. Randall Minchew	Lynne J. Strobel
David J. Bomgardner	William A. Fogarty	Andrew A. Painter	Garth M. Wainman
E. Andrew Burcher	John H. Foote	G. Evan Pritchard	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	

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

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

M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number (s))

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

VIKA, Incorporated
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 SHAREHOLDERS: (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)

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 SHAREHOLDERS: (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.**)

(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: September 2, 2015
(enter date affidavit is notarized)

129761e

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LPC Commercial/Residential LLC
101 Constitution Avenue, NW, #600 East
Washington, DC 20001

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)

Manager:	Members:
LPC Northeast L.L.C. (owns less than 10% of LPC Commercial/Residential LLC)	Lincoln Residential Investors LLC Lincoln Commercial Investors LLC

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)
Lincoln Residential Investors LLC
101 Constitution Avenue, NW, #600 East
Washington, DC 20001

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:	Manager:
A. Mack Pogue J. Timothy Byrne Jeff B. Franzen R. Jarl Bliss Richard N. Rose	LPC Manager, Inc. (owns less than 10% of LPC Commercial/Residential LLC)

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number (s))

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

Lincoln Commercial Investors LLC
101 Constitution Avenue, NW, #600 East
Washington, DC 20001

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:	A. Mack Pogue William C. Duvall William H. Hickey, Jr. J. Paul Price	Manager:	Lincoln Non-Member Manager, Inc. (owns less than 10% of LPC Commercial/Residential LLC)
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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)

LPC Northeast L.L.C.
101 Constitution Avenue, NW, #600 East
Washington, DC 20001

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)

LPC Commercial Services, Inc., Sole Managing Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number (s))

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

LPC Commercial Services, Inc.
101 Constitution Avenue, NW, #600 East
Washington, DC 20001

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A. Mack Pogue
William C. Duvall

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

A. Mack Pogue, Chairman; William C. Duvall, President; Gregory S. Courtwright, VP/Assistant Secretary; Nancy A. Davis, VP/Secretary/Treasurer; J. Paul Price, VP; Bari S. Nichols, VP

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: September 2, 2015
(enter date affidavit is notarized)

129761c

for Application No. (s): PCA/FDPA 2006-SU-007-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

Jeff B. Franzen of Lincoln Residential Investors LLC, listed in Section 1(b) of this affidavit, donated in excess of \$100 to Foust for Congress.

(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:

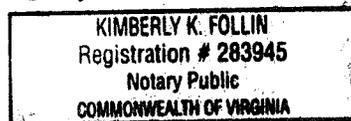
(check one) [] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of September 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



LPC Commercial Services, Inc.
RZ 2006-SU-007
Tax Map 24-4((1))-6B (portion) and 6C

PROFFER STATEMENT

June 30, 2006
Revised July 24, 2006
Revised August 16, 2006
Revised September 14, 2006
Revised October 9, 2006
Revised October 24, 2006
Revised November 1, 2006
Revised November 2, 2006
Revised November 7, 2006
Revised November 14, 2006
Revised November 15, 2006
Revised November 16, 2006
Revised November 17, 2006
Revised November 18, 2006
Revised November 22, 2006
Revised November 30, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Application ("Rezoning") and Conceptual Development Plan ("CDP"), the applicant and owners, for themselves and their successors and assigns ("Applicant") hereby proffer the following conditions ("Proffers"). The Property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 24-4((1))-6B (portion) and 6C. Any future modifications to the Proffers and/or CDPA which affect only a specific parcel or parcels may be approved by the Board of Supervisors upon application for a proffered conditioned amendment and/or conceptual development plan amendment, as applicable, by the individual owner of a specific parcel or parcels without amending the entire proffer statement, and/or the entire CDP, provided such amendment does not affect the remainder of the Property as provided for pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. These Proffers, if accepted by the Board of Supervisors, supersede all prior proffers applicable to the Property, including the Proffers last amended by the Board of Supervisors on September 19, 1998 (PCA 75-2-016-2) (the "1998 Proffers"). Nothing contained herein shall affect the parcels subject to the 1988 Proffers that are not part of the Property and that are not part of these applications.

1. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

1. Substantial Conformance. Development of the Property shall be in substantial conformance with the Conceptual/Final Development Plan entitled "Conceptual Development Plan/Final Development Plan EDS/Lincoln Property" prepared by William H. Gordon Associates, Inc. dated September, 2005, last revised October 24, 2006 ("CDP/FDP"), except as otherwise provided herein. Sheets 4 and 5 and Sheets 7 and 8 of the CDP/FDP present alternative layouts and building programs for certain of the (i) commercial/retail development and (ii) office development. The Applicant may initially develop such commercial/retail and office areas consistent with the building footprints and parking layouts shown on Sheets 4 and 5 and later add gross floor area and parking up to the maximums shown on Sheets 7 and 8, provided such additional gross floor area and parking are in substantial conformance with Sheets 7 and 8, all without an amendment to the CDP/FDP. The first floor space in Buildings F and G fronting along Rotary Drive may convert between office, retail and residential, regardless of how such space is initially used. Irrespective of the notes on the CDP/FDP, the multiple family dwellings shall be located in buildings of at least 4 stories (provided the first story of such buildings may have non residential uses as otherwise permitted) and such buildings or the associated parking structures shall have an elevator.

2. Elements of CDP. Notwithstanding the fact that the Conceptual Development Plan and Final Development Plan are presented on the same plan, the elements that are components of the Conceptual Development Plan are limited to the points of access, the general location of the buildings, uses, building heights, parking garages and open space areas, limits of clearing and grading, and setbacks from peripheral lot lines and only a future amendment to such elements shall require a subsequent CDPA or Proffered Condition Amendment.

3. Modifications.

A. Minor modifications to the CDP/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, including the right to (i) alter building footprint sizes within the building envelopes set forth on the CDP/FDP, (ii) modify plazas and active/passive recreation areas provided the overall character and general location of such areas are generally as set forth on Sheets 11 and 12 of the CDP/FDP, and (iii) adjust pedestrian and vehicular circulation areas provided the overall character and general location of such areas are generally as shown on Sheets 11 and 12 of the CDP/FDP.

B. The Applicant reserves the right to adjust residential gross square footage between any building in Blocks 3, 4, 5, 6 and 7; adjust office gross square footage between any buildings Blocks 8, 9 and 10, and adjust retail square footage between any buildings in Blocks 1 and 2, provided that the total gross floor area for a particular use does not exceed the amounts set forth on Sheet 2 of the CDP/FDP, and as limited in C. below; the building heights as shown on the CDP/FDP are not exceeded; the minimum landscaped open space, level of amenities, and peripheral dimensions to lot lines are not

reduced, as such elements are shown on Sheets 4 and 5 of the CDP/FDP or Sheets 7 and 8 of the CDP/FDP; as applicable, and provided such adjustments are otherwise in substantial conformance with the CDP/FDP.

C. Notwithstanding that the CDP/FDP depicts maximum gross floor area for each of the (i) residential, (ii) commercial/retail and (iii) office uses, the Applicant shall be permitted to transfer up to 10% of the gross floor area in any of the three (3) designated uses to any other use provided that no new buildings are created, maximum building heights are not exceeded and the cap on residential units is not exceeded, the total percentage of residential gross floor area is no more than 71% of total gross floor area and such transfers are otherwise in substantial conformance with the CDP/FDP.

4. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be 0.69 inclusive of Affordable Dwelling Units (ADUs). Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 2,015,050 square feet for all of the Property. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the CDP/FDP as determined by the Zoning Administrator. The maximum number of dwelling units shall not exceed 1159 units, inclusive of ADUs and associated bonus units. The Applicant shall provide 5% of the units as ADUs.

5. Phasing. Build-out of the Property may proceed in phases as set forth in the Proffers. The FAR and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum density limitations set forth in Proffer 4 above so long as such maximum density limitations are not exceeded over the entirety of the Property that is the subject of the rezoning. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required at project completion; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDP/FDP. Proffer 37 shall establish the timeframe for the development of the replacement athletic fields shown on Sheet 13 of the CDP/FDP.

6. Non-Residential Phasing/Construction of Plaza/Convertible Retail Space.

A. Prior to the issuance of more than 514 RUPs, 30,750 square feet of non-residential development shall be constructed to include all exterior walls and roof structures. The Plaza between Blocks 1 and 3 shall be included on the Site Plan for the first building to be constructed in Blocks 1, 2, 3 or 4, and shall be substantially completed, i.e., open to the public and available for its intended purpose, prior to the issuance of the final RUP or Non RUP for the first building shown on such site plan. The ground floors of the buildings within Block 3 and Block 4 that fronts on the Plaza shall be used for non-residential uses only.

B. The Applicant shall design and construct the ground floors of the buildings along Rotary Drive in Blocks 3 and 4 as shown on Sheets 4 and 7 to accommodate non-residential uses including having a floor to floor height of thirteen feet and satisfying the building code requirements for buildings with residential and non residential uses. Consistent with the alternative layout provisions of Proffer I.A, this ground floor space along Rotary Drive may be either retail/commercial or residential and may be converted from one use to the other as market and other forces dictate (the "Convertible Space"): In the event that the Applicant is unsuccessful in leasing or selling more than fifteen thousand square feet of the Convertible Space for non residential uses over a period of twelve (12) months (the "Marketing Period"), then the Applicant shall demonstrate its marketing efforts to the Department of Planning & Zoning, and thereafter, the Applicant may lease or sell such units for multi-family residential uses. The Marketing Period shall be deemed to have commenced at such time as (i) Applicant, and/or Applicant's broker, has commenced distributing marketing materials to the non residential market with respect to such space and (ii) has distributed a copy of such materials to the Zoning Administrator, but in no event shall such 12 month period expire earlier than six months following site plan submission for the first site plan for Blocks 3 and 4. The Applicant shall provide written notice in the community association documents, as well as to initial purchasers/tenants of such ground floor units of the provisions of this Proffer. This commitment to marketing such space shall not require that such space remain vacant beyond the Marketing Period.

