



**APPLICATION ACCEPTED:** February 11, 2015  
**PLANNING COMMISSION:** October 14, 2015  
**BOARD OF SUPERVISORS:** October 20, 2015

## County of Fairfax, Virginia

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September 31, 2015

### STAFF REPORT

PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(Concurrent with DPWES RPAE 7265-WRPA-002-1  
and WQIA 7265-WQ-001-1)



### SULLY DISTRICT

|                               |   |
|-------------------------------|---|
| <b>APPLICANT:</b>             | JLB Realty, LLC   |
| <b>PRESENT ZONING:</b>        | PDC, SC, WS, HC   |
| <b>REQUESTED ZONING:</b>      | PRM, SC, WS, HC   |
| <b>PARCEL(S):</b>             | 54-4 ((15)) 12A   |
| <b>ACREAGE:</b>               | 7.08 ac.  |
| <b>OPEN SPACE:</b>            | 31%   |
| <b>PLAN RECOMMENDATION:</b>   | Mixed-Use, including 900 apartment units at 35 du/ac.   |
| <b>PROPOSAL:</b>              | The applicant seeks to rezone parcel from a PDC to PRM District, to permit construction of 355 multifamily apartment units (including ADU/WDUs) at a density of 50.1 du/ac (25.9 du/ac when combined with existing apartment units in land unit). |
| <b>STAFF RECOMMENDATIONS:</b> | (see next page)   |

**WS**

Michael H. Lynskey

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



## STAFF RECOMMENDATIONS:

- Staff recommends approval of PCA 86-S-071-04.
- Staff recommends approval of RZ 2015-SU-002, and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.
- Staff recommends approval of FDP 2015-SU-002
- Staff recommends approval of the following waivers and modifications:
  - Modification of Section 2-505 of the Zoning Ordinance to allow the proposed structures, as shown on the CDP/FDP, to be located within corner lot restriction areas.
  - Modification of loading requirements (per Section 11-202, Par. 3A), to allow two indoor loading docks instead of five required loading spaces.
  - Modification of parking lot landscaping requirements, in lieu of landscaping shown on the CDP/FDP.
  - PFM deviation from the Tree Preservation Target (per Sect. 12-0508.3A(1)), as described on the CDP/FDP
  - Modification of bike trail requirements along Trinity Parkway, in favor of the cross section shown on CDP/FDP.

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

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

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



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

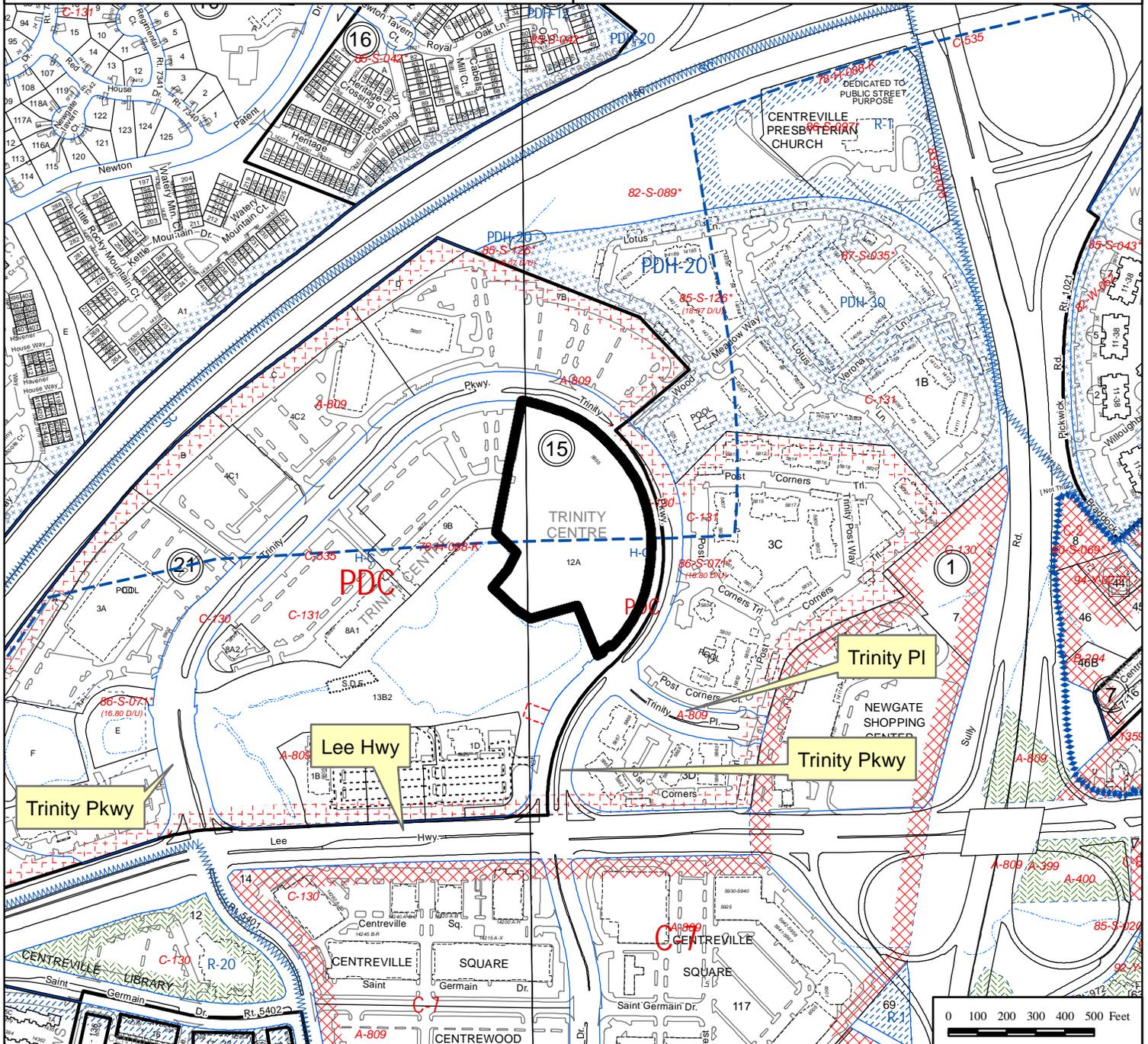
FDP 2015-SU-002

Applicant: JLB REALTY LLC  
Accepted: 02/11/2015  
Proposed: RESIDENTIAL  
Area: 7.08 AC OF LAND; DISTRICT - SULLY  
Zoning Dist Sect:  
Located: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
Zoning: PRM  
Overlay Dist: SC WS HC  
Map Ref Num: 054-4- /15/ /0012A

# Rezoning Application

RZ 2015-SU-002

Applicant: JLB REALTY LLC  
Accepted: 02/11/2015  
Proposed: RESIDENTIAL  
Area: 7.08 AC OF LAND; DISTRICT - SULLY  
Zoning Dist Sect:  
Located: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
Zoning: FROM PDC TO PRM  
Overlay Dist: SC WS HC  
Map Ref Num: 054-4- /15/ /0012A



# TRINITY CENTRE - PARCEL 12A

## CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN

RZ 2015-SU-002  
CDP/FDP 2015-SU-002  
PCA 86-S-071-04

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DECEMBER 23, 2014  
JANUARY 15, 2015  
JANUARY 29, 2015  
MAY 26, 2015  
JULY 17, 2015  
AUGUST 27, 2015

### SHEET INDEX:

#### CIVIL

- C-1 COVER SHEET
- C-2 NOTES AND TABULATIONS
- C-3 CONTEXT PLAN
- C-4 EXISTING CONDITIONS PLAN
- C-5 EXISTING CONDITIONS PLAN - NOTES
- C-6 EXISTING VEGETATION MAP
- C-7 OVERALL CDP / FDP
- C-8 TRAFFIC CIRCULATION PLAN
- C-9 FUNCTIONAL UTILITY AND GRADING PLAN
- C-10 FIRE ACCESS PLAN
- C-11 SWM / BMP MAP
- C-12 SWM / BMP COMPUTATIONS
- C-12A SWM / BMP COMPUTATIONS
- C-12B SWM / BMP DETAILS
- C-13 ADEQUATE OUTFALL PLAN AND NARRATIVE
- C-14 PCA PLAT

#### ARCHITECTURAL

- A100 BASEMENT 1 - 285.53'
- A101 FLOOR 1 - 296.2'
- A102 TYPICAL FLOOR (2-4)
- A103 ROOF PLAN
- A201 SECTIONS
- A202 ELEVATIONS
- A203 ELEVATIONS
- A301 MEADOW WAY VIEW OF ENTRANCE
- A302 EAST FACADE VIEW
- A401 SUN STUDY

#### LANDSCAPE

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE COMPUTATIONS
- L3 LANDSCAPE DETAIL PLANS
- L4 LANDSCAPE DETAIL PLANS
- L5 LANDSCAPE DETAIL PLANS



TAX MAP NO.  
054-4 ((15)) PARCEL 12A



VICINITY MAP 1"=1000'

#### CONTRACT OWNER / APPLICANT

JLB REALTY, LLC  
8120 WOODMONT AVENUE, SUITE 960  
BETHESDA, MARYLAND 20814  
ATTN: J. GRAHAM BROCK  
(240) 223-5350

#### OWNER

TRINITY CENTRE LAND, LLC  
ONE MARKET PLAZA, SUITE 4125  
C/O SPEAR STREET CAPITAL / SPEAR TOWER  
SAN FRANCISCO, CALIFORNIA 94105

#### ATTORNEY

COOLEY LLP  
ONE FREEDOM SQUARE, RESTON TOWN CENTER  
11951 FREEDOM DRIVE  
RESTON, VIRGINIA 20190  
ATTN: MARK LOONEY  
(703) 456-8000

#### ARCHITECT

KTGY GROUP, INC.  
8605 WESTWOOD CTR. DRIVE, SUITE 300  
TYSONS, VIRGINIA 22182  
ATTN: MARK DRAKE, AIA, NCARB  
(703) 992-6116

#### ENGINEER

VIKA VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200  
TYSONS, VIRGINIA 22102  
ATTN: ROBERT COCHRAN, L.S.  
(703) 442-7800

#### LANDSCAPE ARCHITECT

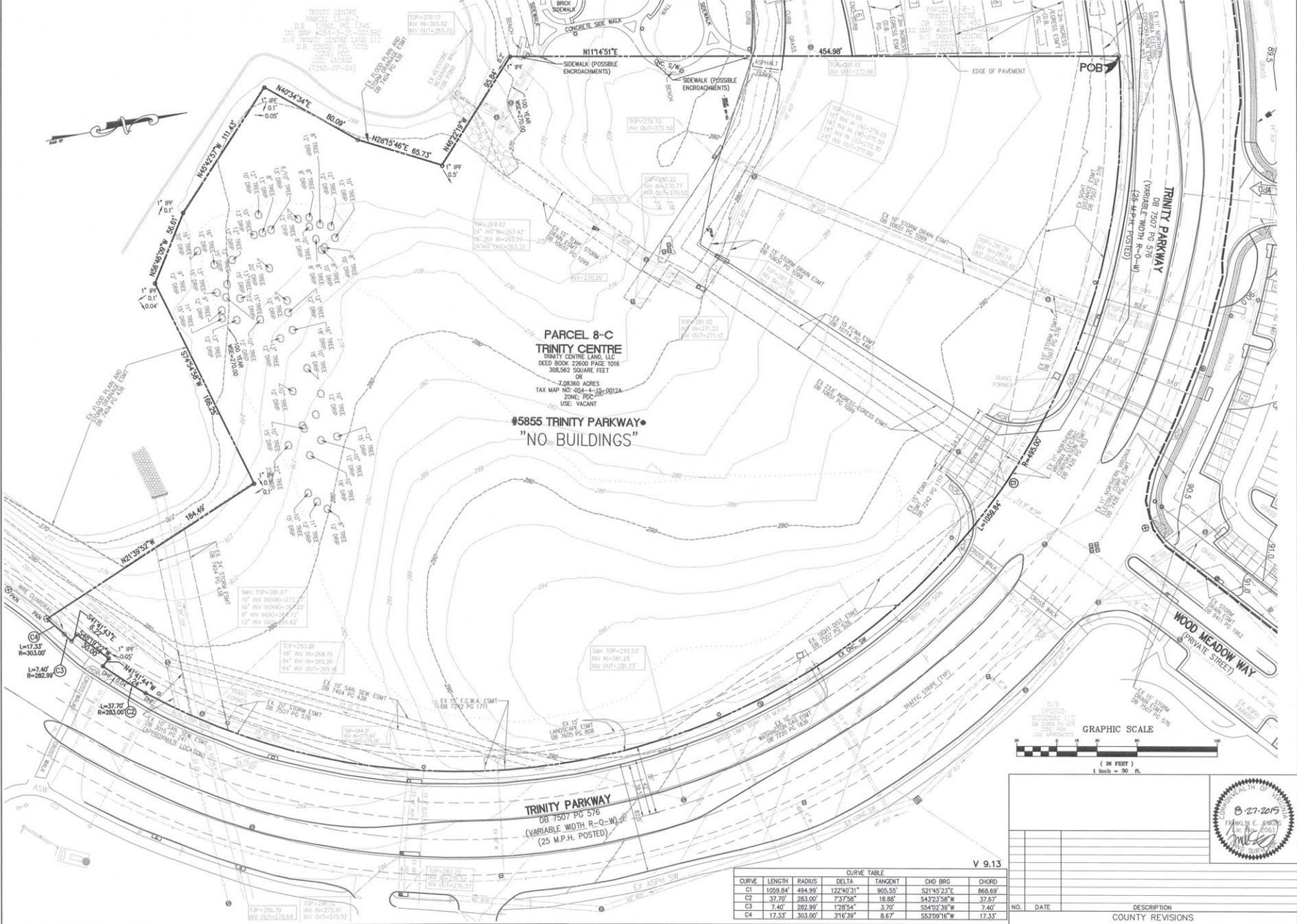
KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DRIVE  
RESTON, VIRGINIA 20191  
ATTN: ADAM STEINER, PLA  
(703) 674-1300

#### TRANSPORTATION

WELLS + ASSOCIATES  
11441 ROBERTSON DRIVE, SUITE 201  
MANASSAS, VIRGINIA 20109  
ATTN: ROBIN ANTONUCCI  
(703) 365-9262



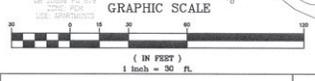




**PARCEL 8-C**  
**TRINITY CENTRE**  
 TRINITY CENTRE LAND, LLC  
 DEED BOOK 22608 PAGE 1016  
 308,562 SQUARE FEET  
 OR  
 7.08340 ACRES  
 TAX MAP NO. 054-4-18-0024  
 ZONE: PDC-1  
 USE: VACANT

**#5855 TRINITY PARKWAY**  
 "NO BUILDINGS"

**TRINITY PARKWAY**  
 DB 7507 PG 576  
 (VARIABLE WIDTH R-Q-W)  
 (25 M.P.H. POSTED)



V 9.13

| CURVE TABLE |         |         |            |         |             |         |
|-------------|---------|---------|------------|---------|-------------|---------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT | CHD BRG     | CHORD   |
| C1          | 1059.84 | 494.99' | 122°40'31" | 965.55' | S21°45'23"E | 868.69' |
| C2          | 37.70'  | 283.00' | 73°32'58"  | 18.89'  | S43°21'58"W | 37.67'  |
| C3          | 7.40'   | 282.99' | 1°28'54"   | 3.70'   | S54°02'39"W | 7.40'   |
| C4          | 17.33'  | 303.00' | 31°6'39"   | 8.67'   | S63°09'16"W | 17.33'  |

| NO.              | DATE | DESCRIPTION |
|------------------|------|-------------|
| COUNTY REVISIONS |      |             |



**VKA**  
 FOUNDERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
 8185 OFFSHORE DRIVE SUITE 208 ■ TYSON, VIRGINIA 22102  
 (703) 442-7600 ■ FAX (703) 781-2297  
 WWW.VKA.COM

TRINITY CENTRE  
 PARCEL 12A  
 SULLY DISTRICT  
 FAYFAX COUNTY, VIRGINIA

EXISTING CONDITIONS PLAN

VKA REVISIONS  
 MAY 26, 2015  
 JULY 17, 2015  
 AUGUST 27, 2015

DATE: JANUARY 29, 2015  
 DES. FEJ DWN. AFD  
 SCALE: 1"=30'  
 PROJECT/FILE NO. VV60988B  
 SHEET NO. C-4

P:\SURVEY\1003-PROJECTS\60888B-SV\DWG\60888B-SV.DWG

















Site Data Summary  
 Total Rainfall = 43 inches  
 Print

Site Land Cover Summary

|                    | A Soils | B Soils | C Soils | D Soils | Total | % of Total |
|--------------------|---------|---------|---------|---------|-------|------------|
| Forest (acres)     | 0.00    | 1.08    | 0.00    | 1.85    | 2.93  | 33.02      |
| Turf (acres)       | 0.00    | 0.07    | 0.00    | 0.37    | 0.44  | 4.66       |
| Impervious (acres) | 0.00    | 0.73    | 0.00    | 5.35    | 6.08  | 64.34      |
|                    |         |         |         |         | 9.45  | 100.00     |

Site Rv

|  |       |
|--|-------|
| Site Rv  | 0.64  |
| Post Development Treatment Volume (ft <sup>3</sup> ) | 21807 |
| Post Development TP Load (lb/yr)                     | 13.70 |
| Post Development TN Load (lb/yr)                     | 98.02 |
| Total TP Load Reduction Required (lb/yr)             | 8.42  |

Total Runoff Volume Reduction (ft<sup>3</sup>)

|   |       |
|---|-------|
| Total Runoff Volume Reduction (ft <sup>3</sup> )      | 3315  |
| Total TP Load Reduction Achieved (lb/yr)              | 32.96 |
| Total TN Load Reduction Achieved (lb/yr)              | 32.96 |
| Adjusted Post Development TP Load (lb/yr)             | 5.06  |
| Remaining Phosphorous Load Reduction (lb/yr) Required | 0.00  |

Drainage Area Summary

|                    | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | Total |
|--------------------|--------|--------|--------|--------|--------|-------|
| Forest (acres)     | 2.93   | 0.00   | 0.00   | 0.00   | 0.00   | 2.93  |
| Turf (acres)       | 0.44   | 0.00   | 0.00   | 0.00   | 0.00   | 0.44  |
| Impervious (acres) | 6.08   | 0.00   | 0.00   | 0.00   | 0.00   | 6.08  |
|                    |        |        |        |        |        | 9.45  |

Drainage Area Compliance Summary

|                      | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | Total |
|----------------------|--------|--------|--------|--------|--------|-------|
| TP Load Red. (lb/yr) | 8.42   | 0.00   | 0.00   | 0.00   | 0.00   | 8.42  |
| TN Load Red. (lb/yr) | 32.96  | 0.00   | 0.00   | 0.00   | 0.00   | 32.96 |

Drainage Area A Summary

Land Cover Summary

|                    | A Soils | B Soils | C Soils | D Soils | Total | % of Total |
|--------------------|---------|---------|---------|---------|-------|------------|
| Forest (acres)     | 0.00    | 1.08    | 0.00    | 1.85    | 2.93  | 31.01      |
| Turf (acres)       | 0.00    | 0.07    | 0.00    | 0.37    | 0.44  | 4.66       |
| Impervious (acres) | 0.00    | 0.73    | 0.00    | 5.35    | 6.08  | 64.34      |
|                    |         |         |         |         | 9.45  |            |

BMP Selections

| Practice  | Credit Area (acres)                       | Downstream Practice                    |
|---|---|--|
| 6.a. Bioretention #1 or Urban Bioretention (Spec #9)  | Impervious: 1.8<br>Turf (PerVIOUS): 0     | None                                   |
| 9.a. Sheetflow to Conservation Area with A/B Soils (Spec #2)                                      | Impervious: 0.07<br>Turf (PerVIOUS): 0.05 | None                                   |
| 9.b. Sheetflow to Conservation Area with C/D Soils (Spec #2)                                      | Impervious: 0.07<br>Turf (PerVIOUS): 0.12 | None                                   |
| 9.c. Sheetflow to Vegetated Filter Strip in A Soils or Compost Amended B/C/D Soils (Spec #2 & #4) | Impervious: 0.24<br>Turf (PerVIOUS): 0.07 | 14. Manufacture of Device              |
| 13.a. Wet Pond #1 (Spec #14)  | Impervious: 0<br>Turf (PerVIOUS): 0       | None                                   |
| Jellyfish   | Impervious: 3.51<br>Turf (PerVIOUS): 0.2  | 13.a. Wet Pond #1<br>13.a. Wet Pond #1 |
| Total Impervious Cover Treated (acres)  | 5.69                                      |  |
| Total Turf Area Treated (acres)   | 0.44                                      |  |
| Total TP Load Reduction Achieved in D.A. A (lb/yr)  | 8.42                                      |  |
| Total TN Load Reduction Achieved in D.A. A (lb/yr)  | 32.96                                     |  |

Channel and Flood Protection

|                            | Weighted CN | 1-year storm Adjusted CN | 2-year storm Adjusted CN | 10-year storm Adjusted CN |
|----------------------------|-------------|--------------------------|--------------------------|---------------------------|
| Target Rainfall Event (in) |             | 2.62                     | 3.17                     | 4.87                      |
| D.A. A CN                  | 88          | 87                       | 87                       | 87                        |

Site Results

|                          | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--------------------------|--------|--------|--------|--------|--------|------------|
| IMPERVIOUS COVER         | 6.08   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| IMPERVIOUS COVER TREATED | 5.69   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| TURF AREA                | 0.44   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| TURF AREA TREATED        | 0.44   | 0.00   | 0.00   | 0.00   | 0.00   | OK         |
| AREA CHECK               | OK     | OK     | OK     | OK     | OK     | OK         |

Phosphorous

|   |  |  |
|---|--|--|
| TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)     | 8.42   |  |
| RUNOFF REDUCTION (cf)                                   | 3315   |  |
| PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)             | 8.64   |  |
| ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr) | 5.96   |  |
| REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED     | CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!! |  |

Nitrogen (for information purposes)

|  |       |
|--|-------|
| RUNOFF REDUCTION (cf)                                | 3315  |
| NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)             | 32.96 |
| ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr) | 65.05 |

Target Rainfall Event (in)

|                            | 1-year storm | 2-year storm | 10-year storm |
|----------------------------|--------------|--------------|---------------|
| Target Rainfall Event (in) | 2.62         | 3.17         | 4.87          |

Drainage Area A

|                              |       |
|------------------------------|-------|
| Drainage Area (acres)        | 9.45  |
| Runoff Reduction Volume (cf) | 3,315 |

Drainage Area B

|                              |      |
|------------------------------|------|
| Drainage Area (acres)        | 0.00 |
| Runoff Reduction Volume (cf) | 0    |

Drainage Area C

|                              |      |
|------------------------------|------|
| Drainage Area (acres)        | 0.00 |
| Runoff Reduction Volume (cf) | 0    |

Drainage Area D

|                              |      |
|------------------------------|------|
| Drainage Area (acres)        | 0.00 |
| Runoff Reduction Volume (cf) | 0    |

Drainage Area E

|                              |      |
|------------------------------|------|
| Drainage Area (acres)        | 0.00 |
| Runoff Reduction Volume (cf) | 0    |

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted  $R_{V_{develop}}$  and adjusted Curve Number.

| Drainage Area A   | A soils                    | B Soils       | C Soils       | D Soils        |
|---|----------------------------|---------------|---------------|----------------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | Area (acres) 0.00<br>CN 30 | 1.08 65<br>79 | 0.00 79<br>77 | 1.85 80<br>80  |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed    | Area (acres) 0.00<br>CN 39 | 0.07 61<br>61 | 0.00 74<br>74 | 0.37 80<br>80  |
| Impervious Cover  | Area (acres) 0.00<br>CN 98 | 0.73 98<br>98 | 0.00 98<br>98 | 5.35 98<br>98  |
|   |                            |               |               | Weighted CN 88 |

|   | 1-year storm | 2-year storm | 10-year storm |
|---|--------------|--------------|---------------|
| $R_{V_{develop}}$ (in) with no Runoff Reduction | 1.48         | 1.97         | 3.55          |
| $R_{V_{develop}}$ (in) with Runoff Reduction    | 1.39         | 1.87         | 3.45          |
| Adjusted CN                                     | 87           | 87           | 87            |

| NO. | DATE | DESCRIPTION      |
|-----|------|------------------|
|     |      | COUNTY REVISIONS |



TRINITY CENTRE  
 PARCEL 12A  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SWM/BMP COMPUTATIONS

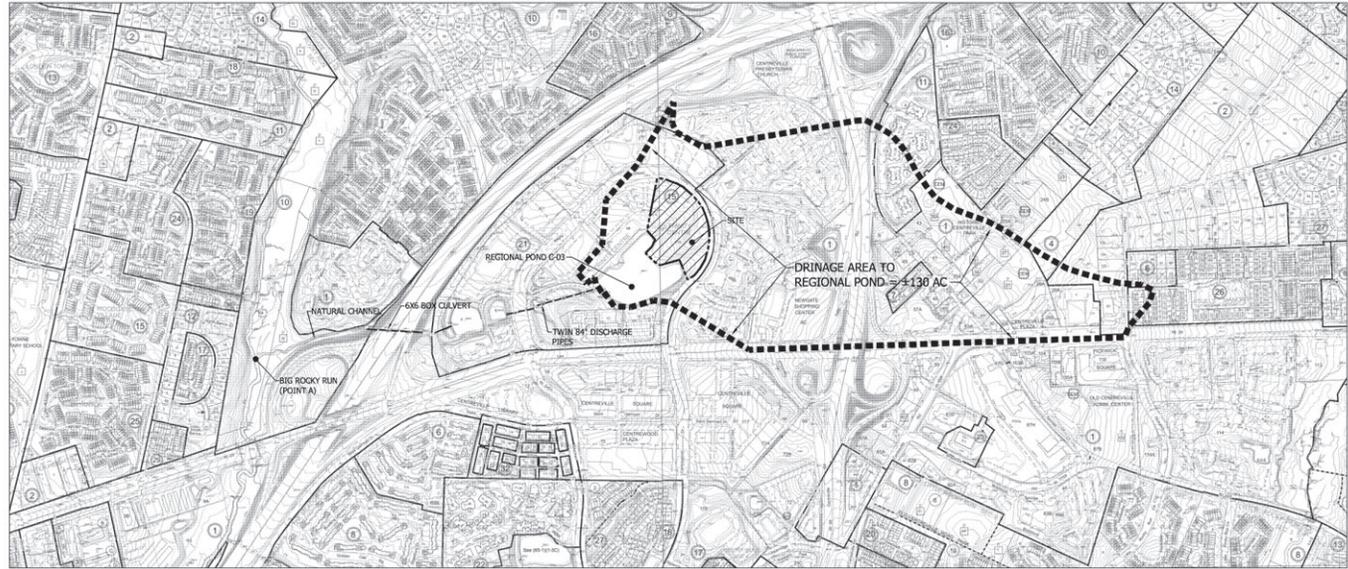
VIKA REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

REVISIONS:  
 REVISED: AUGUST 27, 2015  
 REVISED: MAY 26, 2015  
 REVISED: JANUARY 29, 2015  
 REVISED: JANUARY 15, 2015  
 DATE: DECEMBER 23, 2014

DES: JDA DWN: JDA  
 SCALE: N/A  
 PROJECT/FILE NO.: V5089FF  
 SHEET NO.: C-12A





**ADEQUATE OUTFALL NARRATIVE**

THE SUBJECT PROPERTY (7.08 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 54-4-(15)-12 AND IS LOCATED IN THE SULLY DISTRICT. THE SUBJECT PROPERTY IS BORDERED BY TRINITY CENTER PARKWAY TO THE NORTH, SOUTH, AND EAST AND OFFICE DEVELOPMENT TO THE WEST. THERE IS ONE OUTFALL ASSOCIATED WITH THIS SITE WHICH DRAINS FROM EAST TO WEST.

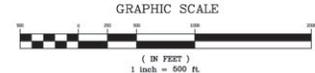
THE ON-SITE WATER FLOWS TO THE WEST WHERE IT LEAVES THE PROPERTY VIA A CLOSED CONDUIT SYSTEM AND DISCHARGES INTO THE EXISTING REGIONAL WET POND (C-03) DESIGNED WITH FAIRFAX COUNTY PLAN # 7265-RP-02. FROM HERE THE FLOW IS THEN DISCHARGED INTO DUAL 84" PIPES WHICH DRAIN INTO AN EXISTING FLOOD PLAIN. THIS FLOOD PLAIN DRAINS INTO A LOWER BMP POND ALSO DESIGNED WITH PLAN# 7265-RP-02. FROM HERE THE FLOW IS THEN DISCHARGED IN TO TWIN 6"X6" BOX CULVERTS WHICH RUN UNDER RT. 66. THIS CULVERT DISCHARGES INTO AN EXISTING RIPRAP LINED SWALE WHICH IS A TRIBUTARY OF BIG ROCKY RUN. AT THIS POINT THE FLOW MEETS THE BIG ROCKY RUN FLOOD PLAIN WHICH HAS A DRAINAGE AREA OF OVER 1 SQUARE MILE SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT FOR THE REQUIREMENT OF THE DESCRIPTION OF THE OUTFALL TO A POINT HAVING AT LEAST 100 TIMES THE SITE AREA OR TO A FLOOD PLAIN THAT DRAINS AN AREA OF AT LEAST 1 SQUARE MILE.

**CHANNEL PROTECTION:**  
CHANNEL PROTECTION REQUIREMENTS HAVE BEEN ANALYZED USING THE 1% CONTRIBUTING DRAINAGE AREA RULE. THE 1% RULE IS SATISFIED AT POINT 'A', AS STATED ABOVE, WHERE THE CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 9 SQUARE MILES, WHICH IS GREATER THAN 100 TIMES OUR SITE AREA OF 7.08 ACRES. AT FINAL SITE PLAN A DETAILED ANALYSIS OF THE MANMADE SYSTEM AND NATURAL CHANNEL WILL BE STUDIED TO CONFIRM THAT THE NATURAL CHANNEL CAN CONVEY THE 1 YEAR AND/OR 2 YEAR 24 HOUR STORMS, AS REQUIRED, WITHOUT CAUSING EROSION.

**FLOOD PROTECTION:**  
FLOOD CONTROL FOR THIS SITE WILL BE ACHIEVED VIA AN EXISTING DETENTION POND THAT HAS BEEN DESIGNED TO PROVIDE DETENTION OF THE POST DEVELOPMENT RELEASE RATE. PER FAIRFAX COUNTY CODE SECTION 124-4-(C)(6) & 124-4(D), THE 10 YEAR POST DEVELOPMENT RELEASE RATE IS LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT RELEASE RATE, THUS LIMITING THE EXTENT OF THE ANALYSIS TO 90% RULE AS OUTLINED ABOVE. PLEASE NOTE THAT AT SITE PLAN IT IS ANTICIPATED THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO THE REGIONAL POND (C-03) AS SHOWN ON THE MAP AS THIS IS WHERE THE CONTRIBUTING DRAINAGE AREA FROM THE SITE SHALL MEET A COMPARISON AREA THAT REPRESENTS A CONFLUENCE OF AT LEAST 90% OR MORE PER COUNTY CODE SECTION 124-4-(C)(6).

IT IS ASSUMED THAT ANY STORM DRAIN PIPES OR CONVEYANCE SYSTEMS INTO WHICH SITE RUNOFF WILL BE CONVEYED HAVE SUFFICIENT CAPACITY AND ARE THEREFORE ADEQUATE. HOWEVER, FINAL DETERMINATION SHALL BE MADE AT SITE PLAN FOR BOTH CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER APPLICABLE COUNTY CODE SECTION 124-4-4.

**SUMMARY CONCLUSIONS:**  
IT IS THE OPINION OF VIKI VIRGINIA, LLC, THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.



**ADEQUATE OUTFALL**

**VIKA REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
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|                           |          |
|---------------------------|----------|
| REVISED: AUGUST 27, 2015  |          |
| REVISED: MAY 26, 2015     |          |
| REVISED: JANUARY 29, 2015 |          |
| REVISED: JANUARY 15, 2015 |          |
| DATE: DECEMBER 23, 2014   |          |
| DES. JDA                  | DWN. JDA |
| SCALE: 1"=500'            |          |
| PROJECT/FILE NO. V508RFP  |          |
| SHEET NO. C-13            |          |

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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|     |      |             |

**LEGAL DESCRIPTION:**

BEING PARCEL 8-C, TRINITY CENTRE AS SHOWN ON A BOUNDARY LOT LINE ADJUSTMENT PLAT IN DEED BOOK 10547 AT PAGE 292 RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

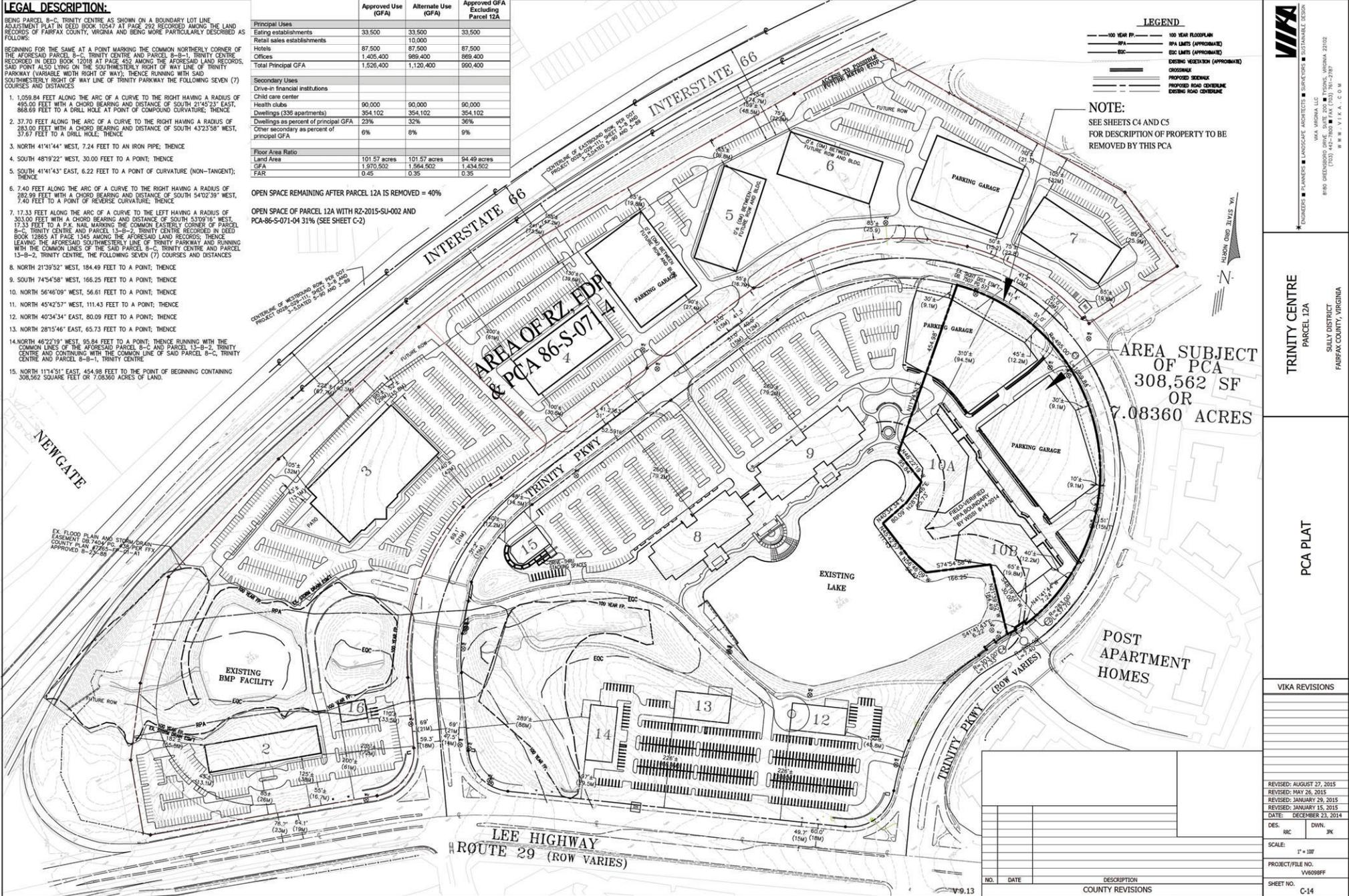
BEGINNING FOR THE SAME AT A POINT MARKING THE COMMON NORTHERLY CORNER OF THE AFORESAID PARCEL 8-C, TRINITY CENTRE AND PARCEL 8-B-1, TRINITY CENTRE RECORDED IN DEED BOOK 12018 AT PAGE 452 AMONG THE AFORESAID LAND RECORDS, SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF TRINITY PARKWAY (VARIOUS WIDTH RIGHT OF WAY), THENCE RUNNING WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF TRINITY PARKWAY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1,059.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 21°45'23" EAST, 868.69 FEET TO A DRILL HOLE AT POINT OF COMPOUND CURVATURE; THENCE
- 37.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 283.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 47°23'58" WEST, 37.67 FEET TO A DRILL HOLE; THENCE
- NORTH 41°41'43" WEST, 7.24 FEET TO AN IRON PIPE; THENCE
- SOUTH 48°19'22" WEST, 30.00 FEET TO A POINT; THENCE
- SOUTH 41°41'43" EAST, 6.22 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE
- 7.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.99 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 54°02'39" WEST, 7.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE
- 17.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 57°09'16" WEST, 17.33 FEET TO A P.I. NAIL MARKING THE COMMON EASTERLY CORNER OF PARCEL 8-C, TRINITY CENTRE AND PARCEL 13-B-2, TRINITY CENTRE RECORDED IN DEED BOOK 12065 AT PAGE 1345 AMONG THE AFORESAID LAND RECORDS, THENCE LEAVING THE AFORESAID SOUTHWESTERLY LINE OF TRINITY PARKWAY AND RUNNING WITH THE COMMON LINE OF THE SAID PARCEL 8-C, TRINITY CENTRE AND PARCEL 13-B-2, TRINITY CENTRE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
8. NORTH 21°39'52" WEST, 184.49 FEET TO A POINT; THENCE
9. SOUTH 74°54'58" WEST, 166.25 FEET TO A POINT; THENCE
10. NORTH 56°46'09" WEST, 56.61 FEET TO A POINT; THENCE
11. NORTH 45°42'57" WEST, 111.43 FEET TO A POINT; THENCE
12. NORTH 40°34'34" EAST, 80.09 FEET TO A POINT; THENCE
13. NORTH 28°15'46" EAST, 65.73 FEET TO A POINT; THENCE
14. NORTH 46°22'19" WEST, 95.84 FEET TO A POINT; THENCE RUNNING WITH THE COMMON LINE OF THE AFORESAID PARCEL 8-C AND PARCEL 13-B-2, TRINITY CENTRE AND CONTINUING WITH THE COMMON LINE OF SAID PARCEL 8-C, TRINITY CENTRE AND PARCEL 8-B-1, TRINITY CENTRE
15. NORTH 11°34'51" EAST, 454.98 FEET TO THE POINT OF BEGINNING CONTAINING 308,562 SQUARE FEET OR 7.08360 ACRES OF LAND.

|   | Approved Use (GFA) | Alternate Use (GFA) | Approved GFA Excluding Parcel 12A |
|---|--------------------|---------------------|-----------------------------------|
| <b>Principal Uses</b>                       |                    |                     |                                   |
| Existing establishments                     | 33,500             | 33,500              | 33,500                            |
| Retail sales establishments                 |                    | 10,000              |                                   |
| Hotels                                      | 87,500             | 87,500              | 87,500                            |
| Offices                                     | 1,405,400          | 999,400             | 899,400                           |
| Total Principal GFA                         | 1,525,400          | 1,120,400           | 990,400                           |
| <b>Secondary Uses</b>                       |                    |                     |                                   |
| Drive-in financial institutions             |                    |                     |                                   |
| Child care center                           |                    |                     |                                   |
| Health clubs                                | 90,000             | 90,000              | 90,000                            |
| Dwellings (336 apartments)                  | 354,102            | 354,102             | 354,102                           |
| Dwellings as percent of principal GFA       | 23%                | 32%                 | 36%                               |
| Other secondary as percent of principal GFA | 6%                 | 8%                  | 9%                                |
| <b>Floor Area Ratio</b>                     |                    |                     |                                   |
| Land Area                                   | 101.57 acres       | 101.57 acres        | 54.49 acres                       |
| GFA   | 1,970,502          | 1,864,502           | 1,434,502                         |
| FAR   | 0.45               | 0.35                | 0.35                              |

OPEN SPACE REMAINING AFTER PARCEL 12A IS REMOVED = 40%

OPEN SPACE OF PARCEL 12A WITH RZ-2015-SU-002 AND PCA-86-S-071-04 31% (SEE SHEET C-2)



**LEGEND**

- 100 YEAR FF
- 100 YEAR FLOODPLAIN
- FF
- SFA LIMITS (APPROXIMATE)
- ECC
- ECC LIMITS (APPROXIMATE)
- EXISTING VEGETATION (APPROXIMATE)
- CROSSWALK
- PROPOSED SIDEWALK
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE

**NOTE:**  
SEE SHEETS C4 AND C5 FOR DESCRIPTION OF PROPERTY TO BE REMOVED BY THIS PCA

AREA SUBJECT OF PCA  
308,562 SF  
OR  
7.08360 ACRES

**VFA**  
VIRGINIA FLEXIBLE ARCHITECTURE  
ARCHITECTS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

9500 WOODBRIDGE LANE, SUITE 200, TYGON, VIRGINIA 22102  
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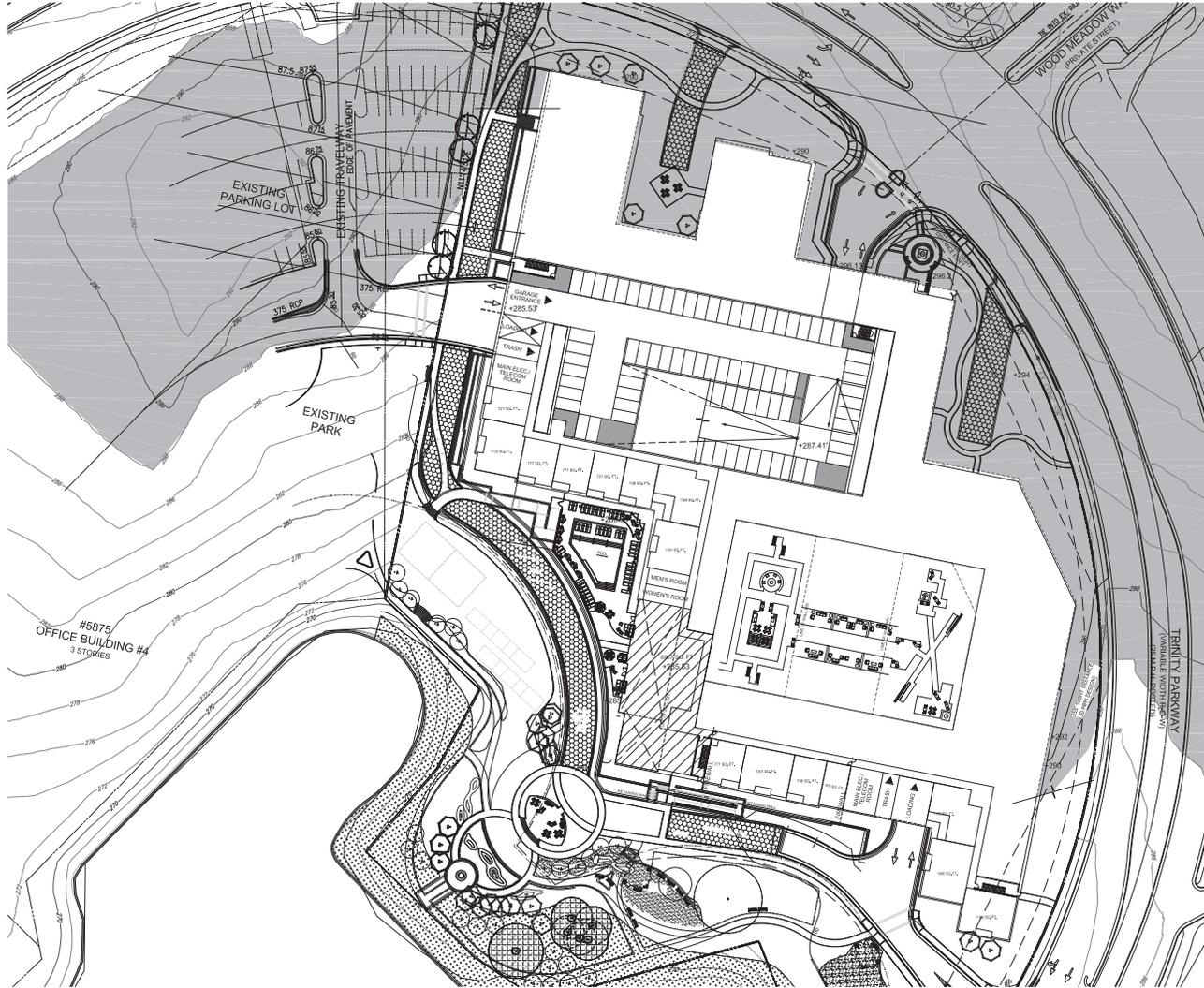
TRINITY CENTRE  
PARCEL 12A  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PCA PLAT

VIKA REVISIONS

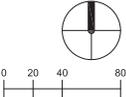
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|---------------------------|----------|
| REVISED: AUGUST 27, 2015  |          |
| REVISED: MAY 26, 2015     |          |
| REVISED: JANUARY 29, 2015 |          |
| REVISED: JANUARY 15, 2015 |          |
| DATE: DECEMBER 23, 2014   |          |
| DES: [ ]                  | DWN: [ ] |
| REC: [ ]                  | JK: [ ]  |
| SCALE: 1" = 30'           |          |
| PROJECT/FILE NO. V6098FF  |          |
| SHEET NO. C-14            |          |

| NO. | DATE | DESCRIPTION | COUNTY REVISIONS |
|-----|------|-------------|------------------|
|     |      |             |                  |



**BUILDING SUMMARY - 4 STORY, 5A BUILDING WITH BASEMENT**

| Unit                               | Type      | Net Area  | Balcony Area | B1         | Floor 1    | Floor 2    | Floor 3    | Floor 4    | Floor 5 | Total      | Ratio  |
|------------------------------------|-----------|-----------|--------------|------------|------------|------------|------------|------------|---------|------------|--------|
| S1                                 | Studio    | 576 sf    | 0 sf         | 1          | 5          | 4          | 4          | 4          |         | 18         | 9.3%   |
| S2                                 |           | 581 sf    | 60 sf        | 0          | 3          | 4          | 4          | 4          |         | 15         |        |
| A1                                 | 1 Bedroom | 721 sf    | 60 sf        | 3          | 14         | 11         | 11         | 11         |         | 50         | 44.8%  |
| A2                                 |           | 736 sf    | 60 sf        | 3          | 5          | 8          | 8          | 8          |         | 32         |        |
| A3                                 |           | 777 sf    | 60 sf        | 3          | 11         | 13         | 13         | 13         |         | 53         |        |
| A4                                 |           | 842 sf    | 60 sf        | 0          | 2          | 7          | 7          | 7          |         | 23         |        |
| A5                                 |           | 994 sf    | 0 sf         | 0          | 1          | 0          | 0          | 0          |         | 1          |        |
| B1                                 | 2 Bedroom | 1,101 sf  | 60 sf        | 2          | 9          | 13         | 13         | 13         |         | 50         | 42.5%  |
| B1a                                |           | 961 sf    | 60 sf        | 0          | 0          | 1          | 1          | 1          |         | 3          |        |
| B2                                 |           | 1,168 sf  | 60 sf        | 1          | 4          | 4          | 4          | 4          |         | 17         |        |
| B2a                                |           | 1,155 sf  | 60 sf        | 1          | 1          | 1          | 1          | 1          |         | 5          |        |
| B2b                                |           | 1,341 sf  | 60 sf        | 0          | 0          | 1          | 1          | 1          |         | 3          |        |
| B3                                 |           | 1,186 sf  | 190 sf       | 1          | 11         | 11         | 11         | 11         |         | 45         |        |
| B3a                                |           | 1,109 sf  | 190 sf       | 1          | 1          | 2          | 2          | 2          |         | 8          |        |
| B4                                 |           | 1,276 sf  | 0 sf         | 0          | 0          | 1          | 1          | 1          |         | 3          |        |
| B4a                                |           | 1,300 sf  | 0 sf         | 0          | 1          | 0          | 0          | 0          |         | 1          |        |
| B5                                 |           | 1,212 sf  | 0 sf         | 0          | 1          | 1          | 1          | 1          |         | 4          |        |
| B6                                 | 1,420 sf  | 0 sf      | 0            | 1          | 1          | 1          | 1          |            | 4       |            |        |
| B7                                 | 1,001 sf  | 60 sf     | 0            | 2          | 2          | 2          | 2          |            | 8       |            |        |
| C1                                 | 3 Bedroom | 1,340 sf  | 60 sf        | 1          | 2          | 3          | 3          | 3          |         | 12         | 3.4%   |
| <b>Total</b>                       |           |           |              | 17         | 74         | 88         | 88         | 88         |         | 355        |        |
| <b>Net Area (No Balconies)</b>     |           | 15,427 sf | 67,752 sf    | 81,729 sf  | 81,729 sf  | 81,729 sf  | 81,729 sf  | 81,729 sf  | 0 sf    | 338,366 sf |        |
| <b>Balcony Area</b>                |           | 1,220 sf  | 5,460 sf     | 6,550 sf   | 6,550 sf   | 6,550 sf   | 6,550 sf   | 6,550 sf   | 0 sf    | 26,330 sf  |        |
| <b>Amenity Area</b>                |           | 6,789 sf  | 6,974 sf     | 0 sf       | 0 sf       | 0 sf       | 0 sf       | 0 sf       | 0 sf    | 13,133 sf  |        |
| <b>Gross Area (No Balconies)</b>   |           | 28,195 sf | 90,889 sf    | 95,775 sf  | 95,775 sf  | 95,775 sf  | 95,775 sf  | 95,775 sf  | 0 sf    | 406,409 sf |        |
| <b>Gross Area (With Balconies)</b> |           | 29,415 sf | 96,349 sf    | 102,325 sf | 102,325 sf | 102,325 sf | 102,325 sf | 102,325 sf | 0 sf    | 432,739 sf |        |
| <b>Efficiency</b>                  |           |           |              |            |            |            |            |            |         |            | 80.8%  |
| <b>Net Area per Unit</b>           |           |           |              |            |            |            |            |            |         |            | 915 sf |
| <b>Parking Required</b>            |           |           |              |            |            |            |            |            |         |            | 168    |
| <b>Parking Provided</b>            |           |           |              | 100        | 92         | 94         | 94         | 94         | 94      |            | 168    |



**TRINITY CENTRE PARCEL 12A**

**BASEMENT I - 285.53'**

**A100**



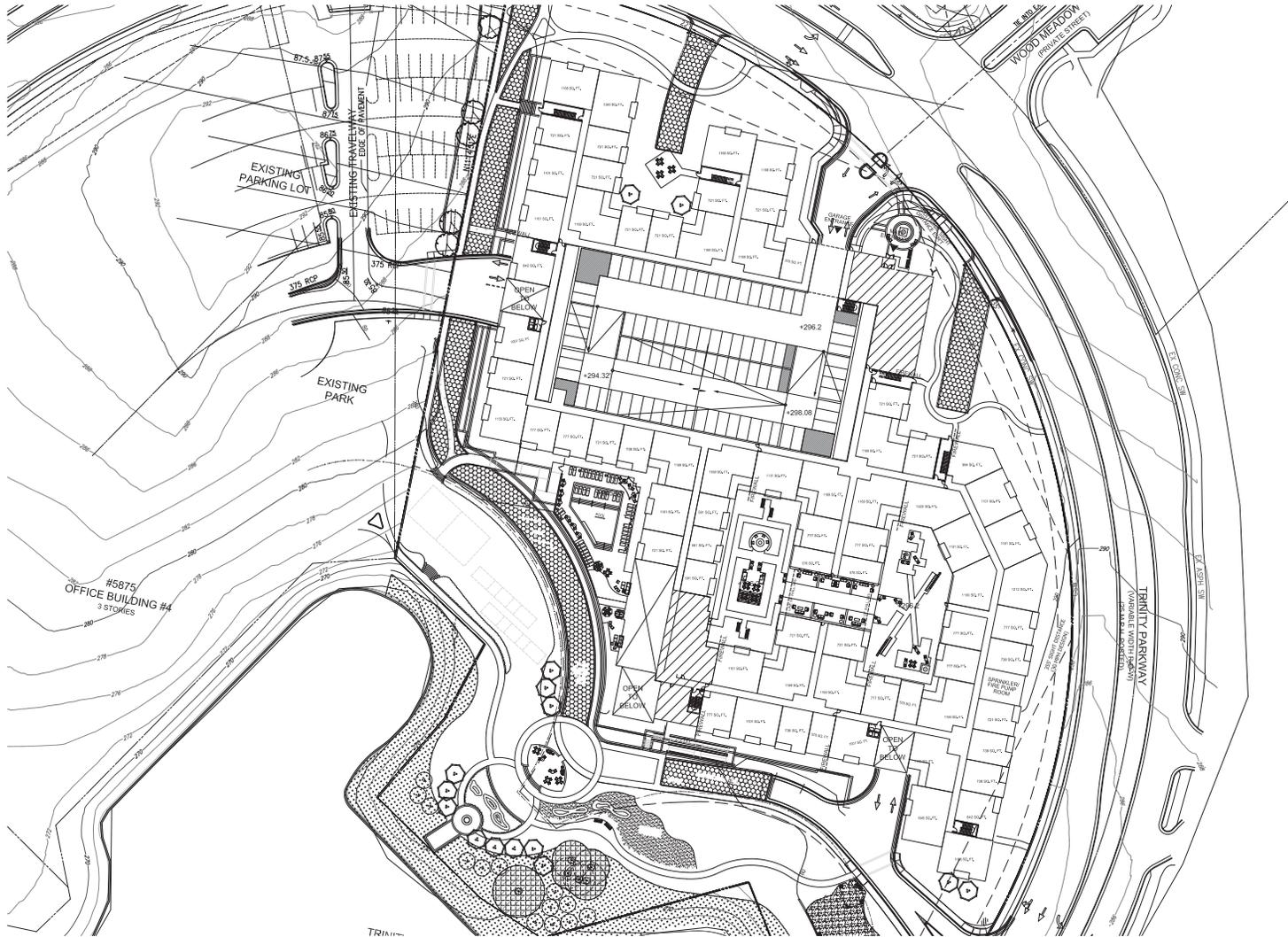
CENTREVILLE, VA

8707 # 2013-0296

08.27.2015

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**TRINITY CENTRE PARCEL 12A**

**FLOOR 1 - 296.2'**

**A101**



**CENTREVILLE, VA**

RTG # 2013-0296

08.27.2015

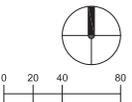
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**TRINITY CENTRE PARCEL 12A**

**TYPICAL FLOOR (2-4)**



A102



CENTREVILLE, VA

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**TRINITY CENTRE PARCEL 12A**

**ROOF PLAN**

A103



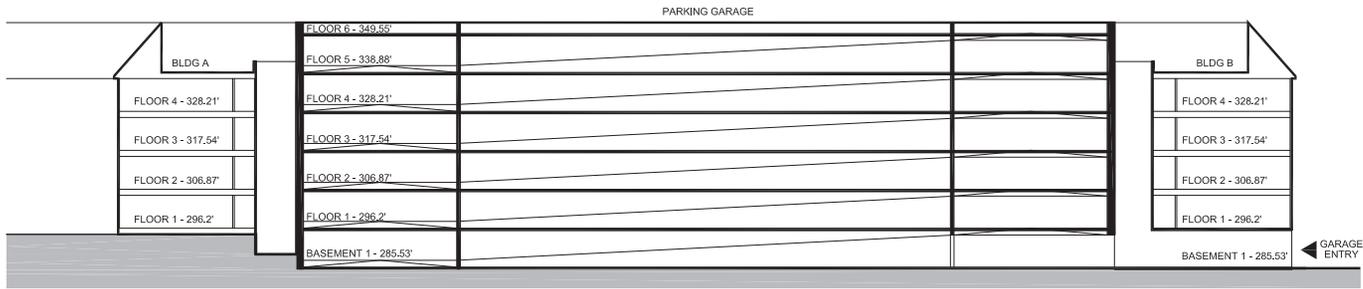
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KTGY # 2013-0296

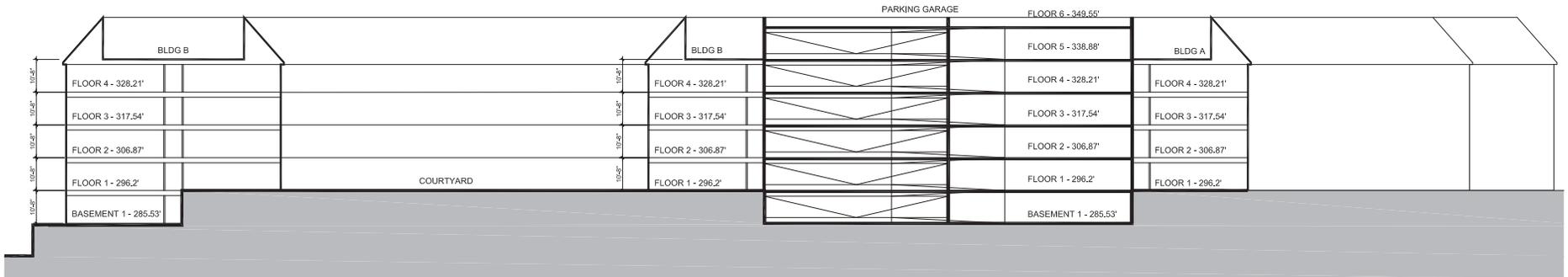
08.27.2015

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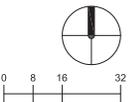




SECTION A



SECTION B



TRINITY CENTRE PARCEL 12A



SECTIONS

CENTREVILLE, VA

ITGT # 2013-0296

08.27.2015

A201

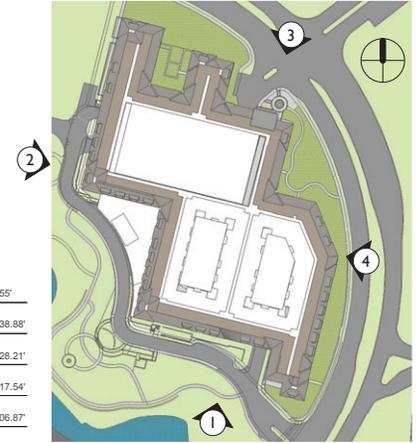
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3: NORTH ELEVATION



KEY PLAN



- ROOF - 349.55'
- FLOOR 5 - 338.88'
- FLOOR 4 - 328.21'
- FLOOR 3 - 317.54'
- FLOOR 2 - 306.87'
- FLOOR 1 - 296.2'

4: EAST ELEVATION



- ROOF - 349.55'
- FLOOR 5 - 338.88'
- FLOOR 4 - 328.21'
- FLOOR 3 - 317.54'
- FLOOR 2 - 306.87'
- FLOOR 1 - 296.2'

TRINITY SITE



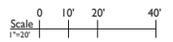
ELEVATIONS

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KTGY # 2013-0296

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A202



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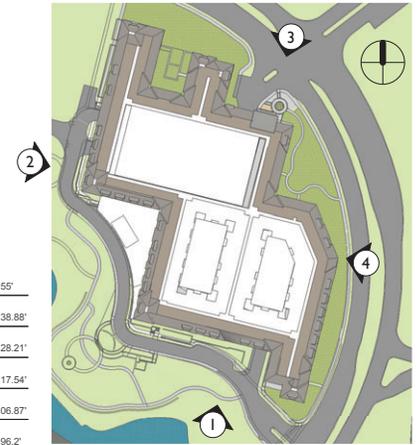


1: SOUTH ELEVATION



|         |           |
|---------|-----------|
| ROOF    | - 349.55' |
| FLOOR 5 | - 338.88' |
| FLOOR 4 | - 328.21' |
| FLOOR 3 | - 317.54' |
| FLOOR 2 | - 306.87' |
| FLOOR 1 | - 296.2'  |

KEY PLAN



2: WEST ELEVATION



|         |           |
|---------|-----------|
| ROOF    | - 349.55' |
| FLOOR 5 | - 338.88' |
| FLOOR 4 | - 328.21' |
| FLOOR 3 | - 317.54' |
| FLOOR 2 | - 306.87' |
| FLOOR 1 | - 296.2'  |

TRINITY SITE



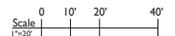
ELEVATIONS

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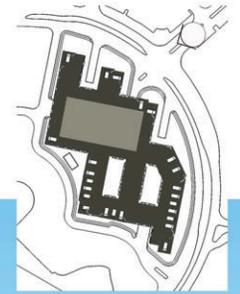
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A203



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**TRINITY SITE**  
JLB PARTNERS

**MEADOW WAY VIEW OF ENTRANCE**  
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A301

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**TRINITY SITE**  
JLB PARTNERS

**EAST FACADE VIEW**  
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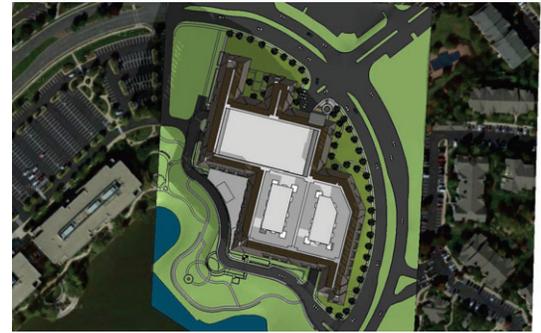
A302



JUNE 21  
9 AM



SEPT. 21  
9 AM



DEC. 21  
9 AM



JUNE 21  
12 PM



SEPT. 21  
12 PM



DEC. 21  
12 PM



JUNE 21  
3 PM



SEPT. 21  
3 PM



DEC. 21  
3 PM

TRINITY CENTRE



SUN STUDY

CENTREVILLE, VA  
KTGY # 2013-0296

08.27.2015

A401



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| Item | Description   | Value      | Reference                               |
|------|---|------------|---|
| A    | Pre-development area (SF) of existing tree canopy   | 105,402 sf |   |
| B    | Percentage of gross site area covered by existing tree canopy   | 35.5%      |   |
| C    | Percentage of 10-year tree canopy required for site (see Table 12.4)  | 10%        |   |
| D    | Percentage of the 10-year tree canopy requirement that should be met through tree preservation  | 35.5%      | 10,544 sf                               |
| E    | Proposed percentage of canopy requirement that will be met through tree preservation  | 9.0%       | 2,782 sf                                |
| F    | Has the Tree Preservation Target minimum been met?  | NO         |   |
| G    | If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12.0507.3, along with a narrative that provides a site specific explanation of why the Tree Preservation Target cannot be met |            | See Sheet C-60                          |
| H    | If step G requires a narrative, it shall be prepared in accordance with § 12.0506.4   |            | See 10 Year Tree Canopy Caks this sheet |

| Area to be Counted (sf)                 | Value  |
|---|--------|
| Area to be Counted (sf)                 | 46,000 |
| Interior Landscaping Required (sf) (2%) | 1,000  |
| Total Shade Tree Cover Provided (sf)    | 2,600  |
| 18 Trees @ 250 sf each                  | 2,600  |

**NOTES:**

**Tree Preservation:** "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFM/D.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree area area living or dead with trunk 10 inches in diameter and greater (measured at 4' - 6" feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal by the International Society of Arboriculture) and 25 feet below the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventories shall be tagged in the field so they can be easily identified. If preservation is not allowed from the private property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the office property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the RCDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in RMP 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, soil testing and recommended fertilization, Comstock, arising within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.