7. Streetscape and Landscape Phasing.

A. The streetscape and associated landscaping shown on Sheet 21 of the CDP/FDP entitled "Pedestrian Enhancements and Streetscapes" shall be installed at the same time as the North South Collector Road (as defined in Proffer 10 hereof), except the Applicant need not install those elements such streetscape or landscaping to be installed more than ten (10) feet from the right-of-way line, as set forth on Sheet 21 of the CDP/FDP. The Applicant shall install the berms and shade and evergreen trees along the Property's full Centreville Road frontage with the first site plan approval for a building within Blocks 1, 3 and 5 (depicted on Sheets 19 and 20 of the CDP/FDP as the Phase 1 Centreville Road Landscaping). The Phase 2 Centreville Road Landscaping, as depicted on Sheets 19 and 20 of the CDP/FDP, if not sooner installed, shall be installed prior to the first RUP for the final building in Blocks 1, 3 and 5.

B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets 14 and 15 of the CDP/FDP shall be installed at generally the same time as the private street with which they are associated. Such Landscaping and pedestrian improvements shall be maintained by the property owner or successor COA as defined in Section XIII hereof.

C. The streetscape and landscaping along the North South Collector Road as shown on Sheet 21 of the CDP/FDP shall be installed as follows: The landscaping/streetscape depicted as Phase 1 Collector Road Landscaping on the

CDP/FDP shall be installed at the same time as the adjacent road improvements and the landscaping/streetscape depicted as Phase 2 Collector Road Landscaping for the entire length of the North South Collector Road shall be installed with the last to occur of construction of Phases A or B of the North South Collector Road, as such Phases are shown on Exhibit B attached hereto.

8. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

II.

PERMITTED USES

9. Permitted Uses.

A. The principal and secondary uses which shall be permitted are the following: dwelling, multiple family; public uses; accessory uses and home occupations as permitted by Article 10 of the Zoning Ordinance, bank teller machines, unmanned; business service and supply service establishments; commercial and industrial uses of special impact (Category 5), limited to: fast food restaurants, quick-service food stores, vehicle sale, rental and ancillary service establishments (provided there shall be no site storage of more than ten (10) vehicles), limited by the provision of Sect. 9-518 of the Zoning Ordinance; commercial recreation uses (Group 5), limited to: billiard and pool halls, health clubs, indoor archery ranges, fencing and other similar indoor recreational uses, any other similar commercial recreation use; eating establishments; financial institutions; garment cleaning establishments (only if all dry cleaning processes are conducted off-site); institutional uses (Group 3), limited to: churches, chapels, temples, synagogues and other such places of worship and private school of special education, provided such institutional uses are located entirely within a non residential building shown on the CDP/FDP; light public utility uses (Category 1); offices; quasi-public uses (Category 3), limited to: churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education; colleges, universities; cultural centers, museums and similar facilities; independent living facilities; medical care facilities; private clubs and public benefit associations; private schools of special education; repair service establishments; and retail sales establishments.

B. The following uses shall not be permitted: (i) commercial swimming pools, tennis courts and similar courts, (ii) skating facilities, (iii) single family attached dwellings, (iv) parking, commercial off street, as a principle use, (v) congregate living facilities, (vi) theatres, (vii) transportation facilities and (viii) vehicle transportation service establishments. The following uses shall not be permitted unless an FDPA is obtained: hotels, child care centers and nursery schools, private schools of general education and churches, chapels, temples, synagogues and other such places of worship with a child care center or nursery school. The following uses shall not be permitted unless an FDPA

or Special Exception is obtained: drive in banks and fast food restaurants with drive throughs.

C. The permitted principal and secondary uses shall not result in any additional buildings beyond those represented on the CDP/FDP. However, the Applicant reserves the right to (i) establish Group 8 Temporary Uses, including construction and sales trailers, in Blocks 1, 2, 8, 9 and 10 of the CDP/FDP and (ii) to establish construction and sales trailers on any of the Blocks, all on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDP/FDP or Proffers if such are in substantial conformance with the CDP/FDP, are located within building envelopes and do not alter the limits of clearing and grading.

III. TRANSPORTATION

10. Transportation. All transportation improvements to be made pursuant to this Section III shall be subject to Virginia Department of Transportation ("VDOT"), Fairfax County Department of Transportation and DPWES approval. Substantially complete in this Section III shall mean such road is base paved and open and available for use by the public, but not necessarily accepted by VDOT into the State secondary road system for maintenance. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provisions of the road or signal improvements to be made under this Section III have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvement in question. Further, all escrows provided in this Section III shall be escalated on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary adjustment criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

11. North South Collector.

A. Applicant shall, prior to the issuance of residential use permits ("RUPs") and/or non-residential use permits ("Non RUPs") for more than 800,000 total square feet of gross floor area (the "North South Collector Road Completion Date"), dedicate right-of-way for construction and substantially complete (i) the "North South Collector Road" connecting EDS Drive (Route 8105) to Wall Road (Route 648) as a four (4) lane, median divided, public right of way with a design speed of 40 MPH, unless VDOT approves a lesser design speed, (ii) improvements to EDS Drive at the intersection of EDS Drive and the North South Collector Road and (iii) certain improvements to Wall Road at the intersection of Wall Road and the North South Collector Road (exclusive of those referenced in Proffer 13) as the improvements set forth in items (ii) and (iii) are shown on the CDP/FDP. For purposes of this 800,000 square feet calculation each residential unit shall have the square footage shown on

the approved site plans. The North South Collector Road and the associated improvements to EDS Drive and Wall Road intersection are depicted on Sheets 7 and 8 of the CDP/FDP.

- B. Notwithstanding the trigger in Proffer II.A. above, the Applicant shall (i) bond and construct the four (4) lane section of the North South Collector Road shown on the CDP/FDP as Phase B (including the associated EDS Drive improvements) with the first site plan for a building in Blocks 6, 7, 9 or 10 and (ii) bond and construct the four lane section of such road shown on the CDP/FDP as Phase A with the first site plan for a building in Blocks 2, 4 or 8, with substantial completion to occur prior to the issuance of RUPs or Non RUPs, as applicable, for any building depicted on such site plan.
- C. The Applicant shall install along and adjacent to the North South Collector Road, pedestrian enhancement consisting of pedestrian signage, special pavement treatments, over-sized crosswalk striping, median refuges and landscaping generally as shown on Sheet 21 of the CDP/FDP. Applicant agrees, that (i) the COA contemplated in Proffer 58 herein shall maintain such elements that VDOT will not accept for maintenance and will, if required, enter into a maintenance agreement with VDOT, or (ii) the Applicant will use materials acceptable to VDOT if VDOT is to maintain such elements. The COA documents shall disclose the existence of such maintenance obligation. The Applicant shall not be prevented or delayed in obtaining any other approvals or permits if VDOT or the County does not permit any or all of such pedestrian enhancements, nor shall the Applicant be required to escrow for such improvements provided the Applicant demonstrates that diligent efforts have been made to obtain VDOT and County approval for such enhancements. Such enhancements shall be shown on the initial site plan for the North South Collector Road or applicable portion thereof. At time of site plan approval for the North South Collector Road, or applicable portion thereof, if VDOT and/or the County have not consented to such pedestrian enhancements within the right of way, this proffer to provide the pedestrian enhancements which were not approved, shall be deemed null and void.
- D. In the event that VDOT does not approve the design of the North South Collector as proposed and reflected on sheets 7 and 8 of the CDP/FDP, then the applicant shall design and construct the North South Collector as shown on Sheet 26 of the CDP/FDP.

12. Centreville Road.

- A. To the extent not previously acquired by VDOT, the Applicant shall dedicate and convey (with construction by others) to the Fairfax County Board of Supervisors in fee simple (i) at the time of site plan approvals for

the adjacent development that includes any portion of Blocks 1, 3 or 5 or (ii) when requested by VDOT or the County, whichever first occurs, the land areas adjacent to Centreville Road (Route 657) as shown on the CDP/FDP consisting of approximately 3.1 acres as shown on Sheets 5 and 7 of the CDP/FDP.

- B. At the time of Site Plan approval for portions of the Property adjacent to Centreville Road, the Applicant shall provide additional dedication area to the Board of Supervisors in fee simple and construct right turn deceleration lanes along Centreville Road as shown on the CDP/FDP to serve each of the site entrances. These deceleration lanes shall be constructed when the associated private street to which they tie in is constructed i.e., intersections with Parkland Drive and Main Street.
- C. The Applicant shall, at the time of site plan approval for the site plan that includes Main Street, extend the northbound left turn lane on Centreville Road at Main Street.

13. Wall Road

Applicant shall, as part of the site plans for the adjacent improvements, i.e., Blocks 1 and/or 8, bond, construct and thereafter substantially complete those improvements to Wall Road as depicted on Sheet 7 of the CDP/FDP, with substantial completion to occur prior to the issuance of the first RUP or Non RUP for any building depicted on such Site Plan.

14. McLearen Road.

- A. Applicant shall, prior to issuance of RUPs or Non RUPs for more than 800,000 square feet of gross floor area, bond, construct and thereafter substantially complete those improvements to the McLearen Road/Centreville Road intersection and the McLearen Road/EDS West Drive intersection, both as depicted on Sheet 2 of the CDP/FDP.
- B. Notwithstanding the foregoing, Applicant shall not be required to design, bond or construct the McLearen Road/EDS West Drive improvements until the installation of a traffic signal at such intersection by others, at which point such improvements shall be designed, bonded and constructed. If at time of bond release for the final site plan for the Property, such traffic signal has not been installed, Applicant shall escrow with DPWES the estimated cost of the McLearen Road/EDS West Drive improvements in an amount determined by DPWES in full satisfaction of this Proffer.