**Tree Preservation Walk-Through:** "The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with UFM/D 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.

**Limits of Clearing and Grading:** "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to any allowances specified in these protected 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 UFM/D, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFM/D, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

**Tree Preservation Fencing:** "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super sill fence to the extent that required trenching for super sill fence does not sever or wound permanent root sheets which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFM/D, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFM/D, DPWES."

**Root Pruning:** "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFM/D, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFM/D, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

**Site Monitoring:** "During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFM/D. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFM/D approval. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFM/D."

**Landscaping Pre-Inspection Meeting:** Prior to the installation of plants to meet the requirements of the approved Landscaping Plan and these Provisions, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFM/D to review the landscape requirements of the approved Landscaping Plan. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscaping Plan shall be reviewed at this time and must be approved by UFM/D prior to planting. The Applicant shall provide notice to UFM/D not less than 72 hours prior to the Applicant's implementation of the tree planting.

**Native Species Landscaping:** "All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by the Virginia Department of Conservation and Recreation Native Plant Finder. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the CDP/DFP."

| Step   | Description  | Totals                               | Reference  |
|--|--|--------------------------------------|--|
| <b>A. Tree Preservation Target and Statement</b> |  |                                      |  |
| A1   | Tree Preservation Target   | 35.5%                                | see § 12-0508.2 for list of required elements and worksheet  |
| <b>B. Tree Canopy Requirement</b>                |  |                                      |  |
| B1   | Identify gross site area   | 308,562                              | § 12-0511.1A   |
| B2   | Subtract area dedicated to parks, roads, transit, and other uses                       | -                                    | § 12-0511.1B   |
| B3   | Subtract area of exemptions  | 0                                    | § 12-0511.1C(1) through § 12-0511.1C(6)  |
| B4   | Adjusted gross site area (B1 - B2) + B3  | 308,562                              |  |
| B5   | Identify site's zoning and/or use  | PRM Planned Residential Multi-family |  |
| B6   | Percentage of 10-year tree canopy required   | 10%                                  | § 12-510.1 and Table 12.4  |
| B7   | Area of 10-year tree canopy required (B4 x B6)   | 30,856                               |  |
| B8   | Modification of 10-year Tree Canopy Requirements request?                              | NO                                   |  |
| B9   | If B8 is yes, then set plan sheet where modification request is located                | N/A                                  | C-08   |
| <b>C. Tree Preservation</b>                      |  |                                      |  |
| C1   | Tree Preservation Target Area  | 10,854 (3% x 367)                    |  |
| C2   | Total canopy area meeting standards of § 12-02400                                      | -                                    |  |
| C3   | C2 x 1.25 =  | -                                    | § 12-0510.3B   |
| C4   | Total canopy area provided by unique or valuable forest or woodland communities        | -                                    |  |
| C5   | C4 x 1.5 =   | -                                    | § 12-0510.3B(1)  |
| C6   | Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees | -                                    |  |
| C7   | C6 x 1.5 to 3.0 =  | -                                    | § 12-0510.3B(2)  |
| C8   | Canopy area of trees within Resource Protection Areas and 100-year floodplains         | 2,782                                |  |
| C9   | C3 x 1.0 =   | 2,782                                | § 12-0510.3C(1)  |
| C10  | Total of C3, C5, C7 and C9 =   | 2,782                                | If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D |
| <b>D. Tree Planting</b>                          |  |                                      |  |
| D1   | Area of canopy to be met through tree planting (B7 - C10)                              | 28,074                               |  |
| D2   | Area of canopy planted for air quality benefits  | -                                    |  |
| D3   | D2 x 1.5 =   | -                                    | § 12-0510.4B(1)  |
| D4   | Area of canopy planted for energy conservation   | -                                    |  |
| D5   | D4 x 1.5 =   | -                                    | § 12-0510.4B(2)  |
| D6   | Area of canopy planted for water quality benefits                                      | -                                    |  |
| D7   | D6 x 1.25 =  | -                                    | § 12-0510.4D(3)  |
| D8   | Area of canopy planted for wildlife benefits   | -                                    |  |
| D9   | D8 x 1.5 =   | -                                    | § 12-0510.4B(4)  |
| D10  | Area of canopy provided by native trees  | -                                    |  |
| D11  | D10 x 1.5 =  | -                                    | § 12-0510.4B(5)  |
| D12  | Area of canopy provided by improved cultivars and varieties                            | -                                    |  |
| D13  | D12 x 1.25 =   | -                                    | § 12-0510.4B(6)  |
| D14  | Area of canopy provided through tree seedlings   | -                                    |  |
| D15  | D14 x 1.0 =  | -                                    | § 12-0510.4C(1)  |
| D16  | Area of canopy provided through native shrubs or woody sward mix                       | -                                    |  |
| D17  | D16 x 1.0 =  | -                                    | § 12-0510.4C(1)(a)   |
| D18  | Percentage of D14 represented by D15a  | -                                    | Must not exceed 35% of D14 (Included Reduced Credits)  |
| D19  | Area of canopy planted for no additional credits (x 1.0)                               | 28,125                               |  |
| D20  | Total of canopy area provided through tree planting                                    | 28,125                               |  |
| D21  | Is an offset planting offset requested?  | NO                                   | Yes or No  |
| D22  | Tree Bank or Tree Fund?  | N/A                                  | § 12-0512  |
| D23  | Canopy area requested to be provided through offset banking or tree fund               | N/A                                  |  |
| D24  | Amount to be deposited into the Tree Preservation and Planting Fund                    | N/A                                  |  |
| <b>E. Total of 10-year Tree Canopy Provided</b>  |  |                                      |  |
| E1   | Total of canopy area provided through tree preservation (C10)                          | 2,782                                | Deviation sought for tree preservation   |
| E2   | Total of canopy area provided through tree planting (D17)                              | 28,125                               |  |
| E3   | Total of canopy area provided through offset banking mechanism (D19)                   | N/A                                  |  |
| E4   | Total of 10-year Tree Canopy Provided = (E1+E2+E3)                                     | 30,907                               | Total of E1 through E3. Area should be met or exceed area required by B7                                 |

| Symbol        | Quantity | Botanical Name           | Common Name  | Site     | 10-Year Canopy Coverage |
|---------------|----------|--------------------------|--------------|----------|-------------------------|
| ●             | 48       | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Redstart     | 1' Cal.  | 250                     |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 350                     |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 750                     |
| ●             | 2        | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 2                       |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 2                       |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 2                       |
| ●             | 35       | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 125                     |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 175                     |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 225                     |
| ●             | 60       | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 150                     |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 225                     |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 300                     |
| ●             | 2        | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 225                     |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 225                     |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 225                     |
| ●             | 3        | Cast. IX Deciduous Trees |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 2                       |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 2                       |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 2                       |
| <b>Shrubs</b> |          |                          |              |          |                         |
|               |          | Amelanchier canadensis   | Black cherry | 1' Cal.  | 25                      |
|               |          | Prunella serotina        | Black cherry | 2' Cal.  | 75                      |
|               |          | Amelanchier canadensis   | Black cherry | 3' Cal.  | 150                     |
|               |          | Amelanchier canadensis   | Black cherry | 4' Cal.  | 225                     |
|               |          | Amelanchier canadensis   | Black cherry | 5' Cal.  | 300                     |
|               |          | Amelanchier canadensis   | Black cherry | 6' Cal.  | 375                     |
|               |          | Amelanchier canadensis   | Black cherry | 7' Cal.  | 450                     |
|               |          | Amelanchier canadensis   | Black cherry | 8' Cal.  | 525                     |
|               |          | Amelanchier canadensis   | Black cherry | 9' Cal.  | 600                     |
|               |          | Amelanchier canadensis   | Black cherry | 10' Cal. | 675                     |
|               |          | Amelanchier canadensis   | Black cherry | 11' Cal. | 750                     |
|               |          | Amelanchier canadensis   | Black cherry | 12' Cal. | 825                     |
|               |          | Amelanchier canadensis   | Black cherry | 13' Cal. | 900                     |
|               |          | Amelanchier canadensis   | Black cherry | 14' Cal. | 975                     |
|               |          | Amelanchier canadensis   | Black cherry | 15' Cal. | 1050                    |
|               |          | Amelanchier canadensis   | Black cherry | 16' Cal. | 1125                    |
|               |          | Amelanchier canadensis   | Black cherry | 17' Cal. | 1200                    |
|               |          | Amelanchier canadensis   | Black cherry | 18' Cal. | 1275                    |
|               |          | Amelanchier canadensis   | Black cherry | 19' Cal. | 1350                    |
|               |          | Amelanchier canadensis   | Black cherry | 20' Cal. | 1425                    |
|               |          | Amelanchier canadensis   | Black cherry | 21' Cal. | 1500                    |
|               |          | Amelanchier canadensis   | Black cherry | 22' Cal. | 1575                    |
|               |          | Amelanchier canadensis   | Black cherry | 23' Cal. | 1650                    |
|               |          | Amelanchier canadensis   | Black cherry | 24' Cal. | 1725                    |
|               |          | Amelanchier canadensis   | Black cherry | 25' Cal. | 1800                    |
|               |          | Amelanchier canadensis   | Black cherry | 26' Cal. | 1875                    |
|               |          | Amelanchier canadensis   | Black cherry | 27' Cal. | 1950                    |
|               |          | Amelanchier canadensis   | Black cherry | 28' Cal. | 2025                    |
|               |          | Amelanchier canadensis   | Black cherry | 29' Cal. | 2100                    |
|               |          | Amelanchier canadensis   | Black cherry | 30' Cal. | 2175                    |
|               |          | Amelanchier canadensis   | Black cherry | 31' Cal. | 2250                    |
|               |          | Amelanchier canadensis   | Black cherry | 32' Cal. | 2325                    |
|               |          | Amelanchier canadensis   | Black cherry | 33' Cal. | 2400                    |
|               |          | Amelanchier canadensis   | Black cherry | 34' Cal. | 2475                    |
|               |          | Amelanchier canadensis   | Black cherry | 35' Cal. | 2550                    |
|               |          | Amelanchier canadensis   | Black cherry | 36' Cal. | 2625                    |
|               |          | Amelanchier canadensis   | Black cherry | 37' Cal. | 2700                    |
|               |          | Amelanchier canadensis   | Black cherry | 38' Cal. | 2775                    |
|               |          | Amelanchier canadensis   | Black cherry | 39' Cal. | 2850                    |
|               |          | Amelanchier canadensis   | Black cherry | 40' Cal. | 2925                    |
|               |          | Amelanchier canadensis   | Black cherry | 41' Cal. | 3000                    |
|               |          | Amelanchier canadensis   | Black cherry | 42' Cal. | 3075                    |
|               |          | Amelanchier canadensis   | Black cherry | 43' Cal. | 3150                    |
|               |          | Amelanchier canadensis   | Black cherry | 44' Cal. | 3225                    |
|               |          | Amelanchier canadensis   | Black cherry | 45' Cal. | 3300                    |
|               |          | Amelanchier canadensis   | Black cherry | 46' Cal. | 3375                    |
|               |          | Amelanchier canadensis   | Black cherry | 47' Cal. | 3450                    |
|               |          | Amelanchier canadensis   | Black cherry | 48' Cal. | 3525                    |
|               |          | Amelanchier canadensis   | Black cherry | 49' Cal. | 3600                    |
|               |          | Amelanchier canadensis   | Black cherry | 50' Cal. | 3675                    |
|               |          | Amelanchier canadensis   | Black cherry | 51' Cal. | 3750                    |
|               |          | Amelanchier canadensis   | Black cherry | 52' Cal. | 3825                    |
|               |          | Amelanchier canadensis   | Black cherry | 53' Cal. | 3900                    |
|               |          | Amelanchier canadensis   | Black cherry | 54' Cal. | 3975                    |
|               |          | Amelanchier canadensis   | Black cherry | 55' Cal. | 4050                    |
|               |          | Amelanchier canadensis   | Black cherry | 56' Cal. | 4125                    |
|               |          | Amelanchier canadensis   | Black cherry | 57' Cal. | 4200                    |
|               |          | Amelanchier canadensis   | Black cherry | 58' Cal. | 4275                    |
|               |          | Amelanchier canadensis   | Black cherry | 59' Cal. | 4350                    |
|               |          | Amelanchier canadensis   | Black cherry | 60' Cal. | 4425                    |
|               |          | Amelanchier canadensis   | Black cherry | 61' Cal. | 4500                    |
|               |          | Amelanchier canadensis   | Black cherry | 62' Cal. | 4575                    |
|               |          | Amelanchier canadensis   | Black cherry | 63' Cal. | 4650                    |
|               |          | Amelanchier canadensis   | Black cherry | 64' Cal. | 4725                    |
|               |          | Amelanchier canadensis   | Black cherry | 65' Cal. | 4800                    |
|               |          | Amelanchier canadensis   | Black cherry | 66' Cal. | 4875                    |
|               |          | Amelanchier canadensis   | Black cherry | 67' Cal. | 4950                    |
|               |          | Amelanchier canadensis   | Black cherry | 68' Cal. | 5025                    |
|               |          | Amelanchier canadensis   | Black cherry | 69' Cal. | 5100                    |
|               |          | Amelanchier canadensis   | Black cherry | 70' Cal. | 5175                    |
|               |          | Amelanchier canadensis   | Black cherry | 71' Cal. | 5250                    |
|               |          | Amelanchier canadensis   | Black cherry | 72' Cal. | 5325                    |
|               |          | Amelanchier canadensis   | Black cherry | 73' Cal. | 5400                    |
|               |          | Amelanchier canadensis   | Black cherry | 74' Cal. | 5475                    |
|               |          | Amelanchier canadensis   | Black cherry | 75' Cal. | 5550                    |
|               |          | Amelanchier canadensis   | Black cherry | 76' Cal. | 5625                    |
|               |          | Amelanchier canadensis   | Black cherry | 77' Cal. | 5700                    |
|               |          | Amelanchier canadensis   | Black cherry | 78' Cal. | 5775                    |
|               |          | Amelanchier canadensis   | Black cherry | 79' Cal. | 5850                    |
|               |          | Amelanchier canadensis   | Black cherry | 80' Cal. | 5925                    |
|               |          | Amelanchier canadensis   | Black cherry | 81' Cal. | 6000                    |
|               |          | Amelanchier canadensis   | Black cherry | 82' Cal. | 6075                    |
|               |          | Amelanchier canadensis   | Black cherry | 83' Cal. | 6150                    |
|               |          | Amelanchier canadensis   | Black cherry | 84' Cal. | 6225                    |
|               |          | Amelanchier canadensis   | Black cherry | 85' Cal. | 6300                    |
|               |          | Amelanchier canadensis   | Black cherry | 86' Cal. | 6375                    |
|               |          | Amelanchier canadensis   | Black cherry | 87' Cal. | 6450                    |
|               |          | Amelanchier canadensis   | Black cherry | 88' Cal. | 6525                    |
|               |          | Amelanchier canadensis   | Black cherry | 89' Cal. | 6600                    |
|               |          | Amelanchier canadensis   | Black cherry | 90' Cal. | 6675                    |
|               |          | Amelanchier canadensis   | Black cherry | 91' Cal. | 6750                    |
|               |          | Amelanchier canadensis   | Black cherry | 92' Cal. | 6825                    |
|               |          | Amelanchier canadensis   | Black cherry | 93' Cal. | 6900                    |
|               |          | Amelanchier canadensis   | Black cherry | 94' Cal. | 6975                    |
|               |          | Amelanchier canadensis   | Black cherry | 95' Cal. | 7050                    |
|               |          | Amelanchier canadensis   | Black cherry | 96' Cal. | 7125                    |
|               |          | Amelanchier canadensis   | Black cherry | 97' Cal. | 7200                    |
|               |          | Amelanchier canadensis   | Black cherry | 98' Cal. | 7275                    |
|               |          | Amelanchier canadensis   | Black cherry | 99' Cal. |                         |







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

**APPLICATION DESCRIPTION**

The applicant (JLB Realty, LLC) requests approval of three concurrent rezoning applications: a Proffered Condition Amendment (PCA), Rezoning/Conceptual Development Plan (RZ/CDP), and Final Development Plan (FDP) for a 7.08-acre site in the Centreville area, consisting of Tax Map parcel 54-4 ((15)) 12A. The proposal would remove the property from the Trinity Centre mixed-use development (RZ 86-S-071) and rezone the property from the PDC, SC, WS and HC Districts to the PRM, SC, WS and HC Districts, to permit the construction of 355 multifamily apartment units at a density of 50.1 dwelling units per acre (du/ac).



*Figure 1: Project location and surrounding uses.*

A reduced copy of the proposed CDP/FDP is included at the front of this report, and the proposed proffers, statement of justification, and affidavit are included as Appendices 1 through 3, respectively.

**LOCATION AND CHARACTER:**

The parcel is located within the triangle of land bounded by the intersections of Interstate 66, to the north; Sully Road (Route 28), to the east; and Lee Highway (Route 29), to the south, in the Centreville area. The site features 1,150 feet of frontage on Trinity Parkway, which is a loop road that provides access within the Trinity Centre development, including the Woodway at Trinity Centre and Post Corners apartments. The parcel fronts on a man-made pond (Trinity Lake) to the south, which serves as a central amenity for Trinity Centre, and existing office uses to the west. Multifamily residential uses exist to the east, across Trinity Parkway, and retail uses exist across the pond, to the south along Route 29.



Figure 2: View of existing site, looking north.

| Figure 3: Surrounding Uses |                 |                                      |  |
|----------------------------|-----------------|--------------------------------------|--|
|                            | Existing Zoning | Existing Use                         | Plan Recommendation (Land Unit E - 151 ac)   |
| North & West               | PDC             | (vacant)                             | Mixed-use: <ul style="list-style-type: none"> <li>• 250,000sf retail and 1.8 million sf office (not to exceed 0.60 FAR)</li> <li>• 900 apartments (at 35 du/ac)</li> <li>• 300 garden aparts. (at 20 du/ac)</li> </ul> |
| East                       | PDC, PDH-30     | Multifamily residential (apartments) |  |
| South                      | PDC             | Retail (restaurants)                 |  |

## ZONING BACKGROUND

### Rezoning/Proffers

- RZ/CDP 86-S-071 (July 20, 1987) – (101.73 ac) – Initial Trinity Centre approval, rezoned to PDC to permit a maximum of 100,000 square feet of retail, 1,800,000 square feet of commercial office, 300-unit hotel, and 336 apartment units, subject to proffers dated July 20, 1987.
- PCA 86-S-071 (May 18, 1998) – Revised secondary uses and building layouts, subject to proffers dated May 13, 1998 (in addition to previous); remained subject to prior CDP.
- PCA 86-S-071-02 (June 7, 1999) – Incorporated a simple change to phasing plan, subject to proffers dated May 20, 1999 (**most recent proffers**), in addition to previous proffers (see Appendix 4).

### Development Plans

- CDP 86-S-071 (July 20, 1987) – (101.73 ac) - Approved with initial rezoning. This **remains the governing CDP** for the property. Application parcel specified on CDP as “Principal and Secondary Uses” (see Appendix 4).
- FDP 86-S-071 (July 20, 1987) – (101.73 ac) – Approved with initial rezoning. FDP for entire rezoning area.
- FDPA 86-S-071 (May 13, 1998) – (33.62 ac) – Amended FDP for area northwest of Trinity Parkway loop. Remains governing FDP for this area.
- FDPA 86-S-071-02 (May 13, 1998) – (36.43 ac) – Amended FDP for area inside of Trinity Parkway loop (including application property).
- FDPA 86-S-071-03 (2001) – withdrawn.
- FDPA 86-S-071-04 (November 12, 2003) – (36.43 ac) – Amended FDP for area inside of Trinity Parkway, subject to development conditions dated November 11, 2003 (superseded FDPA-02). This **remains the governing FDP** for this area, including application property (see Appendix 4). Application parcel designated with two options:
  - Option 1: Two office buildings with 268,000 square feet each, and two parking garages with 1,072 spaces each.
  - Option 2 (prior FDPA-02 plan): One 120,000 square-foot office building and one 10,000 square-foot child-care, retail or eating establishment, with surface parking.

As noted above, the governing proffers and development plans for the application property (PCA 86-S-071-02, CDP 86-S-071 and FDP 86-S-071-04) are included as Appendix 4.

### **ZONING ORDINANCE PROVISIONS**

The proposal would rezone the property from a PDC (Planned Development Commercial) District to a PRM (Planned Residential Mixed-Use) District, with SC (Sign Control), HC (Highway Corridor) and WS (Water Supply Protection) overlays. PRM District provisions of the Ordinance (Section. 6-400) are intended to permit high-density multi-family residential uses, generally with a minimum density of 40 dwelling units per acre, along with possible secondary office and/or commercial uses, to be located in areas in which the Comprehensive Plan supports such uses, which includes Suburban Centers and Transit Station Areas. Analysis of PRM provisions, and other Ordinance regulations, can be found in the Staff Analysis portion of this report.

### **COMPREHENSIVE PLAN PROVISIONS**

|                           |                             |
|---------------------------|-----------------------------|
| <b>Plan Area:</b>         | I                           |
| <b>Planning District:</b> | Centreville Suburban Center |
| <b>Planning Sector:</b>   | Land Unit E                 |
| <b>Plan Map:</b>          | Mixed-Use                   |

**Plan Text:** Land Unit E is planned for high density residential, retail, office and research uses. The planning for this land unit is for approximately 250,000 square feet of commercial retail use and 1.8 million square feet of office/high tech light industrial. The nonresidential uses in this land unit should not exceed .60 FAR. Residential use planned for this land unit includes 900 apartment units at 35 dwelling units per acre and 300 garden apartment units at 20 dwelling units per acre.

Analysis of relevant Comprehensive Plan provisions can be found in the Staff Analysis portion of this report.

| Project   | Acreage | Dwelling Units Built / Proposed | Density Built / Proposed | Zoning           |
|---|---------|---------------------------------|--------------------------|------------------|
| <b>Plan Recommended 900 Apartments at 35 Units/Acre</b>         |         |                                 |                          |                  |
| Woodway at Trinity Centre                                       | 24.45   | 504                             | 20.6/acre                | PDH-20<br>PDH-30 |
| Trinity Centre Parcel 12A                                       | 7.08    | 355                             | 50.1/acre                | PRM<br>PROPOSED  |
| Subtotal  | 31.53   | 816<br>-859                     | 25.9/acre<br>(27.2/acre) |                  |
| <b>Plan Recommended 300 Garden Apartments at 200 Units/Acre</b> |         |                                 |                          |                  |
| Post Corners  | 18.5    | 336                             | 18.2/acre                | PDC              |
| <b>Land Unit E Total</b>  |         |                                 |                          |                  |
| Built and Proposed  | 50.03   | 1,152<br>-1,195                 | 23.0/acre<br>(23.9/acre) |                  |

Figure 4: Applicant's chart demonstrating conformance with Comprehensive Plan recommendations.

### DESCRIPTION OF PROPOSAL

**Title of CDP/FDP:** "Trinity Centre – Parcel 12A"  
(copy at front of staff report)

**Prepared by:** VIKA Incorporated

**Original and Revision Dates:** December 23, 2014, as revised through August 27, 2015

**Plat Description:** The CDP/FDP consists of 31 sheets.

### **SITE LAYOUT AND DESIGN**

The development plan for the 7.08-acre parcel includes one large, 4-story, 355-unit apartment complex, with internal parking garage and courtyard areas, occupying the majority of the site, with a publically-accessible amenity area and vegetative buffer adjoining the existing Trinity Lake, to the south of the parcel.

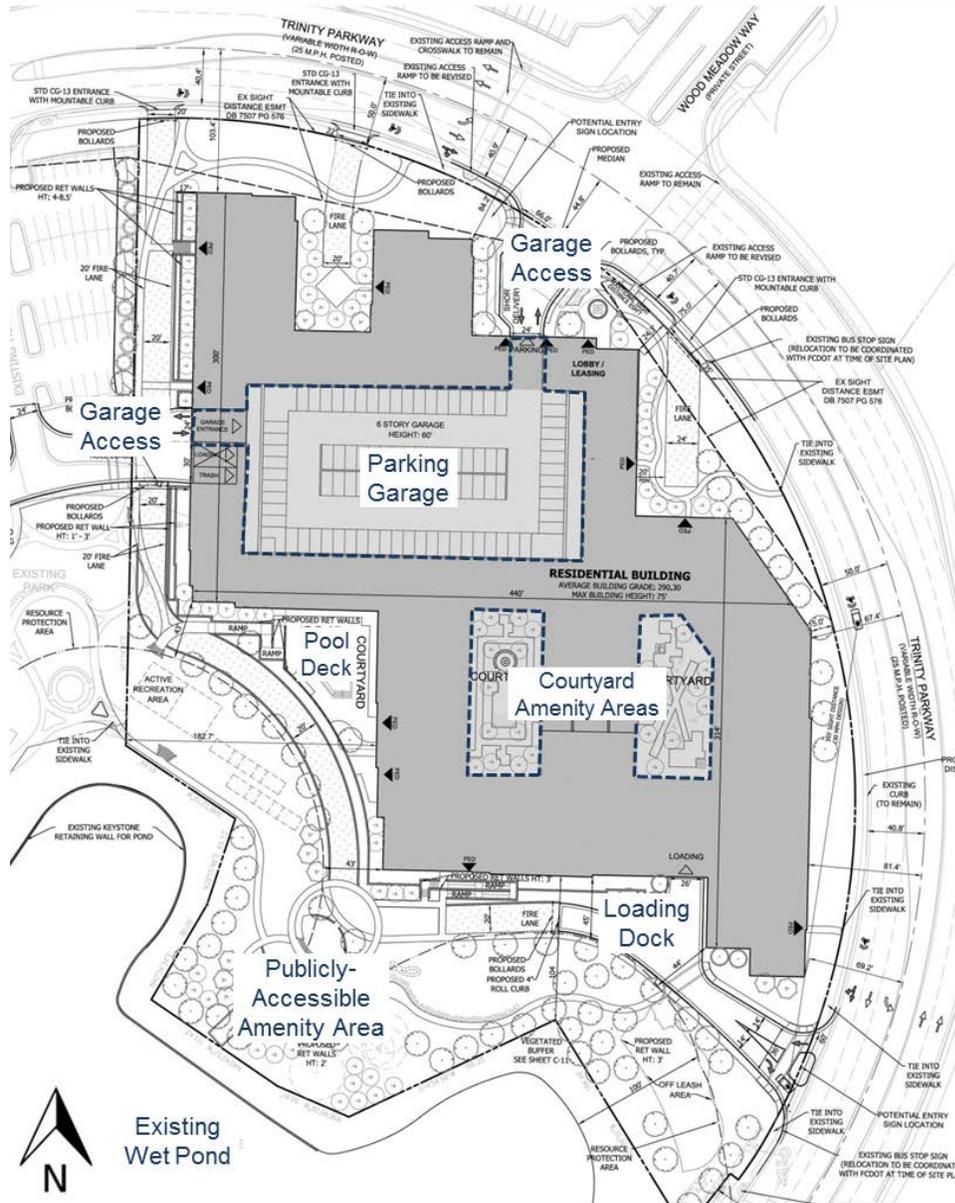


Figure 5: Proposed site layout.

## ARCHITECTURE

The proposed structure is four stories tall along the north façade, bordering Trinity Parkway, with an additional level in the rear of the structure (due to a change in grade) facing the pond to the south.



*Figures 6a and 6b: Applicant renderings of proposed building.*

The character of the proposed architecture is illustrated on Sheets A202 and A203 of the CDP/FDP, and would consist of exterior materials including: brick, masonry, aluminum, steel, glass, and/or cementitious paneling. A sustainable design proffer commits to implement one of several specified “green building” standards.

## **ACCESS AND CIRCULATION**

The site includes frontage along Trinity Parkway, which provides vehicular access to the site. Two access points to the parking structure are proposed; the main access would occupy the vacant portion of an existing four-way intersection at Wood Meadow Way,

which also provides access for the 504-unit Woodway at Trinity Centre development, while a second garage access would connect to an existing drive aisle, located on the neighboring parcel to the west. Loading access would be provided adjacent to the second garage access, as well as at a dedicated loading entrance along Trinity Parkway, at the southeast corner of the building.

An existing sidewalk along Trinity Parkway would remain, and additional pedestrian connections are proposed to access the interior of the site, and to complete an existing pedestrian trail loop that surrounds much of the pond.

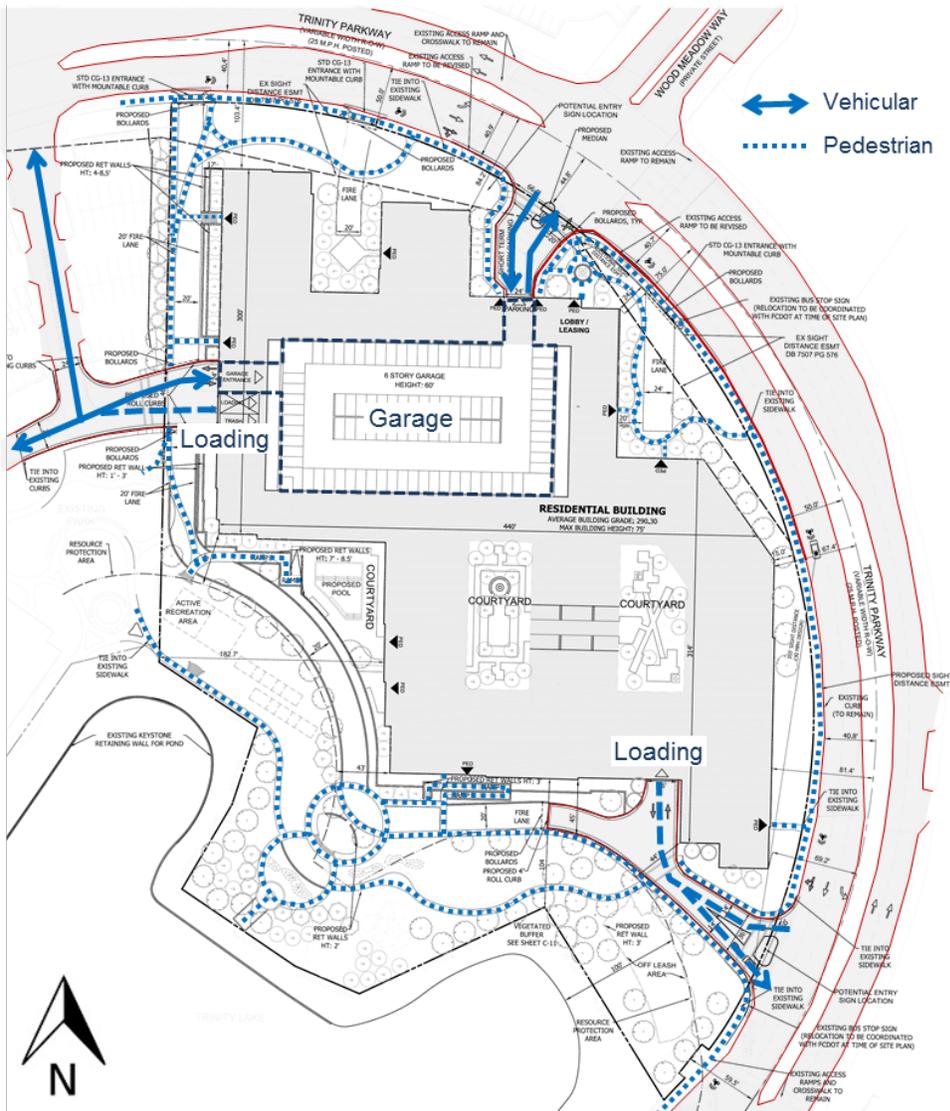


Figure 7: Proposed site circulation.

### RECREATIONAL AMENITIES

For the use of building residents, two internal courtyards are proposed, featuring tables, benches, landscape and hardscape areas, to provide private areas for outdoor relaxation and gathering. The courtyards would be connected by a covered passageway that includes additional seating areas, and would also connect to a 6,000+ square foot indoor amenity area. An outdoor pool facility is also proposed for the use of building residents, which would overlook the pond and be easily accessible from the indoor amenity area and courtyards.

The southern portion of the site would be developed as a publically-accessible outdoor recreation area, featuring trails and plaza areas for pedestrians to stroll and gather, and a riparian planting buffer along the pond edge, to provide water quality benefits to the site and to serve as a visual delineation between the recreational areas and the “natural” pond amenity. To encourage active children’s play, a sand lot area, earthen mounds, and timber climbing structures are included, and open grass areas are proposed to accommodate more structured play. An enclosed, off-leash dog park is also proposed at the southeast corner of the site, to provide an area for residents and others to exercise their pets in a controlled environment.

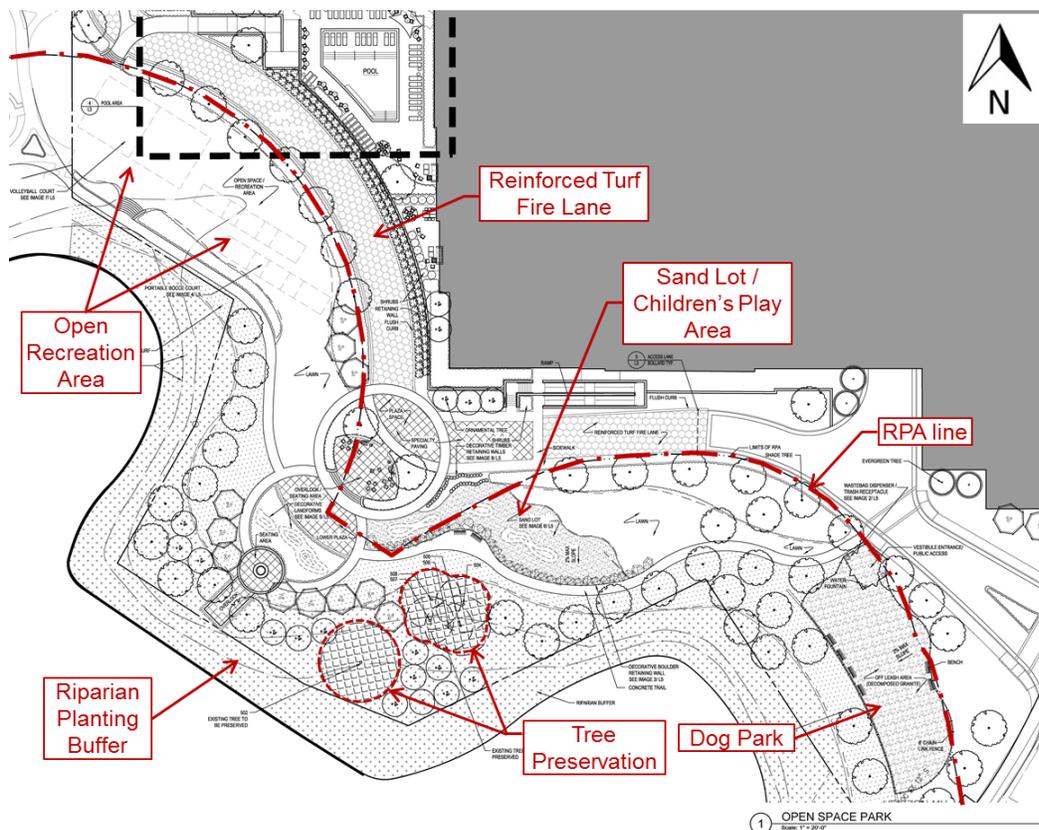


Figure 8: Proposed open space/amenity area.

## **STORMWATER MANAGEMENT**

The existing wet pond, constructed in conjunction with prior phases of Trinity Centre, was engineered to provide stormwater management for the site, and should largely satisfy Stormwater Management and Water Quality requirements of the Zoning Ordinance and Public Facilities Manual (PFM) (subject to current DPWES review). Additional BMP measures are proposed to provide additional water quality benefits and to satisfy more stringent RPA requirements that were not in place at the time of the initial rezoning. Stormwater runoff from the building itself would be collected and treated by engineered stormwater planters adjacent to the building and other engineered BMP's, while the majority of the runoff from other paved surfaces would be treated by heavily amending adjacent soils on the site. A vegetated conservation buffer, adjacent to the pond, would provide a final layer of filtration for the site.

## **RESOURCE PROTECTION AREA**

A 100-foot buffer area surrounding the existing pond is designated as Resource Protection Area (RPA), according to the Chesapeake Bay Conservation Ordinance, and is subject to additional restrictions on its use. An "Exception" to standard RPA requirements is requested, in order to facilitate inclusion of the proposed recreational amenities, and is subject to separate review by the Department of Public Works and Environmental Services (DPWES), and the Board of Supervisors. The RPA Exception request, and associated Water Quality Impact Assessment (WQIA), have been reviewed concurrently with the rezoning request, and DPWES staff recommends approval of the request. The full RPA/WQIA report is included as Appendix 10 of this report.

## **LANDSCAPING AND TREE PRESERVATION**

The proposal includes tree planting and landscaping to provide the required 10-year tree canopy coverage, and to provide shade and screening to the site. Additional off-site landscaping would be provided along the western boundary of the parcel to provide screening of the adjacent parking area. Although two tree preservation areas are specified in the outdoor amenity area, the quantity of tree preservation would not meet the required target for the site, and a deviation of that requirement is requested. Since the time that the CDP/FDP was prepared, the applicant has also proffered to preserve a large, 22-inch willow oak tree, as shown on Exhibit A of the proffers (Appendix 1)

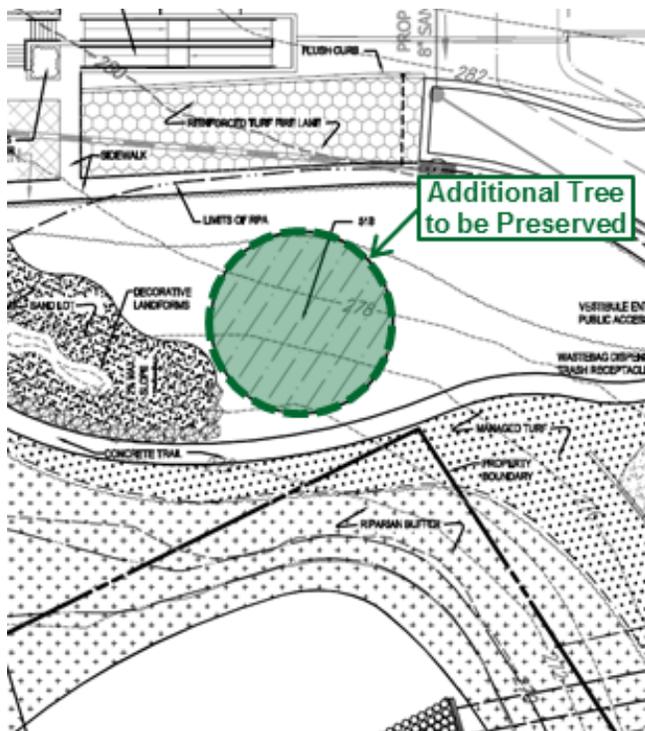


Figure 9: 22" willow oak to be preserved.

## PROFFERS

In addition to the site elements noted above, proffers associated with the proposal include additional applicant commitments to address Affordable Housing, Transportation Demand Management, Public Facilities Contributions, and other aspects of the proposal. Those additional commitments are described in the Staff Analysis portion of this report.

## WAIVERS AND MODIFICATIONS REQUESTED

A number of waivers and modification are requested of Zoning Ordinance and Public Facilities Manual provisions, which are also discussed in the Staff Analysis portion of this report.

### **STAFF ANALYSIS – PCA 86-S-071-04**

The current application would amend the proffers associated with RZ 86-S-071 (Trinity Centre) to remove the subject parcel from that rezoning area. Sheet C-14 of the CDP/FDP (PCA Plat) outlines the area to be removed, and contains calculations demonstrating that the remaining areas would remain in compliance with the governing approvals, and applicable Ordinance provisions. To summarize the key aspects of compliance:

**ZONING ORDINANCE CONFORMANCE (Remaining RZ 86-S-071-04 Area)****PDC Regulations**

PDC District regulations allow up to a maximum of 1.5 Floor Area Ratio (FAR), and do not allow the Gross Floor Area (GFA) of residential dwellings to exceed 50 percent, nor other secondary uses to exceed 25 percent, of the GFA of all principal uses in a development. The removal of the subject parcel from the rezoning area (and its 536,000 sf of approved principal office use) would result in a reduction of approved FAR for the remaining land area from 0.45 to 0.35, and would increase the resulting percentage of Gross Square Feet (GSF) devoted to dwellings from 23 percent to 36 percent. The resulting percentage of other secondary uses would increase from 6 percent to 9 percent. All values remain well within the required thresholds for a PDC District.

Open space requirements for a PDC District are 15 percent of Gross Land Area (GLA). Removal of the subject property would result in a remaining open space percentage of 40 percent, which remains far above the Ordinance minimum.

| <b>Figure 10: PDC District Compliance</b>    |                        |  |                        |
|--|------------------------|--|------------------------|
|  | <b>Prior Approvals</b> | <b>Approvals with Parcel 12A Removed</b> | <b>PDC Requirement</b> |
| <b>Land Area</b>                             | 101.57 ac              | 94.49 ac                                 | -                      |
| <b>Gross Floor Area (GFA)</b>                | 1,970,502 sf           | 1,434,502 sf                             | -                      |
| <b>Floor Area Ratio (FAR)</b>                | 0.45                   | 0.35                                     | 1.5 max                |
| <b>Total Principal GFA</b>                   | 1,526,400              | 990,440                                  | -                      |
| <b>Dwellings as % of Principal GFA</b>       | 23%                    | 36%                                      | 50% max                |
| <b>Other secondary as % of Principal GFA</b> | 6%                     | 9%                                       | 25% max                |
| <b>Open Space</b>                            | 40%                    | 40%                                      | 15%                    |

### **Parking Requirements**

Required parking for the Trinity Centre project is distributed throughout development, with sufficient parking facilities included on the FDPs for each individual building site to satisfy their own parking requirements. Existing uses adjacent to the subject property were developed with adequate parking to meet their needs, and the undeveloped parcels across Trinity Parkway were approved for office uses with included parking structures. Staff finds that the removal of the application property from the Trinity Centre rezoning area would have no adverse impact on the ability of the remaining parcels to meet parking requirements.

### **Landscaping and Screening**

The applicant is not required to provide screening of the proposed residential use to the more intensive office use to the west (which is currently under the same ownership as the application parcel), but the proposed conversion of office use to residential might potentially result in a requirement for the neighboring office use to provide transitional screening to the residential use, at such time as that parcel might seek redevelopment or intensification of its use. To mitigate this potential concern, the current applicant has proffered to install vegetative screening material on the neighboring property (subject to applicable easements) to screen the parking area from the residential use. A zoning interpretation request has been submitted by the applicant to clarify that such off-site landscaping would remain in conformance with approved development plans, and is currently under review.

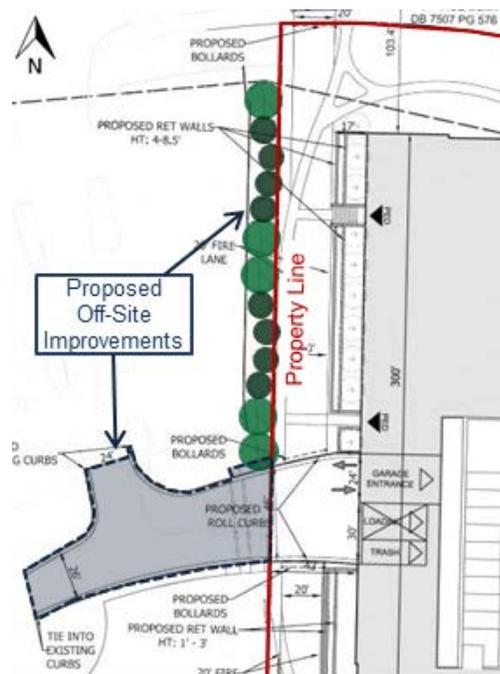


Figure 11: Proposed off-site improvements.

### CONFORMANCE WITH PRIOR APPROVALS (Remaining RZ 86-S-071 Area)

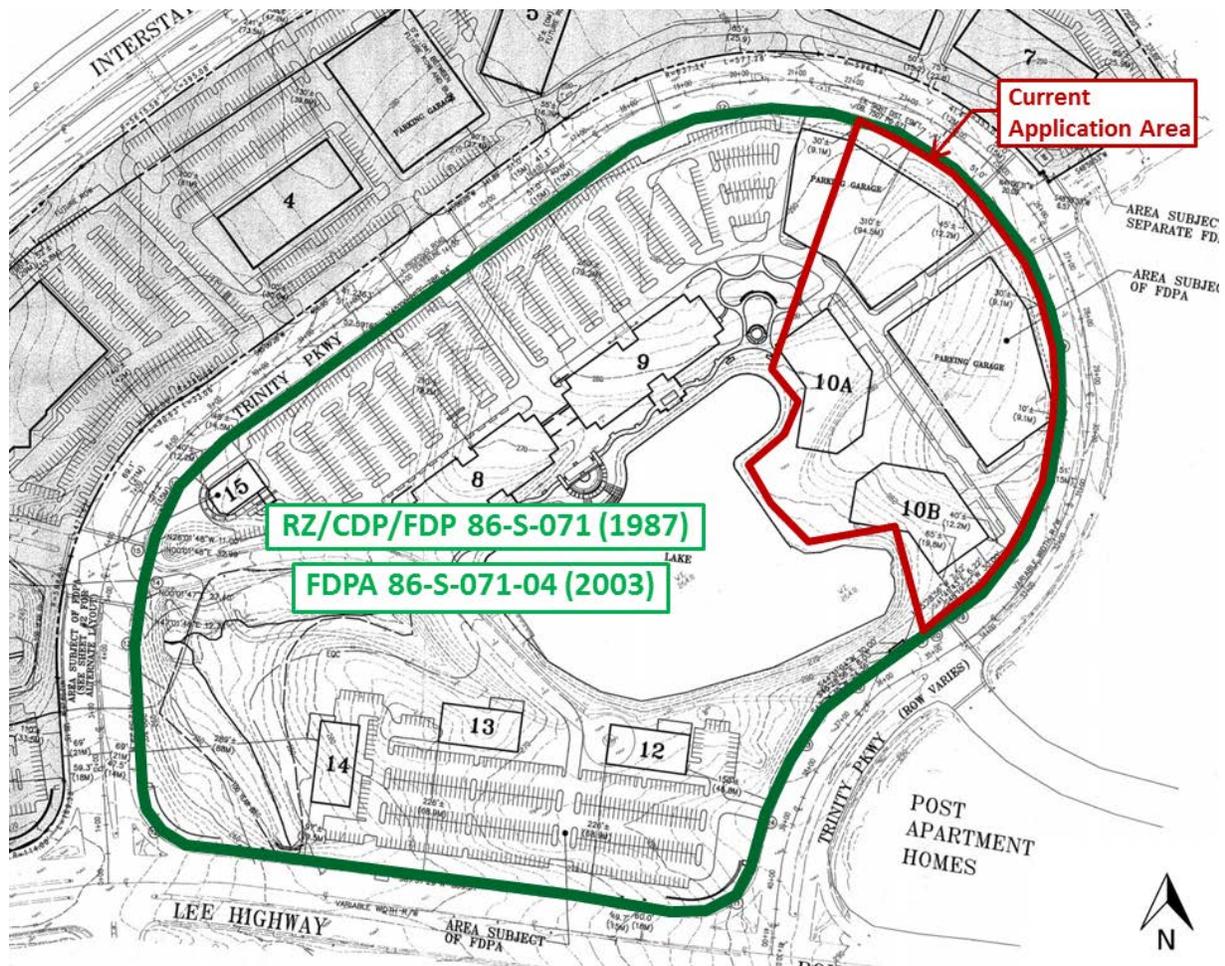


Figure 12: Governing zoning approvals for application area.

### Development Plans (CDP 86-S-071 and FDP 86-S-071-04)

Proffers specify that the development is subject to the approved CDP, with regards to points of access, and the general location of open space areas and the internal road network. The proposed development maintains the general location of access points and open space areas from the previously-approved CDP, and would not alter such connections with surrounding properties. The CDP also specifies the provision of 27.4 acres of open space (27 percent of the total site area). The governing FDP for the subject property (FDPA 86-S-071-04) included 28 acres of total open space (40 percent), and further specified that a minimum of 40 percent of open space will be provided at build-out of the FDP. According to the tabulations on Sheet C-14 of the current CDP/FDP, removal of the subject parcel would leave the remaining rezoning area with 40 percent open space, which would remain in compliance with both the approved CDP and FDPA.

The primary development option on the approved FDPA included two 10-story office buildings and two parking structures on the application property (see Figure 12, above). A subsequent revision of parcel lines has resulted in a portion of an approved parking structure being located outside of the current application area, and remaining on the neighboring parcel. While it might appear that removing Parcel 12A would create a potential nonconforming situation for the remaining rezoning area, an additional development option on the approved FDPA permitted an alternate development scenario which included a smaller, 4-story office structure and separate retail building on this parcel (see Figure 13, below). That alternate option included surface parking over the majority of the subject property, as well as the portion of the neighboring property in question, where such surface parking currently exists. This configuration is in conformance with the alternative development option, and would remain so upon removal of the subject property from that rezoning area.

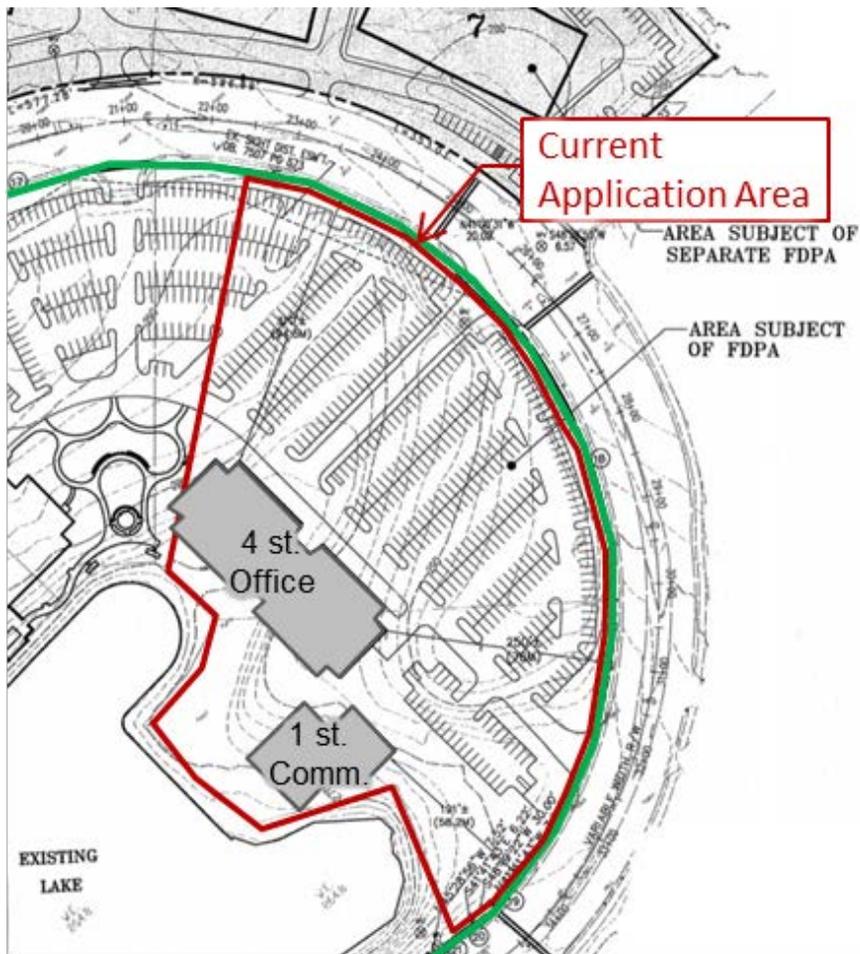


Figure 13: Alternate approved development option.

As mentioned previously, off-site screening vegetation is also proposed on the neighboring property, as is reconfiguration of the access drive from that parcel (to be discussed later in this report), for which an interpretation of the approved development plans has been submitted to the Zoning Evaluation Division (ZED) of DPZ and is currently under review (see previous Figure 11).

### **Proffers (RZ 86-S-071, PCA 86-S-071, and PCA 86-S-071-02)**

#### **Development Intensity**

The approved proffers require that development not exceed maximum intensity of various uses. Removal of the subject property, and its 536,000 square feet of approved office space, would increase the available office density for the remainder of the Trinity Centre rezoning area; however, it would remain in compliance with the approved proffers.

#### **Additional Proffered Commitments**

Construction of Trinity Parkway, and utility infrastructure for the site, were included in the original proffers, and took place in conjunction with previous phases of construction. Trinity Parkway was intended to be accepted into the VDOT road network, but remains subject to an outstanding “punch-list” of construction requirements in order to be acceptable to VDOT. The prior developer of the road has defaulted on completion of the outstanding requirements, and the County is currently in the process utilizing bond funds, intended to address such a scenario, to complete the outstanding items. According to initial County estimates, the available bond funds may not be sufficient to cover the costs of the outstanding “punch-list” items, and has requested that the applicant contribute additional funds to reimburse the County for the improvements required along their frontage. The applicant is generally agreeable to such a request, and the details of those discussions are ongoing at the time of the staff report.

Other proffer contributions associated with the prior rezoning included shared maintenance of the Stormwater Management Pond, which the subject property will remain subject to, as a member of the Trinity Centre Owner’s Association. Another commitment to provide a covered interpretive exhibit describing the history of Centreville, that was to be located within the park area, has been addressed by applicant by proffering a monetary contribution of \$20,000 to the Centreville Historic District to fund similar projects within the Historic District, which did not exist at the time of the previous approval. Subject to satisfactory resolution of the road improvement funding, staff feels that all previously outstanding proffer commitments have been sufficiently addressed by the current proposal.

**STAFF ANALYSIS - RZ/FDP 2015-SU-002**

**ZONING ORDINANCE (Appendix 5)**

The proposal would rezone the subject property from a PDC District to a PRM District, with SC, HC and WS overlays. In addition to **PRM District Provisions**, the proposal is subject to several **Overlay District** requirements, as well as **General and Design Standards for all Planned Developments** (Sect. 16-100). Standard Zoning Ordinance provisions relating to parking, landscaping, stormwater management, and other concerns, also apply – all of which will be evaluated in the following sections of this report.

| <b>Figure 14: PRM Requirements (Sect. 6-400, Sect. 16-102.1)</b> |   |                                |
|--|---|--------------------------------|
| <b>Standard</b>  | <b>Required</b>   | <b>Provided</b>                |
| <b>Min. District Size</b>  | 2 ac.   | 7.08 ac.                       |
| <b>Max. Building Height (per Sect. 3-3007)</b>                   | 150 ft. (per. R-30)                                     | 75 ft.                         |
| <b>Front Yard (per Sect. 3-3007)</b>                             | 25° angle of bulk plane, not less than 20 ft. (= 35 ft) | Varies from 15 ft to 53 ft     |
| <b>Rear Yard (per Sect. 3-3007)</b>                              | 25° angle of bulk plane, not less than 25 ft. (= 44 ft) | 105 ft.                        |
| <b>Side Yard (per Sect. 3-3007)</b>                              | 25° angle of bulk plane, not less than 10 ft. (=41 ft)  | 43 ft.                         |
| <b>FAR</b>   | 3.0 maximum   | 1.31                           |
| <b>Residential Density</b>                                       | Generally 40 du/ac minimum (with no secondary uses)     | 43 du/ac                       |
| <b>Open Space</b>  | 20%   | 31%                            |
| <b>Recreational Facilities</b>                                   | Minimum expenditure of \$1800 per dwelling unit         | Proffer to satisfy requirement |

**PRM District Provisions**

PRM Districts are intended to provide high-density multifamily residential development or mixed-use development consisting primarily of multifamily residential. Figure 15 outlines various requirements for a PRM District. Bulk and height regulations are evaluated in comparison to the most similar traditional residential district (R-30), per Part 1 of Article 16. All applicable PRM regulations would be satisfied by the proposal.