15. Traffic Signals.

A. Centreville Road/Kinross Circle South.

- i. Prior to approval of the first site plan for any building in Blocks 1 and 3, the Applicant will submit to VDOT plans for the modification of any signal existing at the Centreville Road/Kinross Circle South intersection to accommodate a fourth approach at this location (Main Street). Such signal will include pedestrian count down heads, and "chirping devices" to aid the visually impaired if approved by VDOT.
- ii. The Applicant will complete the signal modifications, subject to VDOT approvals, prior to the first RUP or non RUP for the first site plan in Blocks 1 or 3.
- iii. If the signal has not been previously installed (or committed to be installed) by others prior to the approval of the first site plan for any building in Blocks 1 or 3, the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development, and design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study referenced in this Proffer 15.A.iii above.
- iv. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

B. North South Collector Road/Wall Road.

- i. Prior to approval of the first site plan for the first building in Blocks 1,2, 3,4, and/or 8 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.

- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

C. Wall Road/Centreville Road

- i. The Applicant on request of the County or at first site plan including the impacted property, whichever occurs first, shall provide right-of-way dedication and/or easements along the property's Centreville Road and Wall Road frontages necessary for the installation of a traffic signal by others at this location.
- ii. If not already proffered for construction or constructed by others, prior to approval of the first site plan for any building in Blocks 1, 2, 3, 4 and/or 8, the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- iii. If deemed warranted, then the Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for said signal or to be reimbursed for any contribution to be made by others for such signal subsequent to the signal installation.
- iv. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

D. EDS Drive/North South Collector Roadway.

- i. Prior to approval of the first site plan for the first building in Blocks 6, 7, 9 and/or 10 the Applicant shall submit to VDOT a warrant study based on build out of the Property and nearby development.
- ii. The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted

warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.

- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

E. North South Collector Roadway/Parkland Drive.

- i. Prior to approval of the first site plan for any building in Blocks 1,2, 4, 6, 7, 8, 9 and/or 10 the Applicant shall submit to VDOT a warrant study for the intersection of the North South Collector and Parkland Drive based on full build out of the Property and those background developments referenced in the TIA for the subject intersection.
- ii. The applicant shall design, equip and install said signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study.
- iii. If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

F. Signal Timing Modifications to Centreville Road.

Within 180 days after substantial completion of the North South Collector Roadway, but in no event later than release of the bond for the North South Collector Roadway, the Applicant shall make signal timing modifications to the following signals subject to VDOT approval: Centreville Road and McLearn Road, Centreville Road and Kinross South and Centreville Road and Wall Road.

- G. In all circumstances in this Proffer 15 where the Applicant is to design, bond and construct a signal, when warranted by VDOT, the Applicant shall diligently pursue such design, bonding and construction following VDOT's agreement that such signal is warranted.

16. Right-of-Way Acquisition/Condemnation. For any of the improvements listed above for which off-site right of way and/or easements are required, if, six (6) months subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, the Applicant shall request the Board to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the property to be acquired it is awarded with more than the appraised value of the property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented third party sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way, then the Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers within thirty-six (36) months from the Applicant's written request to the Division of Land Acquisition, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the easements or right-of-way (with all associated bonds released) and the Applicant shall escrow in an amount determined by DPWES, as appropriate, for any uncompleted portions of the transportation improvements, with such escrow to be refunded to the Applicant along with the escrow previously paid to the County for the right-of-way acquisition at the expiration of ten (10) years if the County has not acquired such right-of-way and constructed such improvements.

17. Transportation Demand Management. The Applicant shall implement and operate a transportation demand management ("TDM") program for the development within the Property consisting of three (3) major components as follows:

- A. The designation of an Employee/Resident Transportation Coordinator ("TC"). The Applicant shall appoint a TC from its management staff, or from the property owner's association for the Property prior to the issuance of the first RUPs or Non RUPs for the Property.
- B. The TC will be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
- C. Commencing with the appointment of the TC, implementation of specific programs as follows:
 - (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by residents, tenants and their employees, such as residential common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use, (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing, (c) continuously pursue participation in TDM programs by employers located within the development; and (d) provide an annual report to FCDOT summarizing the outreach efforts, including a listing of participants, and the initiatives participants are engaged in providing.
 - (ii) Guaranteed Ride Home. The Applicant shall encourage retail and office tenants and their employees to participate in the Washington Council of Government's "guaranteed ride home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles.
 - (iii) The Applicant shall, as part of the execution of each lease, advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for participation opportunities.
 - (iv) Preferential Parking for Car and Vanpools. In any office building, the Applicant shall reserve three parking spaces per building convenient to parking garage entrance and exit points for car and vanpools and such spaces will be clearly identified as so reserved.

- (v) Each new office or residential building with an associated parking garage shall provide secure, weather protected bicycle storage for 6 bicycles. Each new office building without an associated parking garage shall provide at least one bicycle locker. At least one bicycle rack or locker shall be provided in Block 1 to serve the retail development.
- (vi) Tenants/Employer occupants in the office buildings shall be encouraged to offer employee benefit options including pre-tax/payroll subsidies for transit and van pool fares, flex time and alternative work schedule programs, live-near work incentives and telework programs.
- (vii) Residential buildings shall be hardwired to provide high capacity, high bandwidth communications lines, or the equivalent wireless access. The Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers private space for phone calls and access to a wash room. Such common area shall be accessible by all residents on the Property.

18. Bus Shelters. Prior to the issuance of more than 350 RUPs or Non-RUPs for more than 200,000 square feet whichever is first to occur, the Applicant shall construct bus shelters (but not bus pull outs) at two (2) to three (3) locations within the Property or on Centreville Road adjacent to the Property as mutually agreed upon by the Applicant and FCDOT, and if no such agreement on locations can be reached by the issuance of the 600th RUP, the Applicant shall donate \$20,000 per unconstructed bus stop to FCDOT for up to a maximum of two unconstructed bus shelters to be used for bus shelters in the vicinity of the Property, with such sum to escalate on an annual basis based on increases in the Consumer Price Index from the date of approval of this Application in conformance with inflationary criteria outlined in Section 15.2-2303.3 of the Code of Virginia. The COA shall be responsible for providing and emptying trash receptacles at such bus shelters on a routine basis and such obligation shall be disclosed in the applicable property owner's association documents.

19. Pedestrian and Maintenance Vehicle Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields as shown on Sheet 13 of the CDP/FDP shall be constructed prior to the issuance of the first RUP or Non RUP for any building in Blocks 6, 7, 9 or 10 as shown on the CDP/FDP. Additionally, the Applicant shall provide an access easement for Park Authority maintenance vehicles from the intersection of the North South Collector Road and Court Street across the drive aisles on Blocks 9 and 10 and thence across the pedestrian access shown on Sheet 13 to connect to the Park. The portion of the pedestrian access shown on Sheet 13 of the CDP/FDP between the westernmost drive aisle on Block 9 and the Park shall be 12' in width to accommodate maintenance vehicles provided 4' of such 12' access way may be

constructed using grasscrete or similar pavers. Upon the completion of Phase B of the North South Collector Road, Applicant shall grant the Fairfax County Park Authority a temporary easement from the intersection of the North South Collector and Court Street to the diamond fields constructed in the Park (as defined in Proffer 38) for maintenance vehicles. Such temporary easement shall be null and void at such time as the access easement described in the second sentence of this Proffer 19 is granted. At the time of construction of the Park, the Applicant shall construct a pedestrian access with associated amenities along Wall Road from the North South Collector Road to the Park as shown on Sheets 4 and 7 of the CDP/FDP.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

20. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and, subject to any required approval of DPWES contemplated in Proffer IV.B. below, will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDP/FDP does not depict any additional SWM or BMP facilities on the Property.

21. Additional Facilities. If deemed necessary by the Director of DPWES prior to site plan approval(s), an exception to the performance criteria shall be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual for any increase, if any, in impervious surface over that contemplated by Site Plan No. 5810-SP-05-1. If the exception is not requested or, if requested, not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area over that contemplated in Site Plan No. 5810-SP-05-1 in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the existing facilities or the construction of additional facilities (or underground vaults, provided such vaults will only be permitted in areas to be developed with non residential uses and shall be maintained by the owners of such non-residential property) in areas that are planned for land disturbance activities, all without the necessity of amending the CDP/FDP. Additionally, regardless if additional water quality measures are required, Applicant shall install at least one Low Impact Design (LID) device such as filterstrips, rain gardens or infiltration trenches in each of Blocks 8, 9, 10 and may install additional LID devices that are not required. The location of such potential additional measures is as set forth on Sheets 4, 5, 7 and 8 of the CDP/FDP. The maintenance responsibility for any LID devices that are installed shall be the obligation of a commercial owner or a property owners association of commercial owners and shall not be the responsibility of a residential property owner or a property owners association that includes residential property owners.

V. PARKING

22. Minimum Parking Spaces. Applicant reserves the right to provide parking in excess of the minimum required per Ordinance so long as such parking is in substantial conformance with the CDP/FDP.

23. Non Required Parking Spaces. The parking spaces shown as Proposed on Sheets 3 and 4 of the CDP/FDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required.

VI. DESIGN

24. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth in Sheets 14 and 15 of the CDP/FDP (the "Design Concepts"). These Design Concepts and the perspectives set forth on Sheets 21, 22 and 23 of the CDP/FDP are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDP/FDP shall not require an amendment to the Proffers or CDP/FDP and are permitted provided the changes are in substantial conformance with these design concepts.

25. Additional Retail Design. Retail buildings A, B, C, D and E shall be architecturally finished (all four (4) sides) with similar materials, detailing and features. Additionally, such buildings shall be permitted to have outdoor seating areas to promote pedestrian activity in the areas depicted on Sheet 7 of the CDP/FDP.

26. Additional Office Design. The office buildings located in Blocks 8, 9 and 10 shall be designed to front on the North South Collector with landscaped entry plazas oriented toward the street. The parking (other than limited visitor parking) for such buildings shall be located to the rear of the buildings.