**Overlay District Provisions (SC, HC, WS)**

The property is also subject to Sign Control (SC), Highway Corridor (HC) and Water Quality Protection (WS) overlay districts, all of which are outlined in Article 7 of the Zoning Ordinance. The SC District is concerned with restricting freestanding signs in intensely-developed portions of the County, but only applies to commercial uses and not to multi-family residential uses, so the SC District would have no bearing on the proposal. The HC District seeks to limit certain trip-intensive uses along major thoroughfares, in order to prevent or reduce traffic congestion. The proposed residential use would not be affected by HC District regulations.

WS District regulations are intended to protect public water supply sources from excessive pollution, and *would* apply to the current proposal. The primary regulation that would affect the current proposal is the requirement for new development to implement water quality measures (Best Management Practices (BMPs)) to reduce projected phosphorus runoff by 50 percent. Staff evaluation of proposed BMPs is located in the Stormwater Management analysis section of this report.

| <b>Figure 15: Additional Ordinance Requirements</b> |   |  |
|---|---|--|
| <b>Standard</b>                                     | <b>Required</b>   | <b>Provided</b>                                    |
| <b>Parking Spaces</b>                               | Parking: 1.6 spaces/du (568 spaces)   | 568 spaces   |
| <b>Loading Spaces</b>                               | 5 spaces  | 2 loading bays (waiver requested)                  |
| <b>Signs</b>  | Allowed per Article 12 (or CSP)   | Proffers would allow two freestanding entry signs. |
| <b>Stormwater Management</b>                        | <ul style="list-style-type: none"> <li>Water quantity control (detention): Maintain pre-development level.</li> <li>Water quality control (BMPs): (subject to WSPOD)</li> </ul> | Existing wet pond plus additional BMPs.            |
| <b>10-Year Tree Canopy (per PFM)</b>                | 30,856 sf (10% of site)   | 30,907 sf (10% of site)                            |
| <b>Tree Preservation (per PFM)</b>                  | 10,954 sf (35.5% of 10-year Canopy)   | 2,782 sf (25.4% - deviation requested)             |

**Parking and Loading Standards (Article 11)**

The Zoning Ordinance requires a minimum of 568 parking spaces for the proposed development (1.6 spaces per unit) and 568 spaces are proposed, to be located within a 6-story parking structure wrapped by the residential structure, which would meet Ordinance requirements. Loading requirements for the use would be five off-street loading areas. A modification request is included to allow two indoor loading bays in lieu of the five loading spaces. Staff supports the modification request.

**Signage Requirements (Article 12)**

A signage proffer would allow either by-right signage, or a Comprehensive Sign Plan for the site in the future, and specifies that two monument entry signs would be allowed at the entrances to the property, on Trinity Parkway (exact locations to be determined on site plan). Section 12-202 of the Zoning Ordinance would allow such monument signs by-right, up to a maximum of 30 square feet in area and eight feet in height.

## Landscaping and Screening Requirements (Article 13 and Sect. 12 of PFM)

### Tree Canopy Coverage and Tree Preservation (Appendix 11)

The Public Facilities Manual (PFM) requires a minimum 10-year tree canopy coverage of 10 percent for PRM Districts. The proposal includes tree coverage of 10 percent, which would satisfy that requirement. In addition, the PFM requires a certain percentage of that tree cover be achieved by preservation of existing trees on site. Based on the amount of existing tree canopy of the site, the Tree Preservation Target for the site is 35.5 percent of the canopy requirement, or 10,954 square feet. Due to the intensity of the proposed development on the site, the applicant is only able to preserve approximately 2,782 square feet, or 9 percent of the canopy target, and has requested a deviation to the tree preservation requirement. Since the CDP/FDP was prepared, the applicant has also agreed to preserve an additional 22-inch willow oak tree, as shown on Exhibit A of the proffers (Appendix 1).



Figure 16: Proposed 10-year tree canopy.

The PFM allows the Director of DPWES to approve a deviation of the Tree Preservation Target if meeting the Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance. Due to the plan to preserve select areas of the site, including the large willow oak tree, as well as the quality and quantity of proposed plantings, staff does not object to the requested deviation from the Tree Preservation Target.

#### Parking Lot Landscaping

Section 13-200 of the Ordinance requires parking areas over 20 spaces to include both interior and peripheral parking lot landscaping. Due to the structured parking proposed for the site, the applicant requests modifications of the parking lot landscaping requirements in lieu of the proposed vegetation, which includes shade trees along pedestrian walkways and in other portions of the site. Staff does not object to this modification request.

#### Transitional Screening and Barriers

There are no requirements to screen residential uses from office uses or from other residential uses, so no screening or barrier requirements apply to this proposal. As discussed in the analysis of the PCA application, however, off-site screening vegetation is proposed in order to screen the adjacent parking area from the residential use, and to mitigate any requirement for the adjacent landowner to provide screening in the event of a future zoning action on that property (see previous Figure 11).

Subject to approval of the requested modifications, staff considers all landscaping and screening requirements satisfied.

#### **Onsite Recreation Facilities**

Sect. 6-409 and Sect. 16-404 of the Zoning Ordinance require the provision of open space and recreational facilities within Planned Development Districts, to a minimum expenditure of \$1,800 per unit for outdoor recreational facilities. The application would provide open space equivalent to 31 percent of the site, and includes a proffer to commit the required amount towards on-site recreational facilities.

#### **Stormwater Management Analysis (Sect. 6-0000 of PFM) (Appendix 9)**

The proposed development is subject to Chapter 124 of the County Code, which regulates Stormwater Management on development sites.

#### Stormwater Detention

The Ordinance requires that post-development conditions maintain pre-development rates of stormwater runoff, up to a 10-year storm event. The existing wet pond was

developed with the prior rezoning and construction of Trinity Centre, and was designed to include the runoff from this parcel. The current proposal would not exceed the quantity of runoff that was originally proposed, and the existing pond should provide adequate detention to meet Ordinance requirements (to be verified by DPWES at the time of site plan review).

#### Water Quality Control

This proposal would be considered redevelopment by the Stormwater Ordinance, and would be required to treat runoff to achieve an additional nutrient load reduction, as compared to the currently approved plan for the site. In addition, the property is subject to Water Quality Protection Overlay District regulations, intended to protect the water quality of the Occoquan Reservoir, which is a drinking water source for the area. WSPOD regulations require that new construction demonstrate a 50 percent reduction in phosphorus runoff, as compared to pre-development conditions.

The existing wet pond captures the stormwater runoff from the entire site and was designed to meet similar water quality goals at the time of the previous approval. In addition, the applicant specifies the use of stormwater planters, manufactured BMP's, and soil amendments on the CDP/FDP, in order to meet higher redevelopment standards, and to provide additional SWM and water quality benefits. Utilizing the Virginia Runoff Reduction Method spreadsheet to evaluate pre and post-development stormwater conditions (Sheets C-12 and C-12a of the CDP/FDP), the applicant demonstrates preliminary compliance with the requirements of the Stormwater Ordinance, and the 50 percent reduction requirement of the WSPOD Ordinance. Review and approval of the final Water Quality plan would be evaluated by DPWES at the time of site plan review.

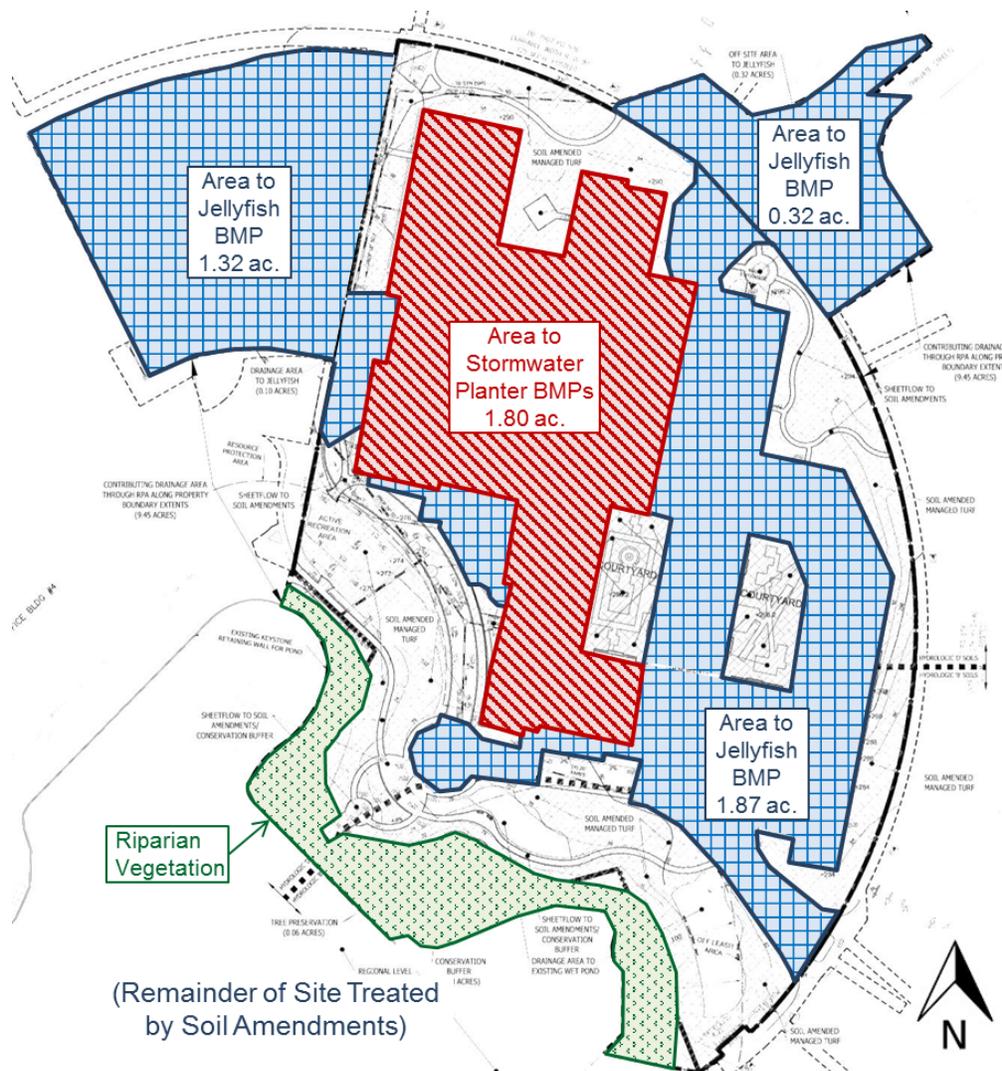


Figure 17: BMP treatment areas, as specified on the CDP/FDP.

**Resource Protection Area (RPA) Exception (7265-WRPA-002-1) and Water Quality Impact Assessment (WQIA 7265-WQ-001-1) (Appendix 10)**

The subject property abuts a man-made wet pond, constructed to manage runoff from the larger Trinity Centre development area. The pond and surrounding areas were subsequently designated as Resource Protection Area (RPA), per the County’s Chesapeake Bay Preservation Ordinance (Chapter 118 of the County Code). The proposed development includes encroachment into the man-made RPA, which requires a Chesapeake Bay Preservation Area Exception, subject to review and recommendation by the Department of Public Works and Environmental Services (DPWES). The applicant has filed RPA exception request, #007265-WRPA-002-1, and an associated WQIA, #7625-WQ-001-1, which have been reviewed concurrently with this rezoning request; the report for which is included as Appendix 10 of this report.

While the pond and the surrounding area were designated as RPA, the area was previously approved for development. The pond is a man-made feature and does not support the features which would normally support the same area being designated as an Environmental Quality Corridor (EQC) as defined by the Comprehensive Plan. In addition, the applicant has added riparian plantings, water quality improvement features and enhancements to the riparian buffer in order to offset the potential impacts of development in this area. According to the staff report for the associated RPA Exception, DPWES staff recommends approval of the request, given the additional water quality features proposed by the applicant, and DPZ concurs. Any further consideration of issues related to the RPA will be subject to final review and approval by DPWES.

### **Requested Waivers and Modifications**

- Modification of Section 2-505 of the Zoning Ordinance to allow the proposed structures, as shown on the CDP/FDP, to be located within corner lot restriction areas.

Staff supports a modification of Sect. 2-505, in order to permit the proposed structures, as shown on the CDP/FDP.

- Modification of loading requirements (per Section 11-202, Par. 3A), to allow two indoor loading docks instead of five required loading spaces.

Staff considers the two proposed indoor loading docks sufficient for the intended use and supports this modification request.

- Modification of parking lot landscaping requirements, in lieu of landscaping shown on the CDP/FDP.

The required parking on site would be accommodated by a parking structure, the roof of which makes up much of the area subject to parking lot landscaping requirements. Rather than be required to plant required trees on the roof of the parking structure, the applicant requests a modification of such requirements in lieu of the landscaping shown on the CDP/FDP. Staff has no objections to this request.

- PFM deviation from the Tree Preservation Target (per Sect. 12-0508.3A(1)), as described on the CDP/FDP.

Due to the proposed development intensity on the site, which is within Comprehensive Plan and Ordinance guidance, staff supports a deviation of the tree preservation target, as specified in the request letter on Sheet C-6 of the CDP/FDP.

- Modification of bike trail requirements along Trinity Parkway, in favor of the cross section shown on CDP/FDP.

It has been determined by staff that the proposed designation of a shared roadway along Trinity Parkway would be a sufficient alternative to the dedicated bike lane recommended by the County Bicycle Master Plan, which would require widening of the existing roadway. Staff supports this requested modification.

Several additional PFM waiver requests are listed on Sheet C-2 of the CDP/FDP, many of which have since been determined to no longer be required, and the remaining requests would not, in the opinion of staff, affect the ability of the plan to be realized as shown on the CDP/FDP and, therefore, may be reviewed at site plan stage.

### **Standards for all Planned Developments (Sect. 16-100) (Appendix 5)**

#### 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.*

As discussed in the Land-Use Analysis section of this report, the proposed 355 multifamily residential units are supported by the Comprehensive Plan for Land Unit E, at the proposed density (see previous Figure 4).

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.*

The proposed residential density would not be permitted in a conventional zoning district, and meets the intent of the PRM District to provide such development in areas such as the Centreville Suburban Centre. Staff feels that the proposed building type and architecture are also more compatible with the adjacent office uses than conventional multi-family construction.

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.*

The major scenic and environmental asset for this property is the manmade wet pond (Trinity Lake), which serves as a community amenity and focal point for the development. The current proposal would complete the original development vision of having a publically-accessible park-like amenity surrounding the pond, and would allow both residents and visitors to enjoy the amenity. The area surrounding the pond is now considered Resource Protection Area, under the provisions of the Chesapeake Bay Protection Ordinance, and is intended to provide water filtration benefits to the pond. The proposal includes a conservation buffer directly adjacent to the pond, and additional BMP measures upstream, in order to “mimic” the benefits of a natural RPA, as described in the RPA Exception analysis (Appendix 10). Staff considers this standard met.

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.*

Conversion of the approved office uses on the site to multi-family residential use would remain in harmony with the mixed-use intent of the overall development, and with Comprehensive Plan guidance for the area. The architecture would blend well with the existing office and residential uses that neighbor the subject property, and development of the public amenity area adjacent to the pond will complete a long-neglected portion of the original development vision, bringing additional value to the other properties in the area. Staff considers this standard satisfied.

5. *The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

The supporting infrastructure for the subject parcel was constructed with prior phases of the Trinity Centre development, and would largely support the change in uses proposed.

The County Fire and Rescue Department has requested that the applicant contribute \$100,000 to fund the installation of traffic signal preemption devices between the subject parcel and two closest fire stations (ten devices at \$10,000

each), in order to more quickly and safely respond to incidents on the property, as residential properties are at a higher risk than commercial properties (see Appendix 15). The applicants have proffered to contribute \$10,000 towards signal preemption devices, which is insufficient to install devices to even the closest fire station (which would require 4 devices).

ISSUE: As mentioned in the analysis of the PCA application, there remain outstanding construction items associated with Trinity Parkway, for which the prior developer has defaulted, and the County is in the process of utilizing escrow money (intended for that purpose) to address. It is anticipated that the available escrow money will not be sufficient to fund full completion of the outstanding items. A portion of the outstanding items exist along the frontage of the subject property, and would normally be expected to be addressed by the applicant in conjunction with the rezoning application. Since the County is already in the process of addressing the entirety of the outstanding issues, and construction of the County project will likely take place prior to the current applicant's project, the County has requested that the current applicant contribute funds to reimburse the County for the cost of the necessary improvements along their frontage. The applicant is generally agreeable to the request, and discussions are currently ongoing regarding this issue.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The proposal includes a garage connection to the neighboring parcel to the west, which conforms to the vehicular circulation proposed on the Trinity Centre CDP, and coordinates the primary garage entrance with the existing intersection of Trinity Parkway and Wood Meadow Way.

Trail connections would be provided to complete a continuous loop around the existing pond, and to provide pedestrian and bicycle access to the site from all directions. A curving trail extension at the northwest corner of the property, along Trinity Parkway, would serve to "collect" pedestrians from the Wood Meadow Way intersection and direct them towards the pond and amenity area. Connectivity is also proposed between the building courtyards, the indoor amenity area, and the pool facility, in order to provide links for residents between various amenity areas.

Much of the pedestrian circulation relies on sidewalks along Trinity Parkway, for which several repairs are included in the outstanding construction items mentioned above. The County and applicant are currently in discussions about the funding and construction of those improvements. Subject to a satisfactory resolution of that issue, staff considers this standard met.

### 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.*

The PRM district would most closely resemble an R-30 conventional district, which requires minimum yard (setback) requirements based on an angle of “bulk-plane” calculations. Side and rear yard requirements for an R-30 District would be exceeded by the proposal, while the R-30 front yard requirement of 35 feet would not be met. Staff feels that the intent of a PRM District, and of Comprehensive Plan guidance for suburban centers, is to achieve a more pedestrian-oriented, urban environment than conventional by-right development. Locating buildings closer to front lot lines creates a proper pedestrian-scaled environment that supports those goals, especially as this proposal would be integrating multi-family residential units into an existing office park environment, rather than a typical suburban residential setting. Landscaping and screening requirements for the PRM District are largely the same as the R-30 District, and the current application satisfies the applicable regulations.

- 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.*

Applicable Zoning Ordinance requirements are discussed in the appropriate analysis sections of the report, and would be satisfied by the proposal.

- 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.*

The street network serving the site was constructed with previous phases of the Trinity Centre development, and provides sufficient capacity to serve the proposed use. As discussed earlier in this report, there remain outstanding construction items with Trinity Parkway that the County intends to address, in order to allow the roadway to be accepted into the VDOT road system. Additional negotiations may take place between the County and applicant to address improvements along their site frontage, and the timing of any such improvements. Pedestrian connections are proposed that would provide access to the interior of the site from all directions, and would allow building residents to easily access other neighborhood amenities.

Subject to a satisfactory resolution of the outstanding transportation improvement issue, staff believes that all Standards for Planned Developments would be sufficiently met by the current proposal.

## **COMPREHENSIVE PLAN (Appendix 6)**

### **Land Use and Intensity (Appendix 7)**

The proposed development is located in Land Unit E of the Centreville suburban core area of the Fairfax County Comprehensive Plan, which calls for a mixture of uses in this land unit. This proposal would replace some of the approved office use with mid-rise residential use, similar to existing residential uses located across Trinity Centre Parkway from the site. The Plan recommends 900 apartment units at 35 dwelling units per acre in Land Unit E, as well as 300 garden apartments at 20 dwelling units per acre. The current proposal includes 355 apartment units on a 7.08-acre site, at a density of 50.1 dwelling units per acre. When combined with the existing Woodway at Trinity Centre apartment community to the north, the resulting overall density would be 25.9 dwelling units per acre, and a total of 816 units - which is in keeping with Plan recommendations.

The following image shows the proposed distribution of apartment units within Land Unit E.

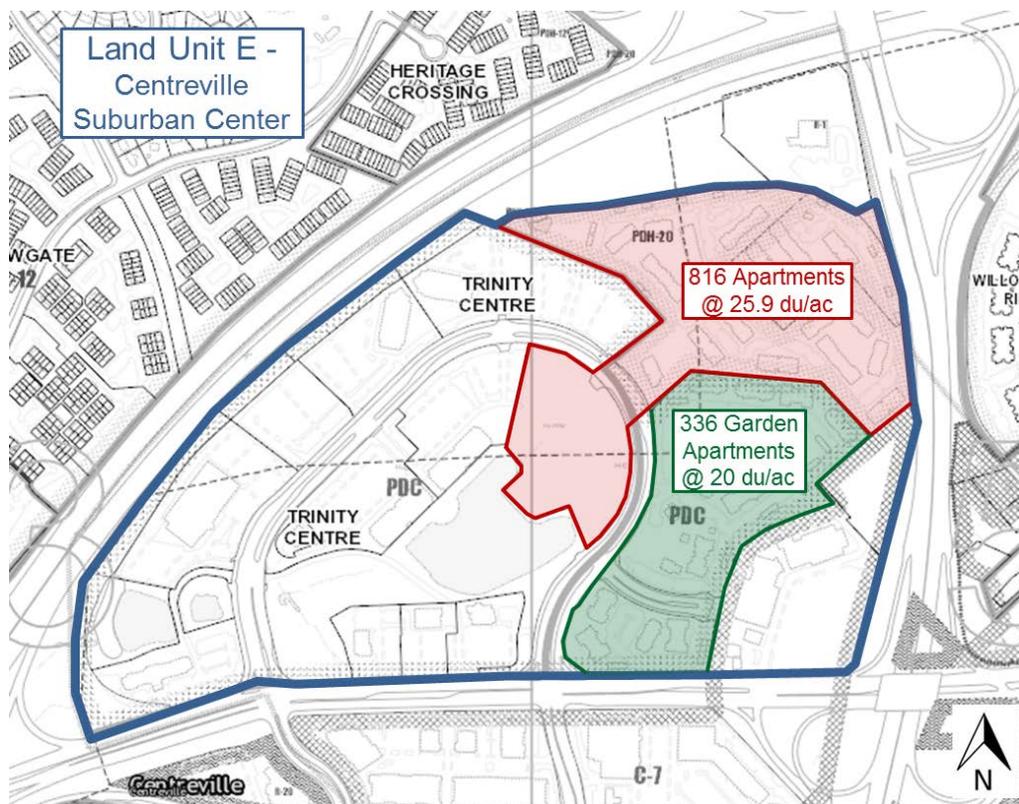


Figure 18: Distribution of apartment units in Land Unit E.

### Architecture and Building Design

The proposed development consists of one large, 4-story residential building containing a parking structure, as well as two internal courtyards. The proposed architecture includes stylistic elements from both the adjacent office uses, to the west, and other multi-family residential structures, to the east, and would provide a transition between the two types of uses.

## Conceptual Elevation:



Neighboring Apartment Building:



Neighboring Office Building:

*Figure 19: Architectural comparison.*

County staff had initial concerns about the sheer size and bulk of the proposed structure, which spans the majority of the 1150-foot street frontage and might appear inhospitable to pedestrians, or equally out of scale when viewed from off-site, such as looking north across the pond. Staff suggested that the applicant incorporate additional material and roofline variation to the architecture to mitigate such potential issues, and the applicant included additional architectural features and elements to address such concerns (see Figure 19, above).

The conceptual architectural elevations on Sheets A202 and A203 of the CDP/FDP, show articulation of the façade, building insets and vertical roof elements at the building corners, to help break up the significant building mass and lengthy building facades. Key architectural features are also committed to in the proffers, including balconies, window bay repetitions, and varied exterior materials at the upper and lower floors, that should help to create visual interest and better integration of the development with its surroundings. Staff feels that the proposal would result in less visual impact on existing residential uses than the previously-approved office plan, which included above-grade parking garages directly adjacent to Trinity Parkway.

## Open Space and Recreational Amenities (Appendix 12)

Comprehensive Plan (and Zoning Ordinance) guidance direct an applicant to provide ample opportunities for active recreation on a site. As described in the Description of Proposal section of this report, the proposal includes a number of residential amenities as well as a large portion of the site that is dedicated to a publically-accessible outdoor amenity area, including walking/running trails throughout the site and grassed areas suitable for more structured play. In response to staff requests to provide additional opportunities for active recreation on the site, the applicant has included additional play fields, as well as “natural” children’s play features, including earthen mounds, a sand play area, and timber climbing features.

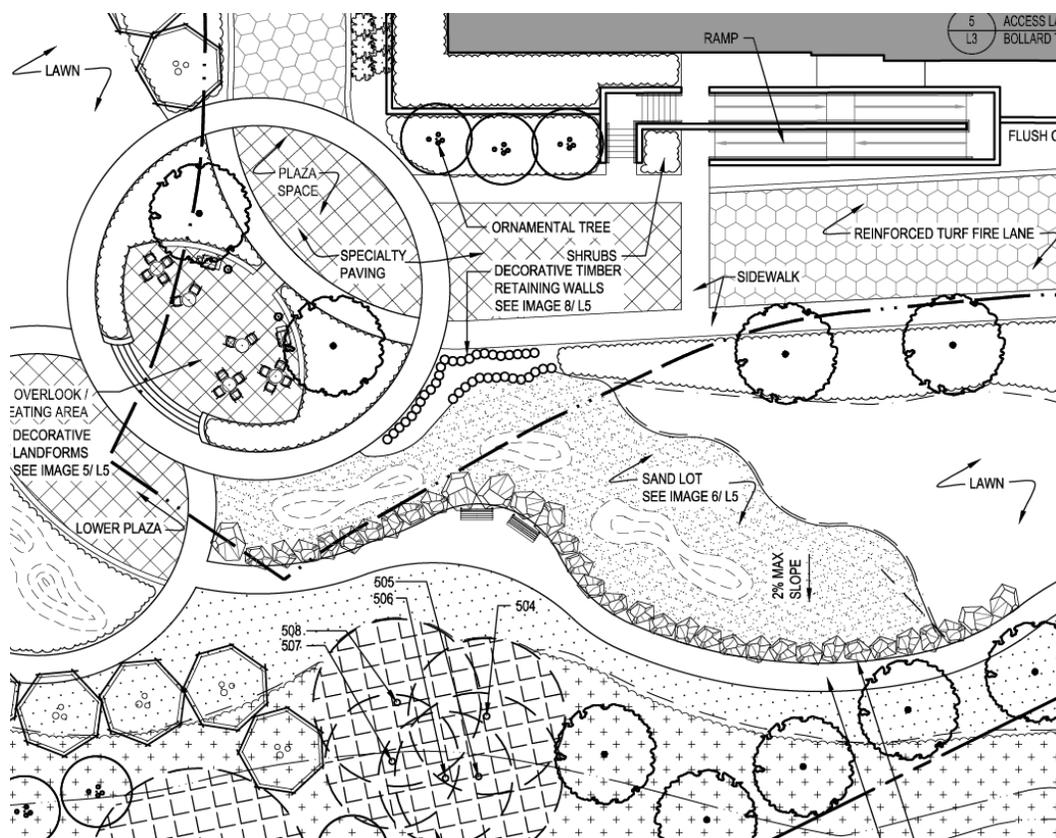


Figure 20: Detail of plaza and children’s play areas.

In addition to more active uses, the applicant has also proposed an enclosed, off-leash dog park facility on the site. While staff normally welcomes the provision of such amenities, there are concerns about the possible water quality impact of a dog park within a Resource Protection area, and staff has recommended that the dog park would ideally be relocated outside of the RPA area. There is limited opportunity, however, for the dog park to be relocated on the site, so staff included suggestions for alternative

mitigation measures if the dog park is to remain within the RPA, which the applicant has incorporated into the proffers (see Park Authority analysis, Appendix 12).

### **Comprehensive Plan Evaluation Criteria (Appendix 6)**

In addition to Area Plan guidance, the Comprehensive Plan contains detailed Guidelines for Multifamily Residential Development and Residential Development Criteria that to be used as guidance during the evaluation of all proposed residential development.

#### Guidelines for Multifamily Residential Development

*1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.*

The proposed multi-family housing would be in an area of mixed uses, including other residential, office, and retail uses within close proximity. Trinity Centre was originally envisioned as Centreville's "downtown" and the location remains central to many of the amenities and services in the Centreville area. Staff considers this guideline met.

*2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.*

Access to the site is from Trinity Parkway, a collector street which was designed and built in anticipation of two high-rise office buildings on this property. The current proposal would generate less traffic than previous approvals and the current roadway design has been determined sufficient to serve the proposed use (see FCDOT memo, Appendix 13). As mentioned earlier in this report, there remain outstanding VDOT "punch-list" items associated with the construction of Trinity Parkway that the County has requested that the applicant address. Subject to a satisfactory resolution to that issue, staff considers this guideline met.

*3. Sites for multifamily residential development should be located where it is county policy to provide public water and sewer service.*

Adequate sewer and water capacity is available to the site to support the proposal, so this guideline has been satisfied.

*4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the county which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.*

The current proposal includes 355 residential units on 7.08 acres, which provides both the population and land area to provide on-site recreational amenities, and when combined with existing nearby development, support retail and other community uses in the immediate area. Staff considers this guideline met.

*5. Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.*

The subject property has previously been approved for two 10-story office buildings, and associated parking structures. The proposed multi-family residential use would be less intensive on the site than the current approval, and also includes a commitment to include buffer vegetation and other BMPs to comply with RPA regulations. The project is located outside of the area impacted by airport noise, and lies a sufficient distance from major roadways to avoid any anticipated effects from traffic noise. Staff considers this standard satisfied.

#### Residential Development Criteria (excerpts – see Appendix 6 for full text)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development:

##### 1. Site Design

*All rezoning applications for residential development should be characterized by high quality site design, and shall be evaluated based upon the following principles:*

*a. Consolidation*

The current proposal would develop a single parcel that was previously included in a consolidated rezoning plan, but on which the planned office development was never realized. This proposal would integrate with surrounding development in a coordinated fashion, and would conform to the vision of the original CDP.

*b. Logical and Functional Layout*

The proposed structures are located in a logical position along existing Trinity Parkway, and avoid the RPA buffer associated with the wet pond to the southwest of the site. The “donut” design of the buildings serves to conceal the attached parking structure, as well as providing interior courtyard space for resident amenity areas. Access to the parking structure has been coordinated with the existing intersection of Wood Meadow Way, as well as the drive aisle of the property to the west.

Pedestrian trails provide off-site connectivity, and complete the envisioned loop around the pond, as well as providing public access to the amenity area. The proposed reinforced turf fire lane, surrounding much of the structure, provides required fire access while not compromising the integrity of the outdoor amenity area.

*c., d. & e. Open Space, Landscaping and Amenities*

The project includes 31 percent dedicated open space, which exceeds the Ordinance requirement of 20 percent, and provides an amenity area that would be available to the general public.

*f. Landscaping*

Proposed landscaping is specified on Sheets L1 to L3 of the CDP/FDP, and includes tree cover distributed throughout the site, in order to meet PFM Tree Canopy standards, as well as a riparian planting area adjacent to the pond, to provide water quality benefits to the site. Other areas of the outdoor amenity area would be covered in grass turf, in order to provide areas for open-ended recreation. The majority of the site will feature amended soils, to better infiltrate stormwater, and to provide better growing conditions for plant material.

*g. Amenities*

As described in the Description of Application section of this report, both indoor and outdoor amenity areas are proposed for both residents of the building and the general public. Staff considers this criterion met.

## 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, and should fit into the fabric of their adjacent neighborhoods.*

As discussed earlier in this report, the proposed multi-family residential structure is compatible in style with both the adjacent office structures, as well as the other residential structures to the east, and would be transitional in style between the mixed uses.

## 3. Environment (Appendix 8)

*All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan.*

Green Building/LEED: The Comprehensive Plan recommends green building commitments for development within suburban centers, and all new residential zoning proposals. While the Comprehensive Plan recommends LEED-NC or an equivalent, a number of equivalent green building certification options are available for new residential development, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with the Energy Star path for energy performance. The applicant has included a proffer commitment to develop the property with any one of the three options noted, which satisfies Comprehensive Plan recommendations.

Water Quality: The proposed development is located within a portion of the Cub Run watershed, which is part of the larger Occoquan watershed. While the proposed development may meet current requirements for stormwater management based on the reliance of the existing stormwater management pond, staff encouraged the applicant to seek opportunities to improve stormwater runoff by incorporating Low-Impact Development (LID) measures into the design of the site. As a result, the applicant has proposed a number of measures to improve water quality and quantity controls which are spread over the site area. These measures include stormwater planters, a jellyfish (man-made water quality improvement feature), and amended soils. New development within the Occoquan watershed area must achieve a phosphorous reduction of 50% in order to comply with PFM standards. The proposed measures used in conjunction with the existing wet pond are anticipated to achieve a phosphorous reduction of slightly more than 60%. The proposed measures are consistent with the guidance of the Comprehensive Plan;

however, any final determination regarding stormwater management measures will be made by DPWES.

#### 4. Tree Preservation and Tree Cover Requirements (Appendix 11)

*All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover.*

Existing conditions on the site include approximately 35 percent tree cover, although not all of that cover is of high quality. As discussed earlier in this report, the proposed intensity of use on the site (which is within Plan guidance for this parcel) does not allow the Tree Preservation Target to be met, and a deviation is requested. The proposal does, however, include two clusters of trees to be preserved, and a proffered commitment would preserve an additional 22-inch willow oak tree within the lakeside amenity area. Sufficient new plantings are proposed to achieve the required 10-year canopy coverage of 10 percent of the site, which will be of higher-quality trees than many of the existing trees on the site.

#### 5. Transportation (Appendices 13 & 14)

*All rezoning applications for residential development should implement measures to address planned transportation improvements and should offset their impacts to the transportation network.*

As discussed previously in this report, the majority of the transportation infrastructure for the site has previously been constructed, and is sufficient to support the proposed use. There remain some outstanding VDOT “punch-list” items associated with the previous Trinity Parkway construction, for which the County has requested funding from the applicant to help address. County staff continues to work with the applicant on this issue.

#### 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. 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.*

The anticipated impacts to various public facilities of the additional residents proposed has been address by several proffered commitments. Contributions are proposed to address public schools, fire and rescue access to the site, and a Transportation Demand Management proffer seeking to reduce the traffic impact of the proposed use.

ISSUE: County policy recommends that new residential development contribute “fair share” funds to build and maintain facilities at nearby parks, in order to mitigate the impacts of the additional residents of the proposed development. The Policy Plan recommendation is to contribute \$893 per new resident, which the Park Authority calculates as \$668,857, based on 749 new residents (includes residents of ADU units). The applicant has proffered to contribute \$526,646.75, based on \$893 per new resident but excluding ADU units from the calculations. Staff does not consider the exclusion of ADU units in conformance with Plan recommendations.

ISSUE: As mentioned previously in this report, the County Fire and Rescue Department has requested that the applicant contribute \$100,000 to fund the installation of traffic signal preemption devices, and the applicant has proffered to contribute \$10,000, which is insufficient to install devices to even the closest fire station (which would require 4 devices).

## 7. Affordable Housing

*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, and specifies two methods of satisfying the criterion: 1) Dedication of Units or Land, or 2) Housing Trust Fund Contribution.*

A proposed proffer specifies that 12 percent of the proposed dwelling units will be designated as either Affordable Dwelling Units (ADU) or Workforce Dwelling Units (WDU). The CDP/FDP further specifies that 18 dwelling units will be provided as ADUs and 25 units as WDUs. The applicant commits to provide one-half of the WDUs at 80 percent of the area median income (AMI) and one-half at 100 percent of the AMI for the first five years. Afterwards, the WDUs will be provided in accordance with the Workforce Dwelling Unit Administrative Policy Guidelines which call for WDUs to be evenly distributed between the 80 percent, 100 percent and 120 percent income tiers. No additional development intensity is being claimed for provision of ADU/WDU's.

Staff finds that the affordable housing proposal satisfies this criterion.

## 8. Heritage Resources

*Heritage resources are those sites or structures, including their landscape settings, which exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.*

The Centreville area was the site of much Civil War activity and contains many historic and archaeological resources. Although the majority of the subject parcel had been

disturbed in conjunction with previous Trinity Centre construction, a portion of the property remained undisturbed and no record of a prior archaeological investigation could be found. The applicant had a Phase I archaeological survey performed on the property, in order to assess the site for any possible historic resources. No such resources were found on the property.

In addition, the original Trinity Centre proffers included a commitment to include a covered interpretive exhibit within the park area, describing the history of Centreville and this site. In lieu of that previous commitment, the current applicant has included a proffer offering a \$20,000 contribution to the nearby Centreville Historic District, which did not exist at the time of the initial rezoning.

With the exception of a discrepancy over off-site Park funding, and subject to a satisfactory resolution of the issue of outstanding Trinity Parkway improvements, staff considers the Residential Development Criteria satisfied.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **STAFF CONCLUSIONS**

#### **PCA 86-S-071-04**

The proposed removal of the subject parcel from the RZ 86-S-071 rezoning would not negatively affect the remaining rezoning area, which would remain in conformance with the Zoning Ordinance and previous approvals.

#### **RZ/FDP 2015-SU-002**

The rezoning and proffered development plan for the subject property represents a change in proposed use, from office to multi-family residential uses, but would remain in Conformance with Comprehensive Plan guidance for the area, and with Zoning Ordinance requirements for a PRM District. The proposal would be compatible with the surrounding mixed-use development, and would complete a missing portion of the open space network for the original Trinity Centre development.

With the exception of the previously-mentioned discrepancies with the level of funding for development-related public infrastructure (off-site parks and signal preemption devices), and subject to a satisfactory resolution of the issue of outstanding Trinity Parkway improvements, staff considers all relevant development criteria and guidelines satisfied, and has no other significant outstanding concerns with the proposal. The applicant is continuing to work with staff to address these concerns prior to the scheduled public hearing(s).

## RECOMMENDATIONS

- Staff recommends approval of PCA 86-S-071-04.
- Staff recommends approval of RZ 2015-SU-002, and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.
- Staff recommends approval of FDP 2015-SU-002
- Staff recommends approval of the following waivers and modifications:
  - Modification of Section 2-505 of the Zoning Ordinance to allow the proposed structures, as shown on the CDP/FDP, to be located within corner lot restriction areas.
  - Modification of loading requirements (per Section 11-202, Par. 3A), to allow two indoor loading docks instead of five required loading spaces.
  - Modification of parking lot landscaping requirements, in lieu of landscaping shown on the CDP/FDP.
  - PFM deviation from the Tree Preservation Target (per Sect. 12-0508.3A(1)), as described on the CDP/FDP.
  - Modification of bike trail requirements along Trinity Parkway, in favor of the cross section shown on CDP/FDP.

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

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

## **APPENDICES**

1. Proposed Proffers
2. Statement of Justification
3. Applicant's Affidavit
4. Governing Proffers and Development Plans  
(PCA 86-S-071-02, CDP 86-S-071 and FDP 86-S-071-04)
5. Zoning Ordinance Provisions
6. Comprehensive Plan Excerpts
7. DPZ – Land Use Memo
8. DPZ – Environmental Memo
9. DPWES – Stormwater Memo
10. DPWES – RPAE 7265-WRPA-002-1 & WQIA 7265-WQ-001-1 Report
11. DPWES – Urban Forestry Memo
12. FCPA – Park Authority Memo
13. FCDOT – Transportation Memo
14. VDOT – Transportation Memo
15. FRD – Fire and Rescue Memo
16. FCPS – Public Schools Memo
17. Glossary of Terms

**PROFFER STATEMENT  
TRINITY CENTRE  
RZ/FDP 2015-SU-002**

**June 1, 2015  
Revised August 27, 2015  
Revised September 22, 2015  
Revised September 30, 2015**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Fairfax County Zoning Ordinance (1978, as amended) (the “Zoning Ordinance”), Trinity Centre Land, LLC, as the owner and applicant, for itself and its successors and assigns (the “Applicant”), in this rezoning application hereby proffers that the development of the property identified on the Fairfax County Tax Map as 54-4 ((15)) 12A (the “Property”) shall be in accordance with the following conditions, including Exhibit A attached hereto, (collectively, the “Proffers”) if, and only if, approval of applications RZ/FDP 2015-SU-002 and PCA 86-S-071-04 (collectively, the “Application”) is granted by the Fairfax County Board of Supervisors. In the event that the Application is denied, these Proffers shall immediately be null and void and of no further force or effect, and the previous proffered conditions applicable to the Property shall remain in full force and effect.

**GENERAL**

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan (“CDP/FDP”) dated June 4, 2014, and revised through August 27, 2015, prepared by VIKA Virginia, LLC, and consisting of 35 sheets, as further described below, as limited by a companion Resource Protection Area (“RPA”) Exception 7265-WRPA-002-01, as the same may be amended from time to time.
2. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan are presented on the same sheets and defined as the CDP/FDP in Proffer 1, it shall be understood that the proffered elements of the CDP are limited to: (a) the maximum gross floor area and maximum number of dwelling units as set forth on the CDP/FDP; (b) the general location and arrangement and maximum building heights of the building(s) on the Property as shown on the CDP/FDP; (c) the general location of the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property; and (d) the minimum amount of open space (collectively, the “CDP Elements”). The Applicant reserves the right to request approval from the Fairfax County Planning Commission of a Final Development Plan Amendment (“FDPA”) pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements, provided such FDPA is in substantial conformance with these Proffers.
3. Minor Modifications. Minor modifications to the CDP/FDP shall be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design or engineering. Such modifications

shall be permitted, provided: (a) the maximum gross floor area and maximum number of dwelling units are not increased, (b) the maximum building heights are not increased beyond the heights identified on Sheet C-2 of the CDP/FDP and Proffer 7; (c) the minimum amount of open space identified on Sheet C-2 of the CDP/FDP is not reduced, and (d) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP.

4. Proposed Development. The Applicant shall be permitted to develop the Property with up to 403,323 square feet of gross floor area of development consisting of up to 355 multi-family residential units (each a “Residential Unit”) and associated structured parking facilities (collectively, the “Proposed Development”). The Proposed Development may be constructed and occupied in phases based on the Applicant’s selected construction methodology and staging requirements. Moreover, the Applicant may complete the amenities and facilities to be provided as part of the Proposed Development, such as landscaping, pedestrian facilities, the Lakeside Park (as defined below) and internal and exterior courtyards, in phases concurrent with the construction of the residential building, as more particularly described in these Proffers.

5. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment (“CDPA”), FDPA, Proffered Condition Amendment (“PCA”), Rezoning, Special Exception (“SE”), Special Exception Amendment (“SEA”), Comprehensive Sign Plan, Special Permit (“SP”), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Paragraph 6 of Section 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that is not the subject of such an application shall remain in full force and effect.

## **BUILDING DESIGN**

6. Architecture. The character of the architectural design of the building shall be in general conformance with the conceptual architectural elevations shown on Sheets A-202 and A-203 of the CDP/FDP. The Applicant reserves the right to adjust or modify the architectural design as part of final architectural design and engineering without requiring approval of a PCA, CDPA, or FDPA, provided the general quality and character of the architectural design remain in general conformance with those shown on Sheets A-202 and A-203 of the CDP/FDP.

- A. Building Materials. Exterior building materials for the building shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, aluminum/vinyl windows, architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details, roofs and accents may include other materials. Bay windows, balconies, awnings, and other architectural features may be provided along any façade of the residential building and may extend beyond the building footprints shown on the CDP/FDP.
- B. Key Architectural Features. The final architectural designs selected by the Applicant shall include elements intended to minimize the mass and bulk of the building by providing horizontal and vertical interest along the building’s façade,

particularly along the portion fronting Trinity Parkway, as generally shown on Sheets A202 and A-203 of the CDP/FDP. In particular, the Applicant shall provide vertical roof elements at the building corners, such as a gable roof, hip roof, gambrel roof, dome or dormer (or a mixture thereof), so as to add variation in the roofline. The Applicant's final architectural design also should provide horizontal elements and/or fenestration along the expanse of the façade to provide character and depth to the building, including balconies, window bay repetitions, variations in materials at the upper and lower floors and similar techniques, as determined by the Applicant.

7. Building Height. The building height for the Proposed Development shall not exceed the maximum height identified on Sheet C-2 of the CDP/FDP. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those accessory structures that are excluded from the maximum building height as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than the maximum building height shown on the CDP/FDP, provided the building retains a comparable urban form to that shown on the CDP/FDP.

8. Universal Design. The Applicant shall provide a minimum of two percent (2%) of the total number of Residential Units constructed on the Property with universal design features that may include, but shall not be limited to, the following:

- i. At least one accessible route that connects all spaces and elements that are part of the unit as defined by ANSI;
- ii. User passage doorways with a minimum width of 32 inches;
- iii. Threshold beveled changes between ¼ and ½ inch maximum;
- iv. Compliance of lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by ANSI;
- v. Reinforcement for furniture installation of bath fixtures by ANSI; and
- vi. Levered knobs throughout the Unit.

9. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units, and all appurtenant facilities may be placed on the rooftop of the Proposed Development, shall comply with the applicable requirements of the Zoning Ordinance, and shall be screened and/or set back sufficiently from the perimeter of the roof so that such equipment and facilities generally are not visible at street level when viewed at the property line of the Property.

10. Sustainable Design. In order to promote energy conservation and green building

techniques, the Applicant shall select one or more of the following sustainable design programs to be implemented as part of the Proposed Development. As part of the first site plan submission for the portion(s) of the Proposed Development for which a particular certification will be sought, the Applicant will inform the Environment and Development Review Branch (“EDRB”) of the Department of Planning & Zoning (“DPZ”) of its choice(s) for sustainable design.

- A. NGBS. If the Applicant selects the Home Innovations Research Lab’s 2012 National Green Building Standard (“NGBS”), then the Applicant shall seek NGBS certification using either the ENERGY STAR® Qualified Homes Path for energy performance as demonstrated through documentation submitted to the Department of Public Works & Environmental Services (“DPWES”) and the EDRB from a home energy rater and/or an NGBS Verifier certified through the Home Innovations Research Lab. Documentation demonstrating certification under the NGBS rating system in accordance with this Proffer shall be submitted to DPWES and the EDRB prior to the issuance of the first Residential Use Permit (“RUP”) for the residential building.
- B. LEED for Homes Multi-Family Mid-Rise. If the Applicant selects the U.S. Green Building Council (“USGBC”) Leadership in Energy and Environmental Design (“LEED”) for Homes Multi-Family Mid-Rise (“LEED for Homes Mid-Rise”) rating system, then the Applicant shall pursue LEED certification under the most recent version of the LEED rating system in effect at the time the Applicant registers the project with the USGBC.
  - i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits that the Applicant anticipates attaining for the Proposed Development (or portion thereof) under the applicable LEED rating system. A LEED-accredited professional (“LEED-AP”) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the building(s) for which certification is sought confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
  - ii. County Team Member. In addition, the Applicant will designate the Chief of the EDRB as a team member in the USGBC’s LEED Online system (as applicable or available, depending on the form of LEED pursued). This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, as applicable, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
  - iii. Design-Related Credit Review. Prior to building plan approval, the Applicant will submit documentation to the EDRB regarding the USGBC’s preliminary review of design-oriented credits in the LEED

program (as applicable or available, depending on the form of LEED pursued) for the building(s) for which certification is sought. This documentation will demonstrate that such building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the residential building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for such building.

- iv. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that such building for which certification is sought is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the Applicant will, prior to building plan approval for such building(s), post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot for such residential building. This escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification, or a higher level of certification, by the USGBC under the applicable version of the LEED rating system. The provision to the EDRB of documentation from the USGBC that such building has attained LEED certification will be sufficient to satisfy this commitment.
- v. Release of Green Building Escrow. The Green Building Escrow for building, as applicable, shall be released in accordance with the following:
  - a. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the building(s) subject to such building plan approval is/are anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Green Building Escrow for such building(s) to the Applicant. Prior to the release of the bond for such building(s), the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the building(s).
  - b. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation from the USGBC demonstrating that LEED certification has been attained, the entirety of the Green

Building Escrow for such building(s) shall be released to the Applicant.

- c. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation from the USGBC demonstrating that LEED certification has not been attained for such building(s) but that the USGBC has determined that such building(s) fall(s) within three points of attainment of LEED certification, then fifty percent (50%) of the Green Building Escrow for such building(s) will be released to the Applicant and the other fifty percent (50%) will be released to Fairfax County to be posted to a fund within the County budget supporting the implementation of County environmental initiatives.
- d. If the Applicant fails to provide to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation from the USGBC demonstrating that such building(s) has/have fallen short of LEED certification by three or fewer points, the entirety of the Green Building Escrow for such building(s) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

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

- C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ demonstrating certification under the EarthCraft Program in accordance with this Proffer prior to the issuance of the first RUP for building for which such certification is sought.

12. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. All proposed parking lot and building mounted security lighting shall utilize full cut-off fixtures.

### **AFFORDABLE HOUSING**

13. Affordable Dwelling Units. Unless otherwise exempt pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance.

14. Workforce Dwelling Units. In addition to any ADUs required pursuant to Proffer 13, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units (“WDUs”) administered as set forth in the “Board of Supervisors’ Workforce Dwelling Unit Administrative Policy Guidelines” adopted on October 15, 2007, in effect as of the approval date of this Application (the “Policy Guidelines”), such that a total of twelve percent (12%) of the total number of Residential Units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs is not less than twelve percent (12%) of the total number of Residential Units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit equal to or greater than 0.5, the number shall be rounded up to the next whole number. Notwithstanding Sections 7.G and 8.E of the Policy Guidelines, for a period of five years commencing upon the issuance of the first RUP for the first WDU, the Applicant shall provide one-half of any WDUs required under this proffer priced to serve households with an income of up to eighty percent (80%) of the Area Median Income for the Washington Standard Metropolitan Statistical Area (“AMI”) and one-half of any WDUs required under this proffer priced to serve households with an income of up to one hundred percent (100%) of AMI. Upon the expiration of such five-year period, the Applicant shall be permitted to provide any WDUs required under this proffer in three (3) evenly distributed income tiers of up to eighty percent (80%) of AMI, one hundred percent (100%) of AMI, and one hundred twenty percent (120%) of AMI in accordance with Sections 7.G and 8.E of the Policy Guidelines.

The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application without the need for a PCA. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

### **LANDSCAPING, OPEN SPACE, AND RECREATION**

15. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheets L-1 through L-5 of the CDP/FDP (the “Conceptual Landscape Plan”), which illustrate the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas, and park area. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Conceptual Landscape Plan. The Applicant shall install street trees with tree species and planting sites consistent with the Conceptual Landscape Plan. The Applicant shall install the landscaping in phases based on the Applicant’s order of construction and staging requirements, provided that

the exterior landscaping for each such phase shall be installed prior to issuance of the first RUP for the Residential Units located along the exterior wall of the portion or side of the building immediately abutting such landscape area or features. Notwithstanding the foregoing sentence, the Applicant may, due to weather or other conditions and with the concurrence of UFMD, defer installation of all or portions of the required landscaping to the next available planting season so as to provide a better chance for its long term survival. In the event of such delay or deferral, the Applicant may continue to receive RUPs for the Residential Units, provided the Proposed Development otherwise remains in substantial conformance with the CDP/FDP and these Proffers.

- A. Native and Regionally Appropriate Species. The Applicant shall use native and regionally appropriate, non-invasive species as determined by the Virginia Department of Conservation and Recreation Native Plant Finder for plantings and landscaping materials throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division of DPWES (“UFMD”), to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of site plan approval for the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the “Landscape Plan”) for such building(s), which shall include, among other things:
  - i. Irrigation information;
  - ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;
  - iii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
  - iv. Information demonstrating that the Landscape Plans are consistent with and are part of the implementation of the SWM Facilities defined below.
- C. Planting Quality. The Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by the Zoning Evaluation Division (“ZED”) of DPZ and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.

- D. Pre-Installation Meeting. Prior to the installation of plants to meet the requirements of the approved Landscape Plan and these Proffers, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD to review the landscape requirements of the approved Landscape Plan. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscape Plan shall be reviewed at this time and must be approved by UFMD prior to planting. The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting.
- E. Fire Marshal and Sight Distance Coordination. The Applicant has coordinated with the Fire Marshal and FCDOT regarding the site design and layout of the Proposed Development and the Fire Management Plan shown on Sheet C-10 of the CDP/FDP. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the streetscape improvements, plantings, tree preservation areas, and/or open space designs conflict with subsequent comments from either the Fire Marshal, FCDOT or VDOT (related to sight distance), the Applicant shall be permitted to relocate, remove, or modify such conflicting elements in response to such comments without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, DPZ, FCDOT, and UFMD, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space designs shown on the CDP/FDP to the extent possible given the Fire Marshal's and/or FCDOT/VDOT's comments, and (iii) the overall tree canopy shown on the CDP/FDP is not reduced.

16. Offsite Landscaping. The Applicant shall obtain a license or easement agreement from the owner of the adjacent parcel located northwest of the Property (Fairfax County Tax Map # 054-3 ((21) 9B) to permit the Applicant to relocate a portion of the existing drive aisle and install landscaping along the Property's western boundary (near the garage as more particularly shown on the CDP/FDP). The Applicant shall provide evidence of such agreements to DPWES prior to issuance of the first RUP for the Proposed Development and shall complete the relocation of the drive aisle and install the offsite landscaping prior to issuance of the RUP representing fifty percent (50%) of the total Residential Units constructed on the Property. In the event the Applicant is unable to obtain the required license/easement to permit such improvements, the Applicant shall be required to file and have approved by the Planning Commission a FDPA detailing an alternative design for the garage entry and associated screening.

- A. The Applicant shall obtain a license or easement agreement from the owner of the adjacent stormwater management pond located west of the Property (Fairfax County Tax Map # 054-3 ((21) 13B2) to permit the Applicant to install supplemental landscaping along the edge of the pond as shown on Sheet L1 of the CDP/FDP and RPA Exception 7265-WRPA-002-01, as the same may be amended from time to time. The Applicant shall install the supplemental landscaping concurrent with the Applicant's construction of the Lakeside Park (as defined in Proffer 18 below).

17. Tree Survey and Preservation Plan. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet the tree preservation requirements of this Proffer, as supplemented by Exhibit A to these Proffers.

- A. Preservation of Existing Trees. The Applicant shall implement tree preservation measures for the Proposed Development generally in accordance with the preliminary tree preservation plan and narrative shown on Sheets C-6 and L-2 of the CDP/FDP (the “Preliminary Tree Preservation Plan”). The Preliminary Tree Preservation Plan is conceptual in nature and may be modified by the Applicant in consultation with UFMD at the time of site plan. As part of the first site plan submission for the Proposed Development, the Applicant shall submit a detailed tree preservation plan (the “Tree Preservation Plan”) prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or a Registered Consulting Arborist, which shall be subject to the review and approval of UFMD.

In addition to the trees included on the Preliminary Tree Preservation Plan, the Applicant also shall evaluate the potential to include in the final Tree Preservation Plan the 22” oak tree located in the southeast corner of the Property and identified as tree #518 (“Tree 518”) on Exhibit A attached to these Proffers by relocating a portion of the pedestrian trail serving the Lakeside Park (as defined in Proffer 18 below) and reducing the size of the open lawn area. In the event the Applicant, in consultation with UFMD and DPWES, determines that (i) inclusion of Tree 518 in the Applicant’s Tree Preservation Plan would violate the conditions of approval for either RPA Exception 7265-WRPA-002-01 or Water Quality Impact Assessment #7265-WQ-001-1, or necessitate an amendment to such approval(s), or (ii) relocation of the adjacent pedestrian trail to accommodate the saving of Tree 518 would result in a trail design/grade that violates applicable standards of the Americans with Disabilities Act (“ADA”) or other laws or ordinances governing accessibility, then the Applicant shall have no obligation to preserve Tree 518 and may proceed with its removal and construction as shown on the CDP/FDP. Otherwise, the Applicant shall include Tree 518 in its Tree Preservation Plan and may modify the design of the Lakeside Park (as defined in Proffer 18 below) and associated facilities from that shown on the CDP/FDP to the extent necessary to protect Tree 518 and maximize its chances for long term survivability.

The Tree Preservation Plan shall consist of a tree survey that identifies the general location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on-site and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater located within 25 feet to either side of the limits of clearing and grading shown on the CDP/FDP. As part of preparing the Tree Preservation Plan, the Applicant shall field locate and tag all trees to be preserved under such plan. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP (as the same may be modified to permit preservation of Tree 518

identified on Exhibit A of these Proffers), and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- A. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments, if any, shall be memorialized in writing and implemented by the Applicant. 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.
- B. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these Proffers or any required changes to such limits to accommodate the preservation of Tree 518 identified on Exhibit A to these Proffers, and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the Applicant and UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a PCA, CDPA, or FDPA.
- C. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing may be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the Phase I & II erosion and

sediment control sheets, as may be modified in accordance with Proffer 18.E below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three business days prior to commencement of any clearing or grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- D. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted site plan. The details for these treatments shall be reviewed and approved by UFMD and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading.
  - Root pruning shall be conducted under the supervision of a Certified Arborist.
  - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.
- G. Invasive Management Plan. At the time of the first site plan submission, the Applicant shall provide an invasive management plan for the tree preservation areas shown on Sheet 13 of the CDP/FDP to include the following information:
- Identify targeted species to be suppressed or managed.
  - Identify targeted area of invasive management or suppression.

- Method of management or suppression.
- Timing of treatments.
- Identify potential areas for reforestation.
- Monthly monitoring reports to UFMD.
- Duration of invasive management program.

18. Lakeside Park. In furtherance of its intent to provide active and passive recreation opportunities for residents of the Proposed Development and the and the surrounding office buildings and residential developments, the Applicant shall install landscaping, hardscape areas, sidewalks and other amenities along the eastern edge of the existing pond/lake located west of the Property in general conformance with the designs set forth on Sheet L4 of the CDP/FDP (the “Lakeside Park”). The Lakeside Park shall include, but not be limited to, naturalized lawns, off-leash areas, natural or manmade climbing structures, knee walls, benches and similar facilities and structures and shall be substantially complete and open for use prior to issuance of the RUP representing fifty percent (50%) of the total Residential Units constructed on the Property. Notwithstanding the foregoing sentence and the designs shown on the CDP/FDP, the Applicant may modify the design and facilities for the Lakeside Park in accordance with Exhibit A to these Proffers in order to preserve the tree identified thereon, including relocation of the trail connection(s), the establishment of new or different grades and/or the construction of a retaining or knee wall, all without need to amend the CDP/FDP and these Proffers. The proposed off-leash area shall (a) be fenced using a vinyl-coated chain link fence with an entry vestibule in a manner acceptable to the Fire Marshal; (b) contain benches, trash receptacles and a water fountain; (c) use decomposed granite and/or synthetic turf on the primary surface areas; (d) include water service for pets and maintenance; and (e) be installed with a gradient slope no greater than two percent (2%) to reduce the rate of surface runoff entering the managed turf and riparian buffer area.

19. Courtyard Areas. The Applicant shall provide private outdoor courtyard spaces as part of the Proposed Development generally in the location and configuration shown on Sheet L3 of the CDP/FDP. The courtyards shall include features for passive and active recreation such as, but not limited to, lawn areas, hardscape and landscape areas, outdoor furniture, benches/seating areas, pedestrian-scaled lighting, an outdoor kitchen/grill area, fire pit, and/or similar amenities as conceptually shown on Sheet L3 of the CDP/FDP. The Applicant shall provide such features with the intent to create private outdoor recreation areas to serve the residents of the Proposed Development. The Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the courtyards as approved by ZED and UFMD, provided the general character and quality of the courtyards are consistent with Sheets L2 and L3 of the CDP/FDP. The Applicant shall complete each courtyard in accordance with the Applicant’s phased construction of the Proposed Development, provided that each courtyard is substantially complete prior to issuance of the first RUP for the Residential Unit(s) located along the interior or exterior wall of the portion of the building immediately abutting such courtyard, as applicable.