27. Additional Residential Design. The residential buildings along the North South Collector shall have their front facade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheet 25 of the CDP/FDP.

28. Unifying Elements. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

29. Signage.

A. Project Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

B. Temporary Signs. No temporary signs (including "popsicle" paper 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 or off-site by the Applicant, or at the Applicant's or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the subject Property. This same restriction shall apply to the marketing of and sales by all retail establishments located on the Property. The Applicant, any builders and any retail tenants shall direct their agents and employees involved in marketing the Property to adhere to this Proffer.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not extend above the roof line of the residential buildings. Lighting within the parking decks shall be installed between the ceiling beams to reduce glare.

31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets 9 and 10 of the CDP/FDP unless the timing of the installation of such landscaping is otherwise required by these Proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets 9, 10, 18, 19 and 21 of the CDP/FDP, subject to revision as may be approved by Urban Forest Management ("UFM").

33. Location of Utilities. Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The landscaping set forth on the CDP/FDP has and shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Property generally in the location shown on Sheet 5 of the CDP/FDP and the Dominion Power/Verizon facilities along Centreville Road generally in the location shown on Sheets 4 and 5 of the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDP/FDP. For all other

areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.

34. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garages shown on the CDP/FDP in accordance with requirements of the Public Facilities Manual (PFM). Such landscaping shall be of a similar type and quality to that depicted on Sheets 9 and 10 of the CDP/FDP, but at minimum shall include medium shade trees in adequately sized planters, as determined by UFM, with such landscaping to be irrigated.

35. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan for residential development on the Property, any disturbed areas of the Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

VIII. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

36. Private Streets. All streets and travel ways on the Property other than the North South Collector shall be private and shall be maintained by the Community Association as contemplated in Proffer 57 and such maintenance obligation shall be disclosed in the Community Association documents. All such private streets shall be subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets 14 and 15 of the CDP/FDP. Main Street, Rotary Drive and Parkland Drive will be constructed with materials and depths of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on Sheets 12 and 13. Sidewalks adjacent to retail development shall include special paving, brick, brick accents or ribbons, or other similar elements, as shown on the CDP/FDP.

37. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets 11 and 12 of the CDP/FDP, except the connections to the Park, which are to be constructed when required by Proffer 19. Concurrent with site plan approval for each respective building the Applicant shall place all sidewalks and trails shown on the CDP/FDP on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on

the CDP/FDP or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

IX. PUBLIC FACILITIES CONTRIBUTION

38. Park.

A. The Applicant shall dedicate in fee simple to the Fairfax County Park Authority (FCPA) approximately 17.0 acres of land as shown on Sheet 13 of the CDP/FDP, for the development of public parkland (the "Park"), provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Zoning Ordinance. Such density credit shall be reserved to the I-5 zoned property not being rezoned by this application that comprises a portion of Tax Map Parcel 24-4 ((11)) 6B from which the Park land will be subdivided and is located to the north and west of the fields. The CDP/FDP illustrates the use of the proposed Park land as a five (5) field Athletic Field Complex.

B. In addition to dedication, the Applicant shall provide the following services and improvements:

i. Preparation and pursuit of requisite site plans and obtain necessary Site Plan approval and construction and VDOT entrance permits;

ii. Site utility work shall include:

a. relocation of existing sewer main and manhole out of field of play areas as shown on Sheet 13 of the CDP/FDP;

b. provision of electric power of sufficient capacity to light two rectangle fields and three diamond fields according to the specification attached hereto as Exhibit C (the "Field Specifications") and to supply necessary power for a future restroom and concession building, field irrigation, and parking lot lighting in accordance with the Field Specifications.

c. provision of wired conduit to light pole locations for field lighting at the two rectangle fields. Lights will be located as required to achieve the details in the Field Specifications.

d. provision of non-wired conduit stubbed at each diamond field to allow for future lighting of the three diamond fields. Conduit will be stubbed to permit lights to be located to achieve the photometrics detailed in the Field Specifications.

e. provision of an irrigation pump house according to the Field Specifications and water service connection including water meter at the location of the irrigation pump house as shown on Sheet 13 of the CDP/FDP and of sufficient capacity to irrigate all three diamond fields and service a future restroom and concession building and possible future hydration of the rectangle fields; and

f. stubbing water, sewer and electric service to the area designated on Sheet 13 of the CDP/FDP for restrooms and concessions;

iii. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:

a. obtaining any necessary wetlands permits;

b. clearing and grubbing of existing vegetation;

c. stripping and stockpiling of topsoil;

d. provide dust prevention measures;

e. installing silt fencing;

f. finished grading of five athletic fields in accordance with the Field Specifications.

g. grading of parking lot and secondary facility areas (playground, warm-up areas, restroom/concession area); and

h. installing of site drainage with storm water management to be provided at the pond located to the west on EDS property.

iv. Construction of the following facilities on the Park:

a. two (2) rectangle fields with minimum playing dimensions of 195' by 360' suitable for both adult and youth play and improved with a synthetic all-weather turf surface, including at least 5' of the overrun area (the remainder of the overrun area shall be sod turf) and with field lighting in accordance with the Field Specifications, a synthetic turf sub grade profile and subsurface drainage system shall be used on the rectangle fields and shall be in accordance with the Field Specifications for synthetic turf fields; lighting shall be provided in accordance with the Field Specifications;

b. two (2) 60' diamond baseball fields with fences and backstops, containment netting, concrete bleacher pads to meet all ADA

accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.

c. one (1) 90' diamond baseball field with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.

d. sidewalks and access trails as depicted on Sheet 13 of the CDP/FDP, including off-site pedestrian access to the Park; all trails shall meet the standards set by the Americans with Disabilities Act Accessibility Guidelines;

e. a finished asphalt parking lot built to PFM standards containing 270 parking spaces, with lighting;

f. seeding of the area of the portion of the Park intended for recreational use, but not improved with the athletic fields or other facilities such as parking, according to Field Specifications for general grounds;

g. landscaping in the parking lot and at the peripheral areas of the Park to PFM and Zoning Ordinance standards.

v. The dedication of the Park to FCPA shall occur within thirty (30) days following substantial completion of the improvements listed in subparagraph B. above and acceptance of such improvements by the Park Authority for maintenance. For the rectangular fields, this shall occur, subject to delays outside of the Applicant's reasonable control not later than fourteen (14) months from the time that play is permanently ceased on any of the existing fields located in the area previously leased to the CYA (as such cessation is determined by CYA with a certified letter sent to the Director of the Zoning Evaluation Department, the Sully District Supervisor and FCPA executed by CYA and the Applicant and specifying such date of cessation). With respect to the diamond fields, this shall occur one growing season beyond the 14 months to allow sod on the diamond fields to take root prior to those fields.

Applicant shall obtain a bond as security for the public improvements necessary to construct the Park shown on Sheet 13 of the CDP/FDP and referenced herein. Such bond shall comply with all the rating requirements set forth in Section 2-0600 of the PFM. Should applicant not substantially complete the parks within the timeframes noted above, then

no bond extension shall be granted by Fairfax County nor shall any RUPs or Non RUPs be issued on Blocks 1, 2, 3 and 4 until such completion. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the fields have been unreasonably delayed by others or matters outside the Applicant's control as determined by the Zoning Administrator, the Zoning Administrator may agree to the issuance of 50% of RUPs or Non RUPs for such Blocks 1, 2, 3 and 4 and a later date for the completion of the fields at which time the remainder of the RUPs or Non RUPs may be issued. Additionally, prior to substantial completion of the fields, the Applicant shall not be entitled to RUPs and Non RUPs for more than 50% of the maximum permitted square footage in Blocks 1, 2, 3 and 4 in the aggregate. Substantial completion shall be defined as the date determined by an independent certified landscape architect or professional engineer paid for by the Applicant, but reporting to the County, that the improvements to be provided pursuant to this Proffer are available for their intended purpose and substantially complete (except for growing season permitted for sod for the diamond fields) in accordance with the site plans therefore and the Field Specifications. Failure to substantially complete the fields within the timeframes above shall not impact the issuance of RUPs or Non RUPs for Blocks 5, 6, 7, 9 and 10.

vi. Any debris or waste on the Park parcel shall be removed prior to dedication as determined by FCPA. Prior to dedication the Applicant shall arrange a walk-through inspection with the Park Authority Land Acquisition Manager, Area 5 Operations Manager, and Resource Management Division representative to demonstrate successful completion of this requirement.

vii. Applicant shall involve FCPA in various stages of the site design process (including at (i) schematic, (ii) design, development and (iii) final permit drawings) and incorporate comments of FCPA that are consistent with the Field Specifications. FCPA Project Management staff shall be provided access during the construction process if they desire to monitor that the Park is built according to the Field Specifications.

39. Schools Contribution

A. The Applicant shall contribute \$247,500 to DPWES for transfer to the Fairfax County School Board as its public school contribution for this rezoning application, with such sum to escalate from the date of rezoning approval to the date of payment by the increase in the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonably adjusted).

B. The contribution shall be paid in four (4) equal installments as a prerequisite to the issuance of a building permit for the 200th, 400th, 600th and 800th unit, respectively, for any residential building on the Property.

X. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION

40. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets 11 and 12 of the CDP/FDP. The general quality and character of such areas are set forth on Sheet 18 of the CDP/FDP. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheet 18 of the CDP/FDP. At a minimum such active site amenities shall include two (2) sport courts, one or more pools, and a clubhouse and/or fitness center.

41. Recreational Facilities Contribution. The Applicant shall contribute \$955 per Non ADU residential unit for the total number of Non ADU residential units to be constructed on the Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located on the Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities.