20. Utility Locations. Utilities, including, but not limited to, water, electric, gas, cable, telephone, sanitary sewer and storm sewer lines, as applicable, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in

locations that do not conflict with the plantings, tree preservation areas, and open space areas shown on the CDP/FDP. If there is no other option, utilities may be placed within the plantings, tree preservation areas, and open space areas, provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume, as determined by UFMD. The Applicant shall be permitted to relocate, remove, or modify the plantings, tree preservation areas, and/or open space areas to avoid conflicts with utilities without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, UFMD and DPWES, (ii) with the intent to provide the plantings, tree preservation areas, and open space areas shown on the CDP/FDP to the extent possible given the utility needs, and (iii) the overall tree canopy shown on the CDP/FDP is not reduced.

21. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance and/or pursuant to a Comprehensive Sign Plan approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance (“CSP”). The Applicant reserves the right to install up to two (2) monument entry signs at the Property’s entrances along Trinity Parkway without need to amend the CDP/FDP or these Proffers. The Applicant shall depict the location of the monument sign(s) on the initial site plan for the Proposed Development, which location shall be subject to the modification of Section 2-505 of the Zoning Ordinance requested concurrent with this Application.

22. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future residents of the Property and shall expend a minimum of \$1,800.00 per non-ADU unit on such recreational facilities. In the event the total cost of recreational facilities constructed on the Property is demonstrated to be less than \$1,800.00 per unit, the Applicant shall contribute the balance of any funds not expended for on-site recreational facilities to the Fairfax County Park Authority (“FCPA”) prior to bond release for the Proposed Development for the provision of recreational facilities in the vicinity of the Property.

## **PARKING**

23. Parking and Future Parking Reductions. Parking for the Proposed Development shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by DPWES. The Applicant reserves the right to pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

24. Bicycle Parking. The Applicant shall install bicycle racks, bike lockers, and/or bike storage areas in the Proposed Development (“Bicycle Parking”). The Bicycle Parking shall include a minimum of one (1) long-term bicycle parking space for every three (3) residential units, or portion thereof, and one (1) short-term bicycle parking space for every 50 residential units, or portion thereof. Specific locations for the Bicycle Parking shall be determined as part of the first site plan approval for the Proposed Development and in consultation with FCDOT and will be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Applicant shall install the Bicycle Parking prior to the issuance of the first RUP for the portion of the building in which such facilities are to be provided.

25. Electric Vehicle Charging Facilities. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within the parking garage on the Property. The Applicant may also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the parking garage on the Property. “Electric vehicle-ready” means the provision of space, conduit banks, conduits, and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring, or charging stations.

### **TRANSPORTATION DEMAND MANAGEMENT**

26. Transportation Demand Management. This proffer sets forth the programmatic elements of a transportation demand management program (the “TDM Program”) that shall be implemented by the Applicant, and/or its successors and assigns, which may include any Umbrella Owners Association (“UOA”), Homeowners Association (“HOA”), Condominium Owners Association (“COA”), Commercial Association (“CA”), or other association established for the Property, to reduce the vehicle trips generated by the Proposed Development during weekday peak hours in accordance with Fairfax County’s TDM Guidelines dated January 1, 2013. The vehicle trip reduction goal for the Proposed Development is twenty percent (20%).

#### A. Definitions.

- i. Applicant Control Period. The “Applicant Control Period” is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Proposed Development reaches Build Out show that vehicle trips generated by the Residential Units are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period, the Applicant may assign responsibility for the ongoing implementation of the TDM Program to a UOA/HOA/COA/CA, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 26.
- ii. Build Out. For purposes of this Proffer, “Build Out” of the Proposed Development shall be deemed to occur upon eighty-five percent (85%) occupancy of the Residential Units, except as otherwise agreed to by the Applicant and FCDOT.
- iii. Peak Hours. For purposes of this Proffer, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the Property as approved in consultation with FCDOT. To determine the Peak Hour, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or

when public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts described below. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

- B. Transportation Demand Management Work Plan. The proffered elements of the TDM Program will be more fully described in a Transportation Demand Management Work Plan (the “TDM Work Plan”). It is the intent of this Proffer 26 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Proposed Development as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan, as coordinated with FCDOT, can be made without the need for a PCA, provided the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.
- C. Trip Reduction Goal. The objective of the TDM Program shall be to reduce the number of weekday peak hour vehicle trips generated by the Proposed Development in accordance with TDM Guidelines for Fairfax County dated January 1, 2013.
- i. Baseline Residential Trips. The baseline number of weekday peak hour vehicle trips for the residential units constructed on the Property (the “Baseline Trips”) against which the TDM Goal (as defined in subparagraph ii) will be measured shall be derived by using the trip generation rates/equations applicable to the Residential Units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 355 Residential Units. The product of the Baseline Trips multiplied by the TDM Goal shall be the “Maximum Residential Trips After Reduction.” For purposes of this calculation, the maximum number of Residential Units proposed to be constructed on the Property shall be 355, and shall be applied to the calculation described in the preceding sentence.
  - ii. TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips by a minimum of twenty percent (20%) for the Proposed Development as measured for the PM peak hour (the “TDM Goal”).
- D. TDM Strategies. The following list represents potential TDM strategies the Applicant may select and implement as part of the TDM Work Plan in order to meet the TDM Goal. It is the Applicant’s intent to identify a non-exclusive list of potential TDM strategies, which the Applicant may amend and supplement from time to time, subject to approval by FCDOT, without the need for a PCA. The TDM strategies are as follows:

- i. Property-wide TDM Program Management;
  - ii. Financial Incentives/Disincentives;
  - iii. Alternative Work Arrangements;
  - iv. Dissemination of Fairfax County/Regional Program Information;
  - v. Live-Work-Play Marketing;
  - vi. Bicycle Facilities;
  - vii. Regular TDM Monitoring and Reporting; and/or
  - viii. Parking Management.
- E. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for the Property. The TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first residential building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the Sully District Supervisor in writing within ten (10) days of the appointment of the TPM. Thereafter, the Applicant or UOA/HOA/COA/CA, as applicable, shall continuously employ, or cause to be employed, a TPM for the Property, and shall notify FCDOT and the Sully District Supervisor in writing within ten (10) days of any change in such appointment.
  - ii. Annual Report and Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan and an initial TDM budget for one (1) calendar year of implementation of the TDM Work Plan (the “Annual Budget”) no later than 180 days after the issuance of the first building permit associated with the first new residential building on the Property. The TDM Work Plan shall include TDM strategies for the residential building for which a building permit has been issued by the County. Every calendar year thereafter, but not later than May 1<sup>st</sup>, the TPM shall submit an annual report of the TDM Program (“Annual Report”), based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any changes that would affect the TDM Program. The Annual Report shall summarize the results of the TDM Program and may update

the TDM Work Plan and the Annual Budget for the coming calendar year. The Annual Report shall include, at a minimum:

- a. Details as to the start-up/ongoing components of the TDM Program
- b. The estimated budget needed to implement the TDM program for the coming calendar year;
- c. A determination of the Maximum Trips After Reduction for the Property in accordance with the above; and
- d. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM Work Plan.

The initial TDM Work Plan and initial Annual Budget, and subsequently the Annual Reports, the Annual Budgets, and any changes to the TDM Work Plan, shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Work Plan, the Annual Report, and the Annual Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the TDM Work Plan, the Annual Report, and/or the Annual Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit to FCDOT reasonable revisions to the TDM Work Plan, the Annual Report, and/or the Annual Budget as discussed and mutually agreed to with FCDOT, with such agreement not to be unreasonably withheld by the Applicant, the TPM or FCDOT, which shall be deemed approved. Thereafter, the TPM shall begin implementation of the approved TDM Program and fund the approved Annual Budget. Subsequent Annual Reports shall be subject to the same review and approval process as described in this Proffer for the initial submission.

- iii. TDM Account. If not previously established, the Applicant shall establish a separate interest bearing account with a financial institution qualified to do business in Virginia (the "TDM Account") within thirty (30) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for residential TDM purposes. The TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable, through the TPM. Funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the TDM Account shall be in accordance with the Annual Budget for the TDM Program

elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report. The TDM Account shall be managed by the TPM.

- iv. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate, interest bearing account (referred to as the "TDM Remedy Fund") with a financial institution qualified to do business in Virginia. Such funding of the TDM Remedy Fund shall be made one time at the rate of \$0.10 per gross square foot of the Residential Units to be constructed on the Property. Funding shall be provided by the Applicant for the TDM Remedy Fund prior to the issuance of the first RUP for the first residential building to be constructed on the Property. The amount of the one-time funding for the TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any Annual Budget adjustments as may be required.
- v. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the Residential Units within the Property. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new Residential Units constructed on the Property and provided prior to the issuance of the first RUP for the residential building. The amount of the one-time funding for the TDM Incentive Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.
- vi. Monitoring. The TPM shall verify that the proffered TDM Goal for the Proposed Development is being met through the completion of surveys of the residents of the Residential Units ("Surveys"), vehicular trip counts of the Residential Units ("Trip Counts"), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Surveys and Trip Counts shall be provided to FCDOT as part of the Annual Reports. Surveys and Trip Counts shall be conducted for the Proposed Development beginning with the first January after Build Out of the Proposed Development. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Proposed Development until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Proposed Development show that the

TDM Goal has been met. At such time as three (3) consecutive annual Trip Counts conducted upon Build Out show that the TDM Goal for the Proposed Development has been met, and notwithstanding Proffer 26.F below, Surveys and Trip Counts shall thereafter be provided for the Proposed Development every five (5) years. Any time during which Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Surveys and/or Trip Counts if conditions warrant such without the need for a PCA.

- F. Evaluation and Remedies. The results of each Trip Count shall be compared to the Maximum Trips After Reduction to determine whether the TDM Goal is being met for the Proposed Development.
- i. Trip Counts. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Proposed Development show that the vehicle trips generated by the Residential Units are equal to or less than the Maximum Trips After Reduction, then (a) the Applicant Control Period shall expire, (b) any funds remaining in the TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program shall continue to be administered in accordance with Proffer 26.I. In the event a Trip Count conducted upon Build Out of the Proposed Development shows that the vehicle trips generated by the Residential Units exceed the Maximum Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the TDM Remedy Fund, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.
  - ii. Remedy Expenditures. Remedial measures and additional/alternative TDM Strategies implemented in accordance with Proffer 26.F(i) above shall be funded by the TDM Remedy Fund based on the expenditure program that follows. There shall be no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the TDM Remedy Fund shall be released to the Applicant once three (3) consecutive Trip Counts

conducted upon Build Out show that the Maximum Trips After Reduction have not been exceeded.

| <u>Trip Goals Exceeded</u> | <u>Remedy Expenditure</u> |
|----------------------------|---------------------------|
| Up to 1%                   | No Remedy needed          |
| 1.1% to 3%                 | 3% of Remedy fund         |
| 3.1% to 6%                 | 6% of Remedy Fund         |
| 6.1% to 10%                | 10% of Remedy Fund        |
| Over 10%                   | 15% of Remedy Fund        |

- G. Additional Trip Counts. After the expiration of the Applicant Control Period, if an Annual Report indicates that a change has occurred in the vehicle trip characteristics for the Proposed Development that reasonably calls into question whether the TDM Goal continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips.
- H. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 26.F(i), the Applicant may request that FCDOT review the TDM Goal established for the Proposed Development and set a revised lower TDM Goal for the Proposed Development consistent with the results of Trip Counts and Surveys provided under this Proffer or consistent with future changes in County policy. In the event a revised lower TDM Goal is established for the Proposed Development, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- I. Continuing Implementation. Upon the expiration of the Applicant Control Period, the Applicant, and/or its successors and assigns, including any UOA/HOA/COA/CA or other association, as applicable, shall bear sole responsibility, through the TPM, for continuing implementation of the TDM Program and compliance with this Proffer. The Applicant, through the TPM, shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer, including submission of Annual Reports.
- J. Notice to Owners. The Applicant, its successors and assigns, shall advise each successor owner and/or developer of its funding obligations pursuant to the requirements of this Proffer 26 prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

- K. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$75 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to the County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

### **STORMWATER MANAGEMENT**

27. Stormwater Management. The Applicant shall provide the stormwater management (“SWM”) and Best Management Practices (“BMP”) measures as generally depicted on Sheets C-11 through C-13 of the CDP/FDP (the “SWM Facilities”) sufficient to meet the requirements of the PFM. The SWM Facilities may include, but are not limited to, the following: underground filtration and/or detention vaults, urban bio-retention, conservation and reforestation, compost amended managed turf/landscaped areas, and the downstream regional pond system (C-03). The Applicant shall be permitted to use the existing regional stormwater management pond to satisfy its BMP requirements; other BMP facilities shown on the CDP/FDP may be used in the event the existing pond is insufficient for such purposes. The Applicant shall identify the specific SWM Facilities to be provided with the Proposed Development as part of initial site plan approval and shall provide as part of such site plan computations demonstrating conformance with applicable state and County SWM requirements, including 9VAC25-870, Fairfax County Code Chapter 124, the PFM (Chapter 6), and computations in support of the requested RPA Exception 7265-WRPA-002-01. Further, the site plan shall also demonstrate compliance with the minimum water quality requirements of the Water Supply Overlay District applicable to the Property. The final location, sizing and performance of the specific SWM Facilities shall be as approved by DPWES and in substantial conformance with the CDP/FDP, 7265-WRPA-002-01 and 7265-WQ-001-1. The Applicant shall utilize the existing downstream (off-site) regional (SWM water quality and quantity) pond system (C-03) for treatment of on-site improvements.

- A. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the Office of the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of the onsite SWM Facilities. The SWM Agreement shall require the Applicant (or its successors/assigns) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.
- B. Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations affecting the

Proposed Development, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the need for a PCA, CDPA, or FDPA, provided such changes to the stormwater management design do not materially affect the limits of clearing and grading, building locations or road layouts, and otherwise are in general conformance with the CDP/FDP, as determined by the Zoning Administrator.

### MISCELLANEOUS

28. Fairfax County Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to the issuance of the first RUP the Proposed Development, the Applicant shall contribute \$1,191.45 per residential unit (based on an assumed rate of 0.10 students per unit multiplied by \$11,749 per student) within such building to the Fairfax County Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements to the schools serving the Property. Such contribution shall escalate in accordance with Proffer 32 below. Prior to the commencement of construction for the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date for the Proposed Development.
29. Traffic Signal Preemption Funds. Prior to issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$10,000 to the Fairfax County Department of Fire and Rescue to be used for traffic signal preemption devices on existing traffic signals serving Trinity Centre and the Property. Such contribution shall escalate in accordance with Proffer 32 below.
30. Parks Contribution. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$893.00 per resident (based on 1.75 residents per Residential Unit, exclusive of ADUs) constructed on the Property to the Fairfax County Park Authority for public parks in the vicinity of the Property.
31. Centreville Historic District Contribution. In lieu of a previously proffered commitment to install a historical marker at the Property documenting the significance of the Sully District and the Centreville Suburban Centre, the Applicant shall contribute \$20,000.00 to the Centreville Historic District to be used to support projects and/or programs of similar purpose and import to the Centreville area. The Applicant shall contribute the funds to the Centreville Historic District prior to issuance of the first RUP for the Proposed Development.
32. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base year of 2015 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.
33. Transformer Locations. In consultation with DPWES as part of site plan approval for the Proposed Development, the Applicant shall identify on such site plan the location of transformers to serve the Property and shall provide supplemental landscaping or other measure to help screen the transformers. The final location and installation of such transformers shall not require approval of a PCA, CDPA, or FDPA.

34. Ongoing Maintenance Obligations. Prior to recording any declaration of condominium for all or part of the Property, the Applicant shall record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. The declaration and/or UOA documents shall acknowledge that the Property already is a member of and subject to the owners association for the larger Trinity Centre development and shall identify those maintenance or proffer obligations that will or are expected to fall principally on the owners of any future condominium units as a result of being subjected to the respective declarations. Purchasers of individual dwelling units shall be advised in writing of these proffer conditions and maintenance obligations prior to entering into a contract of sale.
35. Public Access Easements to Lakeside Park. Prior to initial site plan approval for the Proposed Development, the Applicant shall provide a public access easement in a form acceptable to the County Attorney to permit the public to access the trails, sidewalks and other amenities of the Lakeside Park locate don't he Subject Property.
36. Density Credit. The Applicant hereby reserves all intensity/density credit attributable to any eligible dedications and/or conveyances of land at no cost to the Board of Supervisors, VDOT, or any other public entity pursuant to these Proffers in accordance with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and any such intensity/density credit is hereby reserved to the Property.
37. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. If any portion of the Property is sold or otherwise transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.
38. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

**[SIGNATURES ON FOLLOWING PAGES]**

**TITLE OWNER/APPLICANT**

TRINITY CENTRE LAND LLC, a Delaware  
limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CONTRACT PURCHASER**

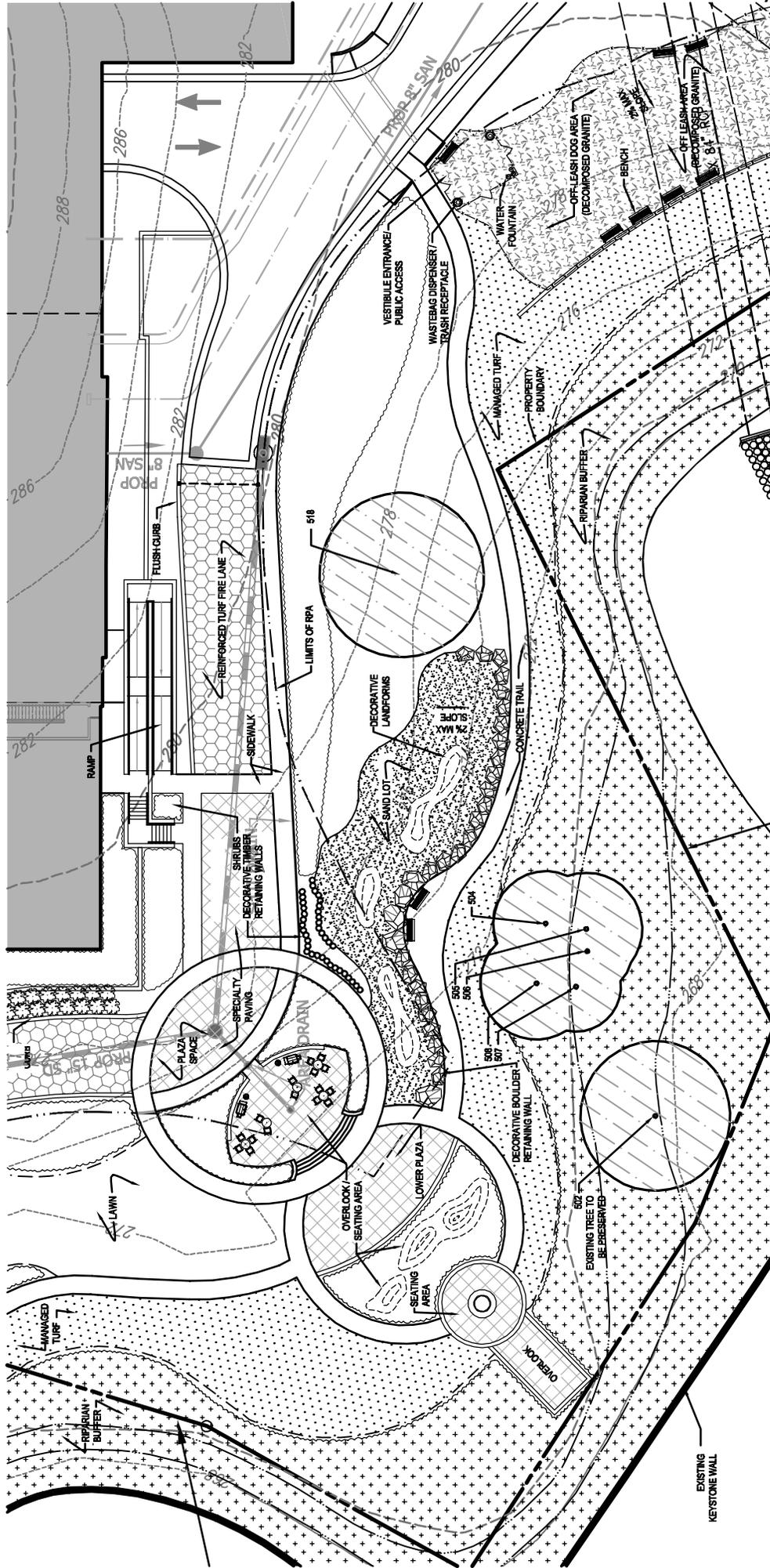
JLB REALTY LLC, a Texas limited liability  
company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# EXHIBIT A



APPENDIX 1

## TRINITY CENTER ALTERNATE TRAIL LAYOUT

09.21.2015

Scale: 1"=40'



**Trinity Centre  
Statement of Justification**

**December 23, 2014  
Revised May 27, 2015**

JLB Realty LLC (the “Applicant”) requests the approval of a rezoning application for the property identified as Fairfax County Tax Map 54-4 ((15)) 12A (the “Property”). The Property, currently vacant, is located within Trinity Centre, a mixed-use development located in the area bound by Route 28 on the east, Route 29 on the south, and Route 66 on the north and west (the “Centre”).

The entire Centre is currently zoned PDC, Planned Development Commercial, and approved for a mix of office, commercial, and residential uses. To fully realize the vision for Trinity Centre as the anchor of a high-intensity suburban core, the Applicant proposes replacing the approved office and nonresidential uses currently entitled for the Property with a residential project of approximately 355 total dwelling units. The proposal will bring additional vibrancy and amenities to the Centre, and provide more housing options to complement the surrounding employment uses. To achieve the desired development, the Applicant requests approval of a proffered condition amendment (“PCA”) to remove the Property from its current PDC zoning district and proffer obligations, and a conceptual and final development plan (“CDP/FDP”) to rezone the Property to the PRM, Planned Residential Mixed Use, District.

**Comprehensive Plan Recommendations**

The Property is located in the Centreville Suburban Center of the Bull Run Planning District and is designated as part of a 151-acre mixed-use suburban core (Land Unit E). This suburban core area is planned for “approximately 250,000 square feet of commercial retail use and 1.8 million square feet of office/high tech light industrial. The non-residential uses in this land unit should not exceed .60 FAR. Residential use planned for this land unit includes 900 apartment units at 35 dwellings per acre and 300 garden apartment units at 20 dwelling units per acre.”

In addition to the Trinity Centre PDC zoning district, Land Unit E also includes the Newgate Shopping Center, zoned C-7, with approximately 85,000 square feet of retail uses, and the Woodway at Trinity Centre garden apartment community, zoned PDH-20 and PDH-30, with 504 garden apartment units.

Of the 1,200 residential units recommended for Land Unit E, only 840 units have been constructed – 504 in the Woodway project and 336 units in the Trinity Centre Post Corners PDC project – leaving a potential of 360 units to be built under the Plan’s recommendations. Below is a summary of the existing and proposed residential units in Land Unit E that demonstrates the proposed project of approximately 312 market rate units (355 total units less 43 (12%) Workforce and Affordable Dwelling Units) for Parcel 12A would comply with the Plan guidance on the number of units and density for Land Unit E.

Dwelling Unit Summary For Land Unit E, Centreville Suburban Center

| Project  | Acreage | Dwelling Units Built/Proposed | Density Built/Proposed   | Zoning           |
|--|---------|-------------------------------|--------------------------|------------------|
| Plan Recommended 900 Apartments at 35 Units/Acre         |         |                               |                          |                  |
| Woodway at Trinity Centre                                | 24.45   | 504                           | 20.6/acre                | PDH-20<br>PDH-30 |
| Trinity Centre Parcel 12A                                | 7.08    | 312 MR*<br>(355)              | 44.1/acre<br>(50.1/acre) | PRM              |
| Subtotal   | 31.53   | 816<br>(859)                  | 25.9/acre<br>(27.2/acre) |                  |
| Plan Recommended 300 Garden Apartments at 200 Units/Acre |         |                               |                          |                  |
| Post Corners   | 18.5    | 336                           | 18.2/acre                | PDC              |
| Land Unit E Total  |         |                               |                          |                  |
| Built and Proposed                                       | 50.03   | 1,152<br>(1,195)              | 23.0/acre<br>(23.9/acre) |                  |

\*Estimated Market Rate units net of 12% Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs). (355) number is all proposed units including ADUs and WDUs.

Development of the Property as proposed with approximately 355 residential units, inclusive of ADUs and WDUs, is in compliance with the Comprehensive Plan recommendations for residential uses in Land Unit E and consistent with the overall high density mixed-use vision for this area.

### Current Zoning Approvals

Trinity Centre was rezoned to the PDC zoning district on July 20, 1987 under rezoning application RZ 86-S-071, which included proffers, a conceptual development plan, and a more detailed final development plan. That initial approval authorized the following uses:

- 1,800,000 square feet of commercial office space
- 100,000 square feet of retail space
- a 300-room hotel
- 336 apartment dwelling units

Over the years, the development of Trinity Centre has been shaped by final development plan amendments (FDPAs) that focused on specific areas of Trinity Centre. Today, the Centre is developed with four office buildings totaling 516,000 square feet, three restaurants totaling 19,000 square feet, a 75,000 square-foot hotel, a 90,000 square-foot gym, an 11,000 square-foot medical office building, and 336 apartments.

The most recent FDPA was approved on November 12, 2003 (FDPA 86-S-071-4). This application allowed the Property to be developed either with two 10-story office buildings of 268,000 square feet each (the "Approved Use") or with a 4-story 120,000 square foot office building and a 10,000 square foot retail, restaurant, or child care center use (the "Alternate Use"). Other building areas in Trinity Centre were also authorized to do an alternate use.

The PDC district zoning regulations list principal and secondary uses and limit their overall ratios in a given PDC development. Dwellings as a secondary use are limited to 50% of the

gross floor area of all principal uses in the development, with all other secondary uses limited to 25% of the gross floor area of all principal uses.

The following table describes the existing zoning entitlements for Trinity Centre, for both the Approved Use and Alternate Use scenarios, in terms of the principal and secondary uses allowed in the PDC zoning district, and the impact of completely excluding the Property, Parcel 12A:

Existing Zoning Entitlements For Trinity Centre Pdc Zoning District

|   | <b>Approved Use<br/>(GFA)</b> | <b>Alternate Use<br/>(GFA)</b> | <b>Approved GFA<br/>Excluding<br/>Parcel 12A</b> |
|---|-------------------------------|--------------------------------|--|
| <b>Principal Uses</b>                       |                               |                                |  |
| Eating establishments                       | 33,500                        | 33,500                         | 33,500   |
| Retail sales establishments                 |                               | 10,000                         |  |
| Hotels                                      | 87,500                        | 87,500                         | 87,500   |
| Offices                                     | 1,405,400                     | 989,400                        | 869,400  |
| <b>Total Principal GFA</b>                  | <b>1,526,400</b>              | <b>1,120,400</b>               | <b>990,400</b>                                   |
|   |                               |                                |  |
| <b>Secondary Uses</b>                       |                               |                                |  |
| Drive-in financial institutions             |                               |                                |  |
| Child care center                           |                               |                                |  |
| Health clubs                                | 90,000                        | 90,000                         | 90,000   |
| Dwellings (336 apartments)                  | 354,102                       | 354,102                        | 354,102  |
| Dwellings as percent of principal GFA       | 23%                           | 32%                            | 36%  |
| Other secondary as percent of principal GFA | 6%                            | 8%                             | 9%   |

Even with the removal of the approved principal uses for Parcel 12A, the existing residential floor area in the PDC district will comprise 36% of the remaining principal use floor area, well below the 50% maximum for secondary residential uses, and the other secondary uses will comprise 9% of the remaining principal use floor area, well below the 25% maximum. Therefore, Trinity Centre will continue to be in compliance with the PDC district zoning regulations. Removal of Parcel 12A will allow for stand-alone proffers for the PRM district that will avoid potential proffer allocation issues with the existing Trinity Centre PDC proffers and the retention of the approved scale and character of development for the balance of the Trinity Centre PDC district.

### **Proposed Development**

The Applicant proposes rezoning the Property to the PRM district to develop a four to five-story multifamily apartment building with up to 355 dwelling units with landscaped open space adjacent to Trinity Centre's existing lake. The proposed density of 44 dwelling units per acre (net of ADUs/WDUs) complies with the PRM district's recommended minimum of 40 dwelling units per acre for high density multifamily projects. This urban-style building provides an appropriate transition between the office uses to the north and west and the lower-rise residential uses to the south and east.

**Building Design:** The building footprint efficiently uses the land area of the arc-shaped parcel to create a dynamic façade that follows the curve of Trinity Parkway and maximizes views from residential units onto the existing lake. Parking will be provided in an internal structure to reduce its visual impact. Importantly, the design also preserves a significant amount of public and private open space. The Applicant has designed the building to provide a high level of articulation and fenestration to help reduce the impression of building mass. A dynamic roofline adds further variation and visual interest.

**Open Space and Amenities:** The Applicant is providing more than the amount of required open space (31% versus 20%), including an approximately 0.75-acre landscaped area adjacent to the lake. The park area will be landscaped with multiple seating areas, an overlook, open lawn space for games, naturalized climbing structures, walking paths, and an off-leash area, and will offer many opportunities for all to enjoy Trinity Centre's central amenity.

In addition to this park area, the residential building features two internal courtyards connected by a covered walkway with seating areas on both sides. The courtyards include both landscaped and hardscaped areas, with seating and dining areas. There is a third exterior courtyard with a pool for the use of residents. The main pedestrian entrance to the building from Trinity Parkway features a specialty paving area with attractive landscaping to welcome both residents and visitors.

**Vehicular and Pedestrian Access:** The main vehicular access to the Property will be provided from Trinity Parkway on the northwest side of the building, with an additional entry adjacent to the main lobby. A turf fire lane runs between the building and the lake. There are eight pedestrian entries located near Trinity Parkway, and four on the opposite side of the building that offer direct access to the pool and park areas. Residents will enjoy easy pedestrian and vehicular access throughout Trinity Centre and the surrounding area.