XI. AFFORDABLE DWELLING UNITS/WORKFORCE HOUSING

42. ADUs. The Applicant shall provide Affordable Dwelling Units within the residential buildings to be constructed on the Property consistent with the provisions of Section 2-800 of the Ordinance, unless modified by the ADU Advisory Board. Prior to site plan approval for any building required to provide ADUs, the Applicant shall provide calculations for the required number of ADUs in such building to DPZ for review and approval. Nothing contained in these proffers shall be deemed to alter the administration of the ADUs or the number of ADUs required to be provided pursuant to Part 8 of Article 2. Five percent (5%) of the total number of residential units shall be ADUs.

43. Intent. Proffers 44 through 55 set forth the elements of a work-force housing program that is intended to provide housing units on the Property that will be affordable to future residents who have a median household income of 70% to 90% of the Washington D.C. metropolitan statistical area median household income ("MHI"), in order to preserve and expand the housing options available in the County, as set forth below.

44. Definitions: The following terms used in these Proffered Conditions shall be defined as follows, unless specifically modified:

Market-Rate Units. Dwelling units approved on the Property that are not subject to either the price/rental restrictions of Part 8 of Article 2 of the Zoning Ordinance or these proffered conditions.

Work-Force Units. Dwelling units approved on the Property subject to the price/rental restrictions of these proffered conditions, but not required pursuant to Part 8 of Article 2 of the Zoning Ordinance.

45. Work-Force Units. A total of three percent (3%) of the dwelling units built on the Property shall be Work-Force Units. The creation of Work-Force Units may occur in phases, concurrent with the phasing of development/construction of the Property and may be located entirely within any single residential building on the Property. As such, Work-Force Units provided at any given phase of development shall not be required to be equivalent to the three percent (3%); provided that the total number of Work-Force Units at the completion of all development shall satisfy the three percent (3%) overall requirement. If the Applicant, at its option, elects to increase the percentage of ADUs provided on the Property above five percent (5%) of the total number of dwelling units, then the Work Force Units required may be reduced on a unit by unit basis for each ADU in excess of 5% of the total number of units.

Sale. The Work-Force Units approved on such site plans, if offered as for-sale units, shall be provided to owner(s) whose MHI is up to seventy percent (70%) of MHI for a studio, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Sale Units")

Rental. The Work-Force Units approved on such site plans, if offered as rental units, shall be provided to renter(s) whose MHI is up to seventy percent (70%) of MHI for an efficiency, eighty percent (80%) for a one bedroom and ninety percent (90%) for a two bedroom. ("Work-Force Rental Units")

When the required Work-Force Units that are calculated in accordance with the above paragraphs result in a fractional unit less than 0.5, the number shall be rounded down to the next whole number and any fractional unit greater than or equal to 0.5 shall be rounded up to next whole number.

46. Designation on Approved Site Plan. The approved site plan for the respective residential buildings shall designate the number of Work-Force Units, ADUs, and Market-Rate Units by bedroom count. The Applicant shall determine the interior amenities, including the number of bedrooms, for each Work-Force Unit provided. Not more than one-third of the Work-Force Units shall be studios and not more than two-thirds of the Work-Force Units shall be studios and one bedroom units. The interior amenities, at a minimum, shall be equivalent to the interior amenities provided for ADUs. If the development of the residential buildings is phased or developed in sections, then the approved site plan for the respective residential buildings shall also contain tabulations of the total number of Work-Force Units, ADUs and Market-Rate Units by bedroom count on the Property.

47. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than eighty percent (80%) of all of the total dwellings units approved on the Property, until RUPs have been issued for the required Work-Force Units required pursuant to this Proffer. Furthermore, the development agreement and its security (bond, letter of credit etc.), shall not be released until all of the Work-Force Units approved on the respective site plan have been issued RUPs.

48. Subject to the Administrative Provisions of the ADU Ordinance. It is intended that the Work-Force Units shall be administered in a like-fashion as ADU Units pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these proffered conditions. The following specific provisions of the Zoning Ordinance shall apply to administration of the Work-Force Units: Sections 2-805, 2-806, 2-807, 2-810, 2-811, 2-812, 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffered Conditions. When these Proffered Conditions conflict with the administrative section(s) of the Zoning Ordinance, these Proffered Conditions shall control, including, but not limited to, the calculation of the sale/resale price and rental rates of Work-Force Units.

49. Administrative Contribution. Prior to the issuance of any RUP for a Work-Force Sale Unit, the Applicant shall contribute \$100 per Work-Force Unit shown on the approve site plan to FCRHA. Such funds shall be utilized by FCRHA for administration of the Work-Force Sale Units.

50. Alternative Administration. Notwithstanding Proffer 48 above, the Applicant reserves the right to negotiate with the appropriate Fairfax County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units provided pursuant to these Proffered Conditions shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and Fairfax County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffered Conditions. Fairfax County shall be in no manner be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Proffer 48 above may become null and void.

51. Intentionally Deleted.

52. Work-Force Sale Units - Initial Sales Price. The initial sales price for each Work-Force Sale Unit shall be determined in accordance with the following formulas and as approved by FCRHA:

- A. For Work-Force Sale Units
100% of MHI times the following adjustment factors
Two Bedroom = 90%
One Bedroom = 80%
Studio = 70%
- B. Multiply the result by thirty-eight percent (38%) and divide by twelve (12) to determine the monthly shelter payment. Then subtract the following:
 - i. Estimated monthly property tax. Such tax shall be based on the Fairfax County property tax rate in effect at the time of the sale, and to include any future or additional property taxes for such property, whether imposed by the County, Commonwealth or Federal Government;
 - ii. Estimated monthly homeowners insurance. Such insurance shall be based on the estimated insurance required by a lending institution to secure a loan on a similar dwelling unit;
 - iii. Estimated monthly community association fees. Such fees shall be based on the actual average association monthly fees assessed against the unit for the prior calendar year. Community association fees shall not be included for formula for the initial sale of any Work-Force Unit;
 - iv. Estimated monthly utilities. Such utilities shall be based on the actual average monthly utilities used by the unit for the prior calendar year. Utility fees shall not be included for formula for the initial sale of any Work-Force Unit;
- C. Convert the resulting estimated monthly payment, utilizing the interest-rate on a 30-year fixed-rate loan (assuming a loan of 90% of the Purchase Price) as published by Freddie Mac thirty (30) days prior to any closing and round the result to the nearest whole number, to establish maximum sales price for the unit. The actual sales price may be less than the calculated maximum at the discretion of the Applicant. The Applicant or any subsequent seller shall provide a copy the sale price calculation to FCRHA prior to closing on the sale of any Work-Force Sale Unit. The initial MHI to determine such initial maximum sale price shall be based upon the date of the issuance of the first RUP for any Work-Force Sale Unit. At a minimum, the MHI and the maximum sale price, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. The Applicant reserves the right to make more frequent adjustments. A copy of such annual calculation or any permitted adjustments shall be provided to FCRHA. The MHI shall be the most recent published

MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant.

53. Work-Force Rental Units - Rental Rates. The maximum monthly rental each Work-Force Unit may be offered at shall be determined as follows:

Work-Force Rental Units

100% of MHI times the following adjustment factors

Two Bedroom = 90%

One Bedroom = 80%

Efficiency = 70%

Divide the result by twelve (12), then multiply by 25% and round to the nearest whole number to establish the maximum monthly rent for the unit.

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, shall be adjusted once a year, starting on January 1 of the next calendar year, and annually thereafter. A copy of such annual calculation shall be provided to FCRHA. The MHI shall be the most recent published MHI as contained in the American Community Survey of the U.S. Census, or other applicable publication as determined by FCRHA in consultation with the Applicant. Following the expiration of ten (10) years from the issuance of the first RUP for a building containing a workforce rental unit, Housing and Community Development may, in conjunction with the then owner of such unit, reset the rental formula to ensure that the rents are still affordable to individuals within the targeted income levels.

54. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of these Proffers related to providing Work-Force Units violate any Federal, State or other local law, then the offending portion of the proffer shall be deemed null and void and no longer in effect. All remaining conditions of these Proffered Conditions shall remain in full force and effect.

55. Condominium Conversion. If a residential building was initially built as a rental project, then is subsequently converted to a condominium project, any existing Work-Force Units shall be maintained as Work-Force Units and shall be administered as Work-Force Sale Units. The restrictions on the Work-Force Sale Units shall be disclosed in the condominium declaration.

56. Disclosure. The requirements for administration and price of all for sale Work-Force Units shall be disclosed to all prospective purchasers and be recorded among the land records as a restrictive covenant. The form of such covenant shall be approved by the County Attorney.

XII. NOISE ATTENUATION MEASURES

57. Prior to site plan submission for the first residential building fronting along Centreville Road, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of transportation noise from Centreville Road on the proposed development based on final residential building locations. The Study shall utilize standard measures to evaluate noise, and shall confirm existing mapped noise contour intervals and as a condition of site plan approval shall demonstrate that exterior wall construction techniques that are to be provided will ensure that a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit and that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

XIII. COMMUNITY ASSOCIATION

58. Prior to issuance of the first RUP or Non-RUP for the Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property (or the existing Bristol Owners Association, which is the master association to which the Property is presently subject), as well as individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. At a minimum, each COA, all residential units (unless represented by and included in a COA) and the owners of each office and/or retail building shall be members of the Community Association. The Community Association shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

XIV. WETLANDS PERMIT.

59. The Applicant shall contact with the US Army Corps of Engineers in writing prior to the final site plan approval to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. If any action is required, the applicant shall complete such action as may be required by Section 404 prior to grading the impacted area prior to site plan approval.

XIV. ROUTE 28 TAX DISTRICT

60. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of a portion of the Property for residential uses in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The portion of the Property for which the Applicant shall prepay the Route 28 taxes shall be the land areas that include residential development, being

generally those areas east of the North/South Connector Road and north of the Community Plaza. Applicant agrees to promptly subdivide such residential area so that it is a separate tax parcel. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. 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 the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

IV. COUNTERPARTS

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

OWNER:

EDS INFORMATION SERVICES L.L.C.

By: Ronald P. Vargo

Ronald P. Vargo
Executive Vice President and ~~Treasurer~~ **TREASURER**
Chief Financial Officer ~~Chief Financial Officer~~

JAV
11/29/06

APPLICANT:

LPC COMMERCIAL SERVICES, INC

By: _____

Its: _____

XV. COUNTERPARTS

These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

OWNER:

EDS INFORMATION SERVICES, INC.

By: _____

Its: _____

APPLICANT:

LPC COMMERCIAL SERVICES, INC

By: Bill Hickey
William M. Hickey, Jr.

Its: Senior Executive Vice President

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2006-SU-007

November 17, 2006

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2006-SU-007, on property located at Tax Map 24-4 ((1)) 6B pt. and 6C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The courtyards in Buildings G and I and the plaza adjacent to Building M shall be consistent in quality and character to those depicted for Buildings F, including a formal lawn, a focal element and seating areas, and H as shown on Sheet 18 of the CDP/FDP.
2. Additional landscaping from that shown on the FDP shall be provided in Blocks 8 and 9 to enhance the buffer separating their respective parking areas from the athletic fields.
3. To allow for greater environmental benefits and for more open space, landscaped islands shall be provided within the surface parking lots of Blocks 1, 2, 8, 9 and 10. A reduction in the number of parking spaces shall be permitted to achieve this; however, in no event shall the number of parking spaces be less than that required by the Zoning Ordinance.
4. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.
5. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.
6. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.
7. If approved by DPWES, stormwater management and Best Management Practices (BMPs) shall be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. In order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.

8. Fifty (50) of the residential units shall be live/work units.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 25, 2015

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

FROM: Denise M. James, Chief *DM James*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis:
PCA/FDPA 2006-SU-007-02, PHD Associates, LLC

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA), and Final Development Plan Amendment (FDPA) dated April 17, 2015, as revised through August 14, 2015, and the latest proffers dated August 14, 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.

DESCRIPTION OF THE APPLICATION

The 18.5 acre subject application is located west of Air and Space Museum Parkway on Tax Map Parcel 24-4 ((1)) 6B4 between EDS Drive (to the north) and Wall Road (to the south). The applicant proposes to partially amend the previously approved Rezoning/Final Development Plan application (RZ/FDP) 2005-SU-007 to build 150 single-family attached dwellings in lieu of 600,000 square feet of approved office use on the application property. The site is zoned Planned Residential Mixed Use District (PRM) and Water Supply Protection Overlay District (WS).

LOCATION AND CHARACTER OF THE AREA

The application property is bounded by EDS Drive to the north, Air and Space Museum Parkway to the east and Wall Road to the south. Sully Highlands Park, a 17-acre sports complex, is located to the west of the site. There are residential (multi-family and single-family attached units under construction) and office uses across the roadways, as well as a private school.

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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/



COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for the Dulles Suburban Center may be accessed at:

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, amended through 7-28-2015, Dulles Suburban Center Land Unit Recommendations, Pages 97 – 100, the Plan, as applied to the application area, states the following:

“Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcels 24-4((3)) 1-4 is contingent upon the provision of transit.
2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.
3. As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided. In addition to areawide guidance, this option should address the following site-specific conditions:
 - The development application should encompass the approximately 67-acre portion of the land unit south of EDS Drive, east of the EDS corporate complex, and bounded by Wall Road and Centreville Road.
 - The mixed use development should include one of the two following mix of uses (the percentages are approximate):
 - A) – Retail use, 5-10%
 - Office use, 20-30%
 - Residential units, 50-70%

- B) – Retail/office use, 5-10%
- Residential units, 90-95% [to include a maximum of up to 150 residential units, inclusive of affordable units and associated bonus densities, on Tax Map Parcel 2404 ((1)) 6B4]

In addition, other uses, such as institutional, may also be appropriate.

- If land use mix option B is chosen, no less than five acres of Tax Map Parcel 24-4- ((1)) 6B4 should be dedicated to the Fairfax County Board of Supervisors for a use such as a community center.
- If land use mix option B is chosen, “in-kind” contributions may be appropriate to mitigate the impacts of development on the school system. Examples of “in-kind” contributions include land dedication; opportunities for shared space in private buildings for activities such as community use, adult education, vocational training, academy programs; or other alternative arrangements that provide Fairfax County Public Schools with additional resources to accommodate its growing population.
- The trip generation of the mixed use development should meet the *Performance Criteria for Optional Uses* found in the Dulles Suburban Center Overview, and result in significantly fewer peak-hour trips than the office use planned at the baseline.
- Retail use should be integrated with other uses. Restaurants are encouraged to serve both residents and visitors to the area. A grocery store and drug store are also desirable uses.
- Residential use should provide a mix of unit types, including live/work units, for a total of approximately 900-1000 units. Live/work units are defined as the combination of a private residence with a professional office, retail or other nonresidential use.
- An active recreation area with at least five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.
- A plaza in the village center should provide usable open space for public events and casual recreation use.
- Office use is integrated into the both the village center and elsewhere in the development.
- To ensure needed access and circulation for this development option, a public road connection between Wall Road and EDS Drive should be provided.

- Pedestrian links should provide a safe and pleasant walking environment.
- Parking should be mostly in structured garages. However, surface lots and on-street parking should be used to promote street activity and convenience to retail uses.
- Development along Centreville Road should be set back 50-100 feet, depending on the applicant's proposed land use, design and height of buildings, and the amount and quality of the landscaping provided.
- There may be a need for an additional high school in the western portion of the county served by Westfield, Chantilly and Centreville High Schools because of existing and projected overcrowding at this level. If a high school site has not been acquired by the time a rezoning application is under review, then the applicant must demonstrate that the school impacts of the residential development can be mitigated by other means that meet the approval of Fairfax County. Mitigation measures may include, but are not limited to:
 1. Provision of land for additional facilities, such as vocational training, academy programs and adult learning centers, examples of programs that are currently provided at existing schools which could be relocated to the site that is the subject of the rezoning application;
 2. Financial contributions that would facilitate the acceleration and/or construction of new facilities or the expansion of existing facilities;
 3. Financial contributions for, or donations of, equipment and other items that increase the utilization or efficiency of existing facilities; and
 4. Measures that facilitate the better utilization of existing school facilities from an operational standpoint or other solutions to increase utilization of under-capacity schools.”

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

On July 28, 2015, the Board of Supervisors (BOS) approved Plan Amendment (PA) 2015-III-DS2 for Land Unit D-3 of the Dulles Suburban Center. The Amendment was authorized on January 27, 2015 for staff to consider up to 150 single-family attached dwelling units as well as a community facility (up to 60,000 square feet) for the site. The Comprehensive Plan guidance recommends office uses between .5 – 1.0 FAR with two redevelopment options, which include a training facility and/or hotel/conference center integrated with existing office uses and mixed use up to .70 FAR with site specific conditions.

The applicant proposes to amend RZ/FDP 2006-SU-007 to permit 150 single-family attached dwellings instead of three office buildings and associated parking. Two office scenarios were previously proposed for the application site, and the maximum proposed office square footage was 600,000 square feet. Five acres of the site along Wall Road is proposed for a community center, which will be dedicated to the County. Two access points are proposed on the site along Air and Space Museum Parkway, and new private streets and alleys will facilitate vehicular traffic on site. Pedestrian connections through the site are supported by new sidewalks, including new pathways to adjoining parcels, and landscaping will be provided throughout the site. For PA 2015-III-DS2, staff noted that “the proposed residential use provides an opportunity to strengthen connections to the popular recreational facilities to the west from the recently developed multifamily and townhouse units to the east” in the Amendment report. Generally, the replacement of office use with residential units creates a better visual and pedestrian transition between across Air and Space Museum Parkway.

Passive and active recreation areas are proposed on site, and specific amenities such as playgrounds, sports courts, game tables, and picnic tables will be finalized at the time of site plan. Major planning Objective 26 for the Dulles Suburban Center states the following in the Comprehensive Plan:

26. Ensure the provision of adequate parklands and recreational facilities to meet the needs of the Dulles Suburban Center workforce, residents and visitors. Incorporate active recreation facilities in conjunction with both nonresidential and residential development.

The Comprehensive Plan additionally notes that “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” (Page 19 of Dulles Suburban Center Overview). The Design Guidelines for Dulles Suburban Center also encourages development to be planned for “substantial usable open space.” The application site is located next to Sully Highlands Park, which includes two fields and three baseball diamonds, and the proximity is beneficial to all future residents in the immediate area. Since the park is a community wide use, staff encourages high-quality amenities and open space on the application site for the residents’ dedicated use. The applicant will provide a recreational facilities contribution towards each dwelling unit for on-site recreation facilities, but requests credit against the adjacent park facility (see Proffer 41, Recreational Facilities Contribution, August 14, 2015). Staff encourages the applicant to commit the contribution funds only to on-site amenities to ensure the appealing open spaces depicted in the CDPA. The applicant is also encouraged to further refine the application’s open space calculation without including Block 8, which will be dedicated to the County in the future.

CONCLUSION

The applicant proposes to amend RZ/FDP 2006-SU-007 to replace up to 600,000 square feet of previously approved office use with 150 single-family attached dwellings. Residential use on the site

creates an improved transition between the developing residential community across Air and Space Museum Parkway and Sully Highlands Park, which is adjacent to the application site. The applicant is also dedicating five acres to Fairfax County for a future community use. The vacant forested site will be improved with new private streets and pedestrian linkages, as well as extensive landscaping. Staff encourages the applicant to further commit to high-quality open spaces and recreational amenities on site with suggested proffer language changes. Generally, the application is in conformance with the Comprehensive Plan.

DMJ:BJC

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN,
Land Use – Appendix, Amended through 4-29-2014, Pages 24-30**

**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 forsale 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.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 27, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DM James*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA/FDPA 2006-SU-007-02
PHD Associates, LLC (Timber Ridge at Discovery Square II)

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Proffer Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA), Final Development Plan Amendment (FDPA) and proffers revised through August 14, 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.

DESCRIPTION:

The applicant seeks approval for a partial proffered condition amendment, conceptual development plan amendment and final development plan amendment to build 150 attached dwelling units on the 18.5 acre subject property at a density of 8.1 dwelling units per acre. The site is bounded by EDS Drive on the north, Air and Space Museum Parkway on the east, Wall Road on the south and Sully Highlands Park on the west. As a portion of Land Unit D-3, Dulles Suburban Center, this site was previously approved for 612, 000 square feet of office. On July 28, 2015, the Board of Supervisors approved Comprehensive Plan Amendment No. 2013-23 to add an option for a greater mix of residential use, to include a maximum of up to 150 residential units. The newly approved Plan option also included guidance recommending dedication of land for a community facility, among other conditions.

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.

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/



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 1. 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 Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 11 & 12, the Plan states:

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

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, 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 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....”

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.

Stormwater Management Best Management Practices and Adequate Outfall:

The 18.5 acre subject property falls within the Cub Run watershed. The stormwater narrative on Sheet C-15 of the August 14, 2015 development plan indicates that stormwater runoff for this site is accommodated by the existing EDS Pond #2 which is located immediately west of this property. Furthermore, the narrative states that the plans for the previously approved rezoning (RZ 2006-SU-007) for office use included more impervious surface than what is proposed with this application for residential use; therefore, impervious surface is reduced with this application.

An additional Stormwater Ordinance narrative indicates that this application is a “proffered entitlement”; that the stormwater management design for this site was approved prior to July 1, 2012; that this proposal can 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 indicates that a closed conduit system between the site and Pond # 2 will capture runoff from the site and will drain into Pond #2. It is the opinion of the reviewing engineer that with the proposed channel improvements that the outfall is 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).

Airport Noise: The subject property is less than ½ mile east of the 65 DBA Ldn contour for Dulles Airport. Although the applicant has proffered to provide a noise study and mitigate impacts to address indoor and outdoor noise level standards to meet the Plan guidance, the applicant is also encouraged to ensure full disclosure to the future owners of the proposed new residences about the proximity of the new homes to Dulles airport.

Green Building Practices: The applicant has provided a commitment to attain either Earthcraft House, LEED for Homes or Energy Star Qualification for Homes. The currently adopted Green Building Policy Plan language encourages multiple green building options which the applicant has provided. However, staff recommends that the applicant modify the proffer to include, as an option, 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. In addition, staff encourages the applicant to modify the proffer to eliminate the Energy Star Qualified Homes path for energy performance as a stand-alone option, because that program is not a comprehensive green building program. With these recommended changes the proffer will better address the Green Building Policy.

DMJ: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: July 2, 2015

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

FROM: Yosif Ibrahim, Storm water Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment/Final Development Plan Amendment
PCA/FDPA 2006-SU-007-02, Timber Ridge at Discovery Square II, LDS
Project #5810-ZONA-003-1, Tax Map #024-4-01-0006B4, Sully District

We have reviewed the subject application and offered the following comments:

- (1) Pursuant to Section 124-1-12 of the Ordinance, the subject development is grandfathered as it is an amendment to previously approved rezoning application (RZ 2006-SU-007) in a manner that reduce water quality and quantity impact and pollutants leaving the site. Hence the subject development shall comply with article 5 of the New Storm water Ordinance. Any land-disturbing activities served by an existing off-site storm water management facility designed and implemented in accordance with old requirements shall remain subject to older criteria for two (2) additional general permit cycles.
- (2) There are three to four major drainage systems crossing the subject site and conveying runoff across the site to the existing off-site storm water management facilities. The PCA Plat did not show any proposed alternative alignment of adequately conveying such significant volume of runoff across the site. Since such a requirement might impose site constraint and affect the footprint of the proposed buildings, it is recommended at this stage, that the applicant submit the following:
 - a. Drainage study to show how the runoff crossing the site would be adequately conveyed to the off-site storm water management facility. Such a drainage study shall be based on the 100-yr flows and proposed alternate drainage system shall be placed within recorded easement (PFM 6-1401.2);
 - b. The applicant shall clearly show the revised alignment of the proposed storm drainage system as part of the PCA/FDPA;



- c. Detailed overland relief computation shall be provided to ensure no house flooding (PFM 6-1500).

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning
Division, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2015

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

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Timber Ridge at Discovery Square II, PCA/CDPA/FDPA 2006-SU-007-02

This review is based upon the Proffered Condition Amendment/Final Development Plan Amendment PCA/FDPA 2006-SU-007 stamped as "Received by the Department of Planning & Zoning August 17, 2015."

1. **Comment:** With this submission, it appears that a small area of trees is proposed to be preserved adjacent to lot one, which will still require the Deviation Request that has been provided. However, the Deviation Request provided does not specify the size of the tree preservation area and what percentage of the Tree Preservation Target will be met through this preservation. The tree preservation area proposed (existing canopy line) or limits of clearing and grading have not been depicted on the Partial CDPA/FDPA Overall plat, making it unclear if this entire area depicted on the EVM will be able to be preserved with the construction of the townhomes on lots one through eight.

Recommendations:

- a. The Applicant should clearly depict the location of the proposed tree preservation area (canopy line) and limits of clearing and grading on the Partial CDPA/FDPA Overall plat to clarify that this area will be preserved.
 - b. The Deviation Request letter addressed to the Director should be revised to specify the size of the tree preservation area being preserved onsite along with the percentage of the Tree Preservation Target that will be met through this preservation.
 - c. Proffer language containing a directive from the Board of County Supervisors to the Urban Forest Management Division to permit a deviation from the tree preservation target should be provided.
2. **Comment:** It is unclear how the proposed trail will be constructed through the middle of the proposed tree preservation area without causing detrimental impacts to the trees

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



shown to be preserved since no notes or details have been provided as to the type of trail that will be constructed and the methods utilized, which could be addressed through a proffer.

Recommendation: A proffer should be added that addresses how the trail will be constructed to allow proper preservation of the trees within that area, such as the following: "The trail running through the tree preservation area adjacent to lot one shall be constructed of materials that will minimize impacts to the existing vegetation being preserved, subject to approval by Urban Forest Management Division" (on-grade with root aeration matting, woodchips, etc).

3. **Comment:** With this submission the existing canopy outline for the trees on block eight are no longer being depicted, which cannot be used to meet any 10-year canopy requirements, since this parcel is being dedicated to the county for a future recreation center. However, it is unclear if these trees will be removed with the development of blocks 9 and 10 since limits of clearing and grading have not been shown in this area.

Recommendations:

- a. The existing canopy outline for the trees in block eight should be clearly depicted on the Partial CDPA/FDPA Overall plat and Landscape Plan.
 - b. A note should be added to clarify that trees on block eight will not be removed until the time that block eight is developed.
4. **Comment:** With the last submission, several trees were proposed within existing easements (storm, sanitary, overhead electric, and gas), which cannot be located within these easements without letters of permission from the easement holders and would still not be eligible to receive any 10-year canopy credit. With this submission, it does not appear that these trees have been relocated, but most of the existing and proposed easements are no longer being depicted on the Landscape Plan, making it unclear if the proposed trees can be provided within those locations. In addition, note number four has been added to the Landscape Plan that states that the Landscape Design is for illustrative purposes to represent typical planting concepts.

Recommendations:

- a. Existing and proposed easements shall be clearly depicted on the Landscape Plan as they previously have.
 - b. All trees depicted within existing or proposed storm, sanitary, overhead electric, and gas easements or within five feet of easements that contain pipes should be shifted so they are located at least five feet outside of these easements.
5. **Comment:** It appears that several trees provided along Air & Space Parkway are within the right-of-way and not located onsite, but are being used to meet the 10-year canopy requirement. Trees provided offsite, cannot be used to meet the 10-year canopy requirement for the site. In addition, if at the time of site plan, VDOT determines that



these trees will not be permitted within the right-of-way, they will need to be provided onsite.

Recommendation: The landscaping that is being provided within the right-of-way should be adjusted so it can be provided onsite. If that is not possible everywhere, trees are provided within the right-of-way should not be used towards meeting the 10-year canopy requirement for the site, which should be clarified with a key and symbol and in Table 12.10.

6. **Comment:** Several species of trees proposed with this applicant are not native to the middle Atlantic region such as Asian cherries, goldenrain tree, Chinese juniper and are less desirable or not eligible to receive canopy credit due to disease such as Leyland cypress.

Recommendation: The applicant should revise the list of trees to provide trees that are primarily native to the middle Atlantic region such as New Harmony American elm, white oak, shortleaf pine and Kentucky coffeetree in place of some of the non-natives currently provided as referenced above.

7. **Comment:** Proposed proffer number 28 allows for the installation of necessary utility lines and other required site improvements within the tree preservation are in the least disruptive manner possible. Typically site improvement are not allowed within tree preservation areas other than utilities or trails and Urban Forestry is not completely comfortable with this proffer as proposed.

Recommendation: The following proffer language is preferred over what has been proposed in place of number 28:

“The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, 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 SE Plat, 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 trails or utilities.”

If you have any further questions, please feel free to contact me at 73-324-1770.

NJD/

UFMDID #: 201884

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: August 17, 2015

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

FROM: Michael A. Davis, Acting Chief *JCH for MAD*
Site Analysis Section, Department of Transportation

FILE: RZ 2006-SU-007

SUBJECT: PCA/FDPA 2006-SU-007-02 – PHD Associates, LLC
Tax Map: 024-4 ((1)) 0006B4

This department has reviewed the subject application, plans, and proffers, dated April 20, 2015 and revised through July 20, 2015. The application requests a Proffer Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) to develop approximately 150 single-family attached dwelling units, in place of the previously approved 600,000 square feet of office development. The applicant has also proffered to dedicate 5 acres of the parcel to the Fairfax County Board of Supervisors for the future development of a public facility.

The applicant indicated to staff that all previous transportation-related proffers (PCA 2006-SU-007, October 2, 2012) will stand for the subject application. As such, the applicant should conduct traffic signal warrant analyses, and install signals where warranted, at three intersections in the vicinity of the subject property (Proffer 20):

1. Air and Space Museum Parkway and Wall Road
2. Air and Space Museum Parkway and EDS Drive
3. Air and Space Museum Parkway and Parkland Drive (now named Endeavor Drive)

Per Proffers 17B, 17D and 17E, the applicant should either construct bus shelters at 2 to 3 locations, or provide \$20,000 each for up to two bus shelters to be constructed in the future, in the vicinity of the subject property. FCDOT staff will coordinate with FCDOT Transit Services and the applicant to determine the preferred location(s) for the placement of bus shelters.

FCDOT is satisfied that previous comments have been adequately addressed by the applicant, and does not object to approval of the subject application.

MAD/vlh

cc: Carmen Bishop/DPZ



DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONAIRE

August 4, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: **PCA/FDPA 2006-SU-007-02 – PHD Associates – Timber Ridge at Discovery Square II**

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.

VDOT has reviewed the subject PCA/FDPA application that was received on July 24, 2015. All our previous comments have been addressed and we have no further comment. This office does not have any objection to approval.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

RECEIVED
Department of Planning & Zoning

June 26, 2015

JUL 01 2015

Zoning Evaluation Division

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: PCA/FDPA 2006-SU-007-02 (PHD Associates, LLC)

ACREAGE: 18.495

TAX MAP: 24-4 ((1)) 6B4

PROPOSAL:

This application requests to develop 150 single family attached dwellings. Due to the current market conditions and the change in real estate market, these residential units would replace development of up to 600,000 sq. ft. of office space on the subject property. The previous PCA reduced the residential units from 1159 multi-family units to 805 units (720 multi-family and 85 single family attached). The applicant is also proposing to build a public facility on this site. The site is currently vacant.

ANALYSIS:

The schools serving this area are Floris Elementary, Carson 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
Floris ES	746 / 746	700	637	109	477	269
Carson MS	1,350 / 1,350	1,430	1,492	-142	1,656	-306
Westfield HS	2,759 / 2,759	2,682	2,583	176	2,652	107

Capacities based on 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, both Floris Elementary and Westfield High Schools are projected to have sufficient capacity. Carson Middle School is projected to have severe capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The FY 2016-20 Capital Improvement Program (CIP) includes possible program changes, which could provide some capacity relief at Carson Middle School. Additionally, although both Floris and Westfield are projected to have capacity surplus, there are other elementary and high schools in the area that are projected to be overcrowded. The FY 2016-20 CIP also identifies a need for a North West County Elementary and a future Western High School. Both schools are currently unfunded.

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	150	38
Middle	.062	150	9
High	.127	150	19

66 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 66 new students is anticipated (38 Elementary, 9 Middle, and 19 High). Based on the approved Residential Development Criteria, a proffer contribution of \$775,434 (66 x \$11,749) 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 that 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. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. 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 modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.

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.

ADDITIONAL INFORMATION:

Future Development Impacts

In addition, Carson, and Westfield also are receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

Application #	Application Name	Status	Proposed Units	Estimated Students
2012-DR-016	Dulles Station, Land Bay 3	Pending	411 MFMRHR	45
2009-HM-017	Nugget Joint Venture	Pending	940 MFMRHR	99
2002-HM-043	Arrowbrook	Approved	872 MFMRHR	113*

* Amendment for this application has been submitted.

Additional residential development is also called for as part of the Route 28 Station – South Study.

AJH/ar

Attachment: Locator Map

cc: Kathy Smith, School Board Member, Sully District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Frances Ivey, Assistant Superintendent, Region 5
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Gail Porter, Principal, Floris Elementary School
August Fratalli, Principal, Carson Middle School
Tim Thomas, Principal, Westfield High School



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: Tuesday, July 21, 2015

SUBJECT: PCA-FDPA 2006 SU 007-2, Timber Ridge at Discovery Square II
Tax Map Number(s): 24-4((1)) 6B4

Background

Park Authority staff has reviewed the development plan dated July 20, 2015 and provides the following comments.

The original development plan included a large park proffer component with both construction and dedication of facilities and land. This PCA application does not seek to modify any of these park proffers. The purpose of the PCA is to adjust the residential and retail mix to meet current economic conditions.

The applicant proposes to retain the PRM zoning district and develop approximately 150 single family attached units on approximately 18.495 acres of land. The applicant also proposes to accommodate a public facility in the southern portion of the subject property. Park Authority staff has reviewed the proposed plans and has provided comments within the scope of the proposed changes only.

Analysis and Recommendations:

Offsite Parks

The applicant has satisfied the approved proffers for development and dedication of a 17-acre park with five athletic fields, known as Sully Highlands Park. This application does not request any changes to park proffers.

On-site Parks

The original PCA submission proposed several small, disjointed community spaces to meet the provision of on-site recreation areas. The revised application has improved the provision of

community open spaces by consolidating common areas and providing optional recreation facilities.

The applicant is proposing a centrally located linear park/green lawn space and a multi-use recreation area at the northern edge of the property. This recreation area is proposed to include a multi-age playground, a seating area and an area suitable for bocce or other similar activity. The recreation area and central lawn are linked by the proposed trail network.

Trails

The proposed development plan shows sidewalks along roadways and a trail along the western boundary connecting the community to the existing Sully Highlands Park. At the time of development, the applicant should coordinate the technical details of connecting the trails with the Park Authority staff.

Recreational Impact of Residential Development

There are no changes to the required on-site recreation facilities. The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts for this site 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. 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.

Summary of Recommendations

1. The applicant should commit to spending the required on-site recreation funds in well distributed facilities throughout the community including a pedestrian connection to the adjacent Sully Highlands Park.

Please note the Park Authority would like to review and comment on any proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

P:\Park Planning\Development Plan Review\DPZ Applications\PCA\2006\PCA-FDPA 2006-
SU-007-02\PCA-FDPA 2006 SU 007-002 RPT.docx



County of Fairfax, Virginia

MEMORANDUM

DATE: June 30, 2015

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

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. : PCA/ FDPA 2006-SU-007-02**
Tax Map No. : 024-4-01-0006-B4

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 Upper Cub Run (T-1) watershed. It would be sewer 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 12" 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 Water

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

**PLANNING & ENGINEERING
DIVISION**

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

June 25, 2015

RECEIVED
Department of Planning & Zoning

JUN 29 2015

Zoning Evaluation Division

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

Re: FDPA 2006-SU-007-02
PCA 2006-SU-007-02
Timber Ridge at Discovery
Square II
Tax Map: 24-4

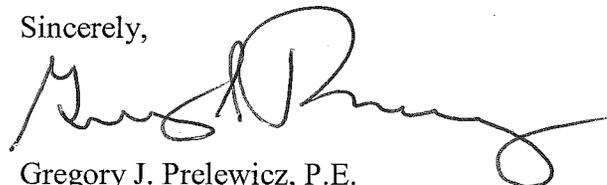
Dear Ms. Berlin:

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 existing 12-inch water main located in Air and Space Museum Parkway and 8-inch water main located onsite. 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



County of Fairfax, Virginia

MEMORANDUM

DATE: June 22, 2015

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

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: PCA/FDPA 2006 SU-007-02 (PHD Associated, LLC), Timber Ridge

The Fire and Rescue Department (FRD) is providing the following comments on the referenced plan amendment.

Current Fire and Rescue Service Delivery

The proposed Timber Ridge development is located in the emergency response area of the Frying Pan Fire and Rescue Station 36 located at 2660 West Ox Road in Herndon, Virginia. The next closest fire station is the Herndon Fire and Rescue Station 4 located in the Town of Herndon, Virginia.

Emergency Response Impact of Proposed Development

The proposed Timber Ridge development in the Dulles Suburban Center consisting of 150 residential townhouses may result in an increase in residential population of 390.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In CY2014, the Frying Pan Fire and Rescue Station responded to 1,643 incidents, an average of five calls per day, and the Herndon Fire and Rescue Station responded to 3,200 incidents, an average of nine calls per day. The potential impact on emergency services of an additional 390 residential population currently can be handled by the existing fire stations. Although an 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 availability and response times to emergency incidents.

Residential occupancies are 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 increases in population density and roadways become more congested, it will be even more challenging for FRD to meet response time goals to emergency incidents. To improve response times, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

In summary, the proposed development of 150 new residential townhouse units could have an impact on Fire and Rescue services of additional incidents per year. Although the existing fire stations can absorb this higher call volume, multiple new developments in a station's area could significantly impact response times to all emergency incidents. Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (about \$10K each) located along the primary travel route from the closest fire stations to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

6-100 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT**6-401 Purpose and Intent**

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

6-406 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. A final development plan shall be submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will integrate with the adjacent communities and complement existing and planned development by incorporating high standards of urban design. The plan shall also be in general accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan.
3. The principal residential use shall be multiple family dwelling units. 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.
4. All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties.
5. When a use presented in Sect. 403 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 403 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 405 above, the

use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required. In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

6. Secondary uses may be permitted only in a PRM District where at least fifty (50) percent of the total gross floor area in the development is devoted to multiple family dwellings.

The floor area for dwellings shall be determined in accordance with the gross floor area definition, except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

7. Drive-through facilities shall not be permitted.
8. Vehicle transportation service establishments shall be permitted in accordance with the following:
 - A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).
 - B. There shall be no maintenance or refueling of vehicles on site.
 - C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.
9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11, to include the possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.
10. Signs shall be permitted in accordance with the provisions of Article 12.
11. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

12. All uses shall comply with the performance standards set forth in Article 14.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

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

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		