**Stormwater Management:** The Applicant will use a variety of tools to manage and treat stormwater on the Property, including storm filters, stormwater planters, and permeable pavers. Detention requirements will be met through the existing lake.

**Affordable Housing:** To further the County's goal of ensuring quality housing for residents of all income levels, the Applicant will provide 5% of the total dwelling units as ADUs and 7% of units as WDU. These 43 units will provide additional affordable units near employments centers, shopping areas, and major transportation corridors.

### **Standards for Planned Developments**

Pursuant to Section 16-101 of the Zoning Ordinance, the proposed development will comply with the following standards for planned developments:

- 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.*

The proposed development conforms to both the use and intensity recommended in the Comprehensive Plan. The addition of 355 residential units to Land Unit E will not exceed the maximum of 1,200 planned for this area, and when considered with the existing apartment units,

complies with the overall apartment density. Further, the proposal will contribute to the high-intensity suburban core recommended by the Plan.

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.*

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.” The proposed development achieves a high-quality design and layout with 44 dwelling units per acre (net of ADUs and WDUs), and is compatible with and accessible to surrounding uses in the PDC and PDH zoning districts.

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.*

The layout of the residential building maximizes the unusually-shaped parcel to achieve the desired density while preserving significant open space and park areas adjacent to the lake, and respects the Resource Protection Area established around the lake’s perimeter.

4. *The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

The planned development will contribute to the success of Trinity Centre and other surrounding uses by developing a large vacant parcel with an attractive building that will enhance the desired mixed-use environment and provide additional residents to support the adjacent nonresidential uses. It will not hinder the development of any surrounding properties.

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.*

These public facilities and utilities are available at the Property.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

The planned development includes both pedestrian and vehicular connections through the Property and to the surrounding uses. Walking paths will connect to existing sidewalks along Trinity Parkway, and will lead from the planned open space to the existing park adjacent to the nearest office building. The main driveway entrance to the building is proposed opposite an existing street (Wood Meadow Way) to facilitate connections through the surrounding area.

## Waivers and Modifications

The Applicant requests approval of the following waivers and modifications:

### Zoning Ordinance

#### 1. Section 2-505, Use Limitations on Corner Lots

The Applicant requests a waiver to allow the building to be constructed within the corner lot configuration as defined in the Zoning Ordinance. This waiver is required to allow the desired urban design with the building placed close to the streetscape.

#### 2. Section 11-201 and 11-203, Off-Street Loading, Minimum Required Spaces

The Applicant requests a modification to allow two off-street loading spaces in place of the required five spaces. In the Applicant's experience, two loading spaces are sufficient to serve a building of this size, and their location will adequately and conveniently serve different areas of the building.

#### 3. Section 11-202(4), Off-Street Loading, General Provisions

The Applicant requests a modification of the minimum required distance of 40 feet of a loading space from drive aisles. The configuration of the building on the irregular-shaped parcel and the constraints of the Resource Protection Area require the private internal alley to be located close to the building edge and to the entries to the loading areas.

#### 4. Section 13-202(1), Interior Parking Lot Landscaping

The Applicant requests a waiver of the required interior parking lot landscaping in favor of what is shown on the CDP/FDP because the proposed parking structure will be completely surrounded by the residential building and therefore not visible from other locations within or adjacent to the Property.

#### 5. Section 13-400, Tree Conservation

The Applicant requests a deviation from the Tree Preservation Target pursuant to the procedures established in Section 12-0508 of the PFM. The existing trees on-site have been preserved to the maximum extent possible, and the Applicant will formally submit a request for a deviation from the tree preservation target at time of site plan, with tree preservation to be in substantial conformance with what is shown on the CDPA/FDPA.

### Public Facilities Manual

#### 1. Section 6-0303.6, Location and Maintenance of Stormwater Management and BMP Facilities

The Applicant requests a waiver to allow underground stormwater management and BMP facilities in a residential development. Locating these facilities underground allows for a more efficient site layout and protects the lake and lakefront areas.

## 2. Section 7-0802, Parking Geometrics and Standards

The Applicant requests a modification to allow 20-foot alleys and ramps for vehicular circulation in areas without parking. Given the curving path and limited use of the turf fire lane and limited paved sections of the private internal alley, the 20-foot width is sufficient to serve the proposed development.

## 3. Section 8-0201.3, Trails, General Information

The Applicant requests a modification of the requirement to provide bike trails along Trinity Parkway. There are no improvements planned for this road, as it is not wide enough to accommodate bike facilities, and with the exception of this application there is no further development planned that would impact the road or offer an opportunity for a more extensive trail system. Trinity Parkway is posted with a 25 mile per hour speed limit, so it is already a relatively low-speed speed that is safe for multiple users.

## 4. Section 9-202.2.J(2), Fire Department Access

The Applicant requests a modification to provide ladder truck access to the front and side of Building B, as shown on the CDP/FDP, instead of the front and rear of the building. The building is composed of various components that will function as one structure, so fire access is provided on all sides of the structure as a whole. In addition, the Applicant requests a waiver of the requirement for ladder access to the internal parking garage, as this structure is wrapped by other building areas and will be served by sprinklers and standpipes.

## 5. Section 12-0514.2 and 12-0514.3(D), Interior Parking Lot Landscaping

The Applicants requests a modification of the interior parking lot landscaping in favor of the areas shown on Sheet L1 of the CDP/FDP. The proposed parking structure will be completely surrounded by the residential building and therefore not visible from other locations within or adjacent to the Property. While the exposed upper deck of the structure is included in the total computed area of parking lots, the required trees for that top level are instead located adjacent to the surface parking area where they will have greater health and provide more visual benefit.

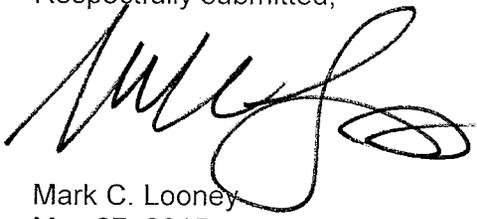
## 6. Section 6-1304.2C, Permeable Pavement

The Applicant requests a waiver to allow permeable pavement systems that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates can be achieved. This will allow the Applicant to use a wider variety of BMP measures to address stormwater on-site.

## 7. Section 6-1306.F, Maintenance Design Considerations

The Applicant requests a waiver to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance. A separate vehicular access way is not required to access the facility.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark C. Looney', written in a cursive style.

Mark C. Looney  
May 27, 2015

**REZONING AFFIDAVIT**

DATE: September 10, 2015  
 (enter date affidavit is notarized)

128527a

I, Mark C. Looney, 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 86-S-071-04 and RZ/FDP 2015-SU-002  
 (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<br>(enter first name, middle initial, and last name)        | ADDRESS<br>(enter number, street, city, state, and zip code)                        | RELATIONSHIP(S)<br>(enter applicable relationships listed in <b>BOLD</b> above) |
|--|---|---|
| Trinity Centre Land LLC<br>Agents: Laura M. Dunn                 | c/o Spear Street Capital<br>One Market Plaza, Suite 4125<br>San Francisco, CA 94105 | Title Owner   |
| JLB Realty LLC<br>Agents: Martin T. Mankowski<br>J. Graham Brock | 3890 W. Northwest Highway, Suite 700<br>Dallas, TX 75220                            | Applicant/Contract Purchaser  |

(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 10, 2015

128527a

(enter date affidavit is notarized)

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002

(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<br>(enter first name, middle initial, and last name)   | ADDRESS<br>(enter number, street, city, state, and zip code) | RELATIONSHIP(S)<br>(enter applicable relationships listed in <b>BOLD</b> above) |
|---|--|---|
| M.J. Wells & Associates, Inc.<br>Agents: Robin L. Antonucci<br>Kevin R. Fellin<br>William F. Johnson<br>Jami L. Milanovich<br>John F. Cavan, IV<br>Justin B. Schor<br>Lester E. Adkins      | 1420 Spring Hill Road, Suite 610<br>Tysons, VA 22102         | Transportation Engineer/Agent   |
| KTG Y Group, Inc.<br>Agents: Mark D. Drake<br>Adam C. Hale<br>Rohit (nmi) Anand   | 8605 Westwood Center Drive<br>Tysons, VA 22182               | Architect/Agent   |
| Kimley-Horn and Associates, Inc.<br>Agents: Adam J. Steiner<br>Jacqueline N. Johnson<br>W. Davis Walker<br>Paige L. Ida (Former)  | 11400 Commerce Park Drive<br>Reston, VA 20191                | Landscape Architect/Agent   |
| VIK A Virginia, LLC<br>Agents: John F. Amatetti<br>Robert R. Cochran<br>P. Christopher Champagne<br>Joseph D. Amatetti<br>Michael R. Congleton<br>J. Thomas Harding<br>Katelyn E. Antonucci | 8180 Greensboro Drive, Suite 200<br>Tysons, VA 22102         | Civil Engineer/Agent  |
| VIK A, Incorporated<br>Agent: John F. Amatetti  | 8180 Greensboro Drive, Suite 200<br>Tysons, VA 22102         | Civil Engineer/Agent  |

(check if applicable)

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

**Rezoning Attachment to Par. 1(a)**DATE: September 10, 2015

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
 (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.

| <b>NAME</b><br>(enter first name, middle initial, and last name)  | <b>ADDRESS</b><br>(enter number, street, city, state, and zip code) | <b>RELATIONSHIP(S)</b><br>(enter applicable relationships listed in <b>BOLD</b> above) |
|---|---|--|
| Cooley LLP<br>Agents: Antonio J. Calabrese, Esq.<br>Mark C. Looney, Esq.<br>Colleen P. Gillis, Esq.<br>Jill S. Parks, Esq.<br>Brian J. Winterhalter, Esq.<br>Jeffrey A. Nein, Planner<br>Ben I. Wales, Planner<br>Molly M. Novotny, Planner<br>Katherine P. Humphrey, Planner | 11951 Freedom Drive<br>Reston, VA 20190                             | Attorney/Agent for Title Owner and Applicant   |

(check if applicable)

[ ]

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

## REZONING AFFIDAVIT

DATE: September 10, 2015  
 (enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
 (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)

Trinity Centre Land LLC  
 c/o Spear Street Capital  
 One Market Plaza, Suite 4125  
 San Francisco, CA 94105

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

SSC III, L.P

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

John S. Grassi, Chairman and President  
 Rajiv (nmi) Patel, Vice President and Assistant Secretary  
 Susan L. Baker, Vice President, Treasurer, and Secretary

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: September 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

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

JLB Realty LLC  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JLB Partners 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)

JLB Partners LLC  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**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)

JLB Partners L.P  
Compatriot Capital, Inc.

=====

**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 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JLB Partners Management LLC  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Bay W. Miltenberger

---

**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)  
Paula Bosler Miltenberger 2005 Irrevocable Trust  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**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)  
Beneficiary: Paula Bosler Miltenberger

---

**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 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

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

Holly Bosler 2005 Irrevocable Trust  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Beneficiary: Holly (nmi) Bosler

=====

**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)

Heather Bosler 2005 Irrevocable Trust  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

**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)

Beneficiary: Heather (nmi) Bosler

=====

**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 10, 2015

(enter date affidavit is notarized)

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

128527a

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Compatriot Capital, Inc.  
5949 Sherry Lane, Suite 1900  
Dallas, TX 75225**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Sammons Equity Alliance, Inc.

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Sammons Equity Alliance, Inc.  
5949 Sherry Lane, Suite 1900  
Dallas, TX 75225**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)

Consolidated Investment Services, Inc.

**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 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

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

Consolidated Investment Services, Inc.  
5949 Sherry Lane, Suite 1900  
Dallas, TX 75225

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Sammons Enterprises, Inc.

=====

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

=====

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

Sammons Enterprises, Inc.  
5949 Sherry Lane, Suite 1900  
Dallas, TX 75225

**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)

All the shares of Sammons Enterprises, Inc. are held in an employee stock ownership plan trust (the "ESOP Trust"). No owner/beneficiary of the ESOP Trust owns directly or indirectly ten percent (10%) or more of JLB Realty 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 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

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

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)KTYG Group, Inc.  
8605 Westwood Center Drive  
Tysons, VA 22182**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)John P. Tully  
Jill D. Williams  
Tricia A. Esser  
Manny G. Gonzalez**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 10, 2015

(enter date affidavit is notarized)

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

128527a

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

Kimley-Horn and Associates, Inc.  
11400 Commerce Park Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

**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  
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)

|                       |                          |
|-----------------------|--------------------------|
| 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 10, 2015

(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(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  
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 SHAREHOLDER:** (enter first name, middle initial, and last name)

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

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

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

SSC III Holdings, LLC  
55 Whitney Avenue  
New Haven, CT 06510

**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)

Yale University Endowment

**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 10, 2015

(enter date affidavit is notarized)

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002

(enter County-assigned application number (s))

128527a

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

Yale University Endowment  
55 Whitney Avenue  
New Haven, CT 06510

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

\ Not-for-profit entity with no individual owning 10% or more of Trinity Centre Land 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)

The Trustees of Princeton University  
One Nassau Hall  
Princeton, NJ 08544

**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)

\ Not-for-profit entity with no individual owning 10% or more of Trinity Centre Land 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 AFFIDAVIT**DATE: September 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(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)Cooley LLP  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)Gian-Michele a Marca  
Jane K. Adams  
Maureen P. Alger  
DeAnna D. Allen  
Mazda K. Antia  
Orion (nmi) Armon  
Gordon C. Atkinson  
Michael A. Attanasio  
Jonathan P. Bach  
Charles J. Bair  
Celia Goldwag Barenholtz  
Frederick D. Baron  
Matthew S. Bartus  
Michael D. Basile  
Keith J. Berets  
Ann (nmi) Bevitt  
Laura Grossfield Birger(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

**Rezoning Attachment to Par. 1(c)**DATE: September 10, 2015  
(enter date affidavit is notarized)for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

128527a

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

|                             |                                  |                            |
|-----------------------------|----------------------------------|----------------------------|
| Thomas A. Blinka            | Janet L. Cullum                  | William S. Galliani        |
| Nicholas (nmi) Bolter       | Nathan K. Cummings               | W. Andrew H. Gantt III     |
| Barbara L. Borden           | John A. Dado                     | Jon E. Gavenman            |
| Jodie M. Bourdet            | Scott D. Dailard                 | Colleen P. Gillis          |
| Wendy J. Brenner            | Benjamin G. Damstedt             | Jonathan C. Glass          |
| David (nmi) Bresnick        | Craig E. Dauchy                  | Michael B. Goldstein       |
| Matthew J. Brigham          | Mark (nmi) Deem                  | Wendy C. Goldstein         |
| James P. Brogan             | Renee R. Deming                  | Kathleen A. Goodhart       |
| Nicole C. Brookshire        | Darren K. DeStefano              | Lawrence C. Gottlieb       |
| Matthew D. Brown            | Eric W. Doherty                  | Shane L. Goudey            |
| Alfred L. Browne III        | William P. Donovan, Jr.          | William E. Grauer (Former) |
| Matthew T. Browne           | Michelle C. Doolin               | Jonathan G. Graves         |
| Peter F. Burns              | Joseph M. Drayton                | Jacqueline I. Grise        |
| Blain B. Butner             | Matthew P. Dubofsky              | Kenneth L. Guernsey        |
| John T. Byrnes              | Christopher (nmi) Durbin         | Patrick P. Gunn            |
| Robert T. Cahill            | John C. Dwyer                    | Divakar (nmi) Gupta        |
| Antonio J. Calabrese        | Shannon (nmi) Eagan              | Sarah J. Guske             |
| Christopher C. Campbell     | Eric (nmi) Edwards               | Jeffrey M. Gutkin          |
| William Lesse Castleberry   | Ivor R. Elrifi                   | John B. Hale               |
| Lynda K. Chandler           | Gordon H. Empey                  | Danish (nmi) Hamid         |
| Reuben H. Chen              | Sonya F. Erickson                | Laurence M. Harris         |
| Dennis (nmi) Childs         | Heidi A. Erlacher                | Ray (nmi) Hartman          |
| William T. Christiansen, II | Mark (nmi) Everiss               | Bernard L. Hatcher         |
| Sean M. Clayton             | Michael R. Faber                 | Matthew B. Hemington       |
| John A. Clendenin           | Lester J. Fagen                  | Cathy Rae Hershcoopf       |
| Samuel S. Coates (Former)   | Jesse D. Farmer                  | Gordon (nmi) Ho            |
| Jeffrey L. Cohen            | Brent D. Fassett                 | Nicholas A. Hobson         |
| Thomas A. Coll              | John R. Feore, Jr.               | Lila W. Hope               |
| Joseph W. Conroy            | Christopher M. Finney            | C. Thomas Hopkins          |
| Christopher (nmi) Coulter   | M. Wainwright Fishburn, Jr.      | Richard M. Hopley          |
| James (nmi) Crabtree        | Jennifer Fonner Fitchen (Former) | Mark M. Hrenya             |
| Carolyn L. Craig            | Thomas J. Friel, Jr.             | Brendan J. Hughes          |
| John W. Crittenden          | Francis (nmi) Fryscak            |                            |
|                             | Koji F. Fukumura                 |                            |
|                             | James F. Fulton, Jr.             |                            |

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

**Rezoning Attachment to Par. 1(c)**DATE: September 10, 2015  
(enter date affidavit is notarized)for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

128527a

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Christopher R. Hutter  
Jay R. Indyke  
Craig D. Jacoby  
Eric C. Jensen  
Robert L. Jones  
Jeffrey M. Kaban  
Barclay J. Kamb  
Richard S. Kanowitz  
Kimberly J. Kaplan-Gross  
Matthew A. Karlyn (Former)  
Jeffrey S. Karr  
Sally A. Kay  
Heidi M. Keefe  
David R. Kendall  
Jason L. Kent  
Mehdi (nmi) Khodadad  
Charles S. Kim  
Kevin M. King  
Benjamin H. Kleine  
Michael J. Klisch  
Jason M. Koral  
Barbara A. Kosacz  
Kenneth J. Krisko  
Carol Denise Laherty  
Mark F. Lambert  
Matthew E. Langer  
Samantha M. LaPine  
John G. Lavoie  
Pang (nmi) Lee  
Robin J. Lee  
Louis (nmi) Lehot (Former)  
Jamie K. Leigh  
Natasha V. Leskovsek  
Shira Nadich Levin  
Alan (nmi) Levine

Michael S. Levinson  
Stephane (nmi) Levy  
Elizabeth L. Lewis  
Michael R. Lincoln  
James C. T. Linfield  
Samuel M. Livermore  
Douglas P. Lobel  
J. Patrick Loofbourrow  
Mark C. Looney  
Robert B. Lovett  
Haibo J. Lu  
Edward J. Lukins  
Andrew P. Lustig  
Thomas O. Mason  
Jennifer (nmi) Massey  
Joshua O. Mates  
James J. Maton  
Michael J. McGrail  
Becket (nmi) McGrath  
John T. McKenna  
Bonnie Weiss McLeod  
Mark A. Medearis  
Laura M. Medina  
Beatriz (nmi) Mejia  
Craig A. Menden  
Erik B. Milch  
Chadwick L. Mills  
David E. Mills  
J. Kevin Mills  
Patrick J. Mitchell  
Ali M.M. Mojdehi  
Ann M. Mooney  
Timothy J. Moore  
Howard (nmi) Morse  
Phillip E. Morton  
Frederick T. Muto  
Danielle E. Naftulin

Ryan E. Naftulin  
Jeremy M. Naylor  
Stephen C. Neal  
Edward J. O'Connell  
Ian (nmi) O'Donnell  
Rama (nmi) Padmanabhan  
Kathleen (nmi) Pakenham  
Timothy G. Patterson  
Sarah E. Pearce  
Anne H. Peck  
D. Bradley Peck  
David G. Peinsipp  
Nicole (nmi) Peppe  
Kevin J. Perry  
Robert W. Phillips  
Susan Cooper Philpot  
Frank V. Pietrantonio  
Mark B. Pitchford  
Michael L. Platt  
Christian E. Plaza  
Aaron M. Pomeroy  
Marya A. Postner  
Steve M. Przesmicki  
Seth A. Rafkin  
Frank F. Rahmani  
Marc (nmi) Recht  
Michael G. Rhodes  
Michelle S. Rhyu  
Lyle D. Roberts  
John W. Robertson  
Ricardo (nmi) Rodriguez  
Kenneth J. Rollins  
Kevin K. Rooney  
Adam J. Rutenberg

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

**Rezoning Attachment to Par. 1(c)**DATE: September 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Akash (nmi) Sachdeva  
Thomas R. Salley III  
Jessica Valenzuela Santamaria  
Glen Y. Sato  
Martin S. Schenker  
Joseph A. Scherer (Former)  
Marc G. Schildkraut  
William J. Schwartz  
Ellen A. Scordino  
Audrey K. Scott  
John H. Sellers  
Ian R. Shapiro  
Michael N. Sheetz  
C. Christopher Shoff  
Jordan A. Silber  
Brent B. Siler  
Ian D. Smith  
Stephen R. Smith  
Whitty (nmi) Somvichian  
Wayne O. Stacy  
Anthony M. Steigler  
Justin M. Stock  
Steven M. Strauss  
James N. Strawbridge (Former)  
M. Anne Swanson  
C. Scott Talbot  
Mark P. Tanoury  
Joseph (nmi) Teja, Jr.  
Gregory C. TenhoffMichael E. Tenta  
Timothy S. Teter  
Michael (nmi) Tollini  
Michael S. Tuscan  
Joseph J. Vaughn  
Miguel J. Vega  
Erich E. Veitenheimer III  
Aaron J. Velli  
David A. Walsh  
Mark B. Weeks  
Mark R. Weinstein  
Thomas S. Welk  
Peter H. Werner  
Scott B. Weston  
Francis R. Wheeler  
Geoffrey T. Willard  
Andrew S. "Drew" Williamson  
Peter J. Willsey  
Mark Windfeld-Hansen  
David J. Wittenstein  
Nancy H. Wojtas  
Amy M. Wood  
J. Peyton Worley  
Nan (nmi) Wu  
Babak (nmi) Yaghmaie  
Jonathan (nmi) Yorke  
David R. Young  
Christina (nmi) Zhang  
Kevin J. ZimmerAdditional:  
Daniel I. Goldberg  
William N. Haddad  
Joshua A. Kaufman  
Natasha (nmi) Kaye (Former)  
Nicola K. Maguire  
Barbara R. Mirza  
Garth A. Osterman  
Yvan-Claude J. Pierre  
John N. Wilkinson(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: September 10, 2015

(enter date affidavit is notarized)

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002

(enter County-assigned application number (s))

128527a

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

SSC III, L.P.  
 c/o Spear Street Capital  
 One Market Plaza, Suite 4125  
 San Francisco, CA 94105

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

Limited Partners:

General Partner:

Spear Street Capital, LLC\*  
 SSC III Holdings, LLC  
 The Trustees of Princeton University  
 MIT Investments 2009, L.P.\*  
 Yadkin III, LLC\*  
 The Trustees of Columbia University in the  
 City of New York\*  
 The University of Chicago\*  
 The Regents of the University of  
 Michigan\*  
 Clarendon Investment Partners II, L.P.\*  
 Gothic Corporation\*  
 238 Plan Associates LLC\*  
 Board of Trustees of Michigan State  
 University\*  
 Northwestern University\*  
 Silver Aggressive Growth Fund, L.P.\*  
 UAF Fund, LP - PE Class Series\*  
 Saunders Holdings, L.P.\*  
 SFT Real Estate LLC (2007)\*  
 Flag Real Assets Partners, L.P.\*  
 Cheyne Walk Master Fund LP\*  
 Verdis Real Assets Fund, L.P.\*  
 The Duke Endowment\*  
 Acrux Partners, LP\*  
 Gothic ERP, LLC\*

Spear Street Capital GP, LLC\*

\*Does not own 10% or more of Trinity  
 Centre Land LLC

Marital Trust u/t Wythes Living Trust\*  
 Ronald B Master Fund LP\*  
 Frances C. Searle Charitable Trusts  
 Partnership\*  
 John G. Searle Charitable Trusts  
 Partnership\*  
 Anvest, L.P.\*  
 Christopher J. Marsico\*

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

**Rezoning Attachment to Par. 1(c)**

DATE: September 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number (s))

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

JLB Partners L.P.  
3890 W. Northwest Highway, Suite 700  
Dallas, TX 75220

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

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

General Partner:  
JLB Partners Management LLC

Limited Partners:  
Bay W. Miltenberger  
Patricia D. Bosler  
James L. Bosler  
Paula Bosler Miltenberger 2005  
Irrevocable Trust  
Holly Bosler 2005 Irrevocable Trust  
Heather Bosler 2005 Irrevocable Trust

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

## REZONING AFFIDAVIT

DATE: September 10, 2015  
 (enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
 (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 10, 2015  
(enter date affidavit is notarized)

128527a

for Application No. (s): PCA 86-S-071-04 and RZ/FDP 2015-SU-002  
(enter County-assigned application number(s))

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

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

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

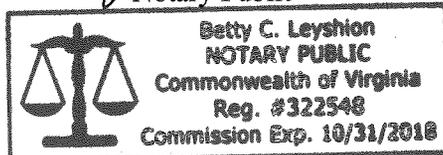
[ ] Applicant  Applicant's Authorized Agent

Mark C. Looney, Esq.  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10<sup>th</sup> day of September 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshion  
Notary Public

My commission expires: 10/31/2018



CF CENTREVILLE, INC.  
Rezoning 86-S-071  
Final Development Plan 86-S-071

PROFFER STATEMENT

July 20, 1987 (Second Revision)

Pursuant to Section 15.1-491(a), Code of Virginia, the following Proffer of Development Conditions are contingent upon all of the following events occurring: (1) rezoning of the 101.57 acres which are the subject of Rezoning Application 86-S-071 to the PDC District; (2) Conceptual Development Plan approval by the Board of Supervisors and Final Development Plan approval by the Planning Commission of the applicant's submitted Conceptual Development Plan and Final Development Plan; (3) release and discharge of the real covenants set forth in Deed of Covenant dated April 8, 1974, and previously recorded among the Fairfax County land records in Deed Book 4256, at page 696, and the Addendum dated January 27, 1975 and recorded in said records in Deed Book 4256, at page 709 as they apply to the application property. These Proffer of Development Conditions shall supercede all previous proffers and/or covenants referenced in Rezoning C-131. For the purpose of these Proffers, the term applicant collectively refers to the current property owners and their successors or assigns.

General:

1. Development of the subject property shall be in substantial accordance with the Final Development Plan, revised May 29, 1987, subject to the provisions of Section 16-403, paragraph 4, of the Fairfax County Zoning Ordinance and these proffers.

2. Development of the subject property shall not exceed the following densities and intensities:

- a. 100,000 square feet of retail space.
- b. 1,800,000 square feet of commercial office building space, subject to the provisions of paragraph 23 herein.
- c. 336 apartment dwelling units.
- d. A 300-room hotel.

3. No more than 900,000 square feet of commercial office building space will be occupied within the first six years after rezoning. No more than 1,350,000 square feet of commercial office building space will be occupied within the first nine years after rezoning. In the event that the Route 28/29 grade separated interchange is completed prior to the expiration of the aforesaid time periods, these restrictions shall no longer apply as of the date said interchange is operational. The applicant agrees that no more than 900,000 square feet of commercial office space shall be occupied prior to construction of the 336 apartment dwelling units. The applicant will construct at least 50,000 square feet of retail space, including, but not limited

to, a cinema and a community meeting facility, prior to occupancy of the hotel, or, in the alternative, prior to the occupancy of 75% of the commercial office space, whichever event first occurs.

4. At least ten (10%) percent of the multi-family units developed on the subject property will be offered at rental rates affordable by households with incomes of eighty (80%) percent of the Washington, D. C. SMA median household income for households of two or more persons, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from the date of issuance of the first residential use permit for said affordable units. Applicant shall submit a written report to Fairfax County on an annual basis showing the status of compliance with the requirements of this proffer. These annual reports shall cease after full compliance with this proffer.

5. Subject to the provisions of paragraph 23 hereof, applicant shall acquire, subject to good title only, fee simple ownership of the parcel identified on Fairfax County Tax Maps as 54-4-((1)), Parcel 3A, and comply with the proffers in Rezoning Application 86-S-097 within three (3) years from date of this rezoning unless requested to do so on an earlier basis by Fairfax County and provided that Centreville United Methodist Church has an adequate substitute church facility.

SITE DESIGN:

6. The existing subtrunk sanitary sewer line on the subject property shall be relocated and enlarged, as necessary, subject to Department of Public Works review and approval, to insure adequate capacity for the development of the subject property and for other parcels which would be served hereby, provided adequate arrangements are made for payment by the owners of these other parcels to cover the cost of oversizing said lines to accommodate said other parcels and the pro rata cost for the design and construction of said sewer lines.

7. The applicant shall provide, at applicant's expense, the following private recreational facilities:

- a. Two tot lots.
- b. One multi-use court.
- c. One tennis court.
- d. One swimming pool.
- e. One clubhouse.

8. Easements shall be provided, as required by DEM, to accommodate the extension by others of sanitary sewer lines to existing residential properties adjacent to this site and northeast of the subject property.

9. Landscaping on the subject property shall be in substantial conformance with the typical landscaping sections prepared by Land Design/Research, Inc., dated July 8, 1987, attached hereto as Exhibit 1, and subject to the County

Arborist's approval of special conditions not addressed by the typical landscaping sections.

10. A trail system shall be provided as shown on the Final Development Plan prepared by Gordon & Associates, dated May 29, 1987.

11. At-grade parking facilities will be provided pursuant to Fairfax County standards during the period prior to completion of applicable parking buildings. In no event shall these at-grade parking facilities be located in areas which are shown on the Final Development Plan as open space.

12. Construction vehicle parking will be provided on-site for on-site construction.

13. The applicant will work with the County Arborist's Office to develop landscaping plans for parking buildings where needed to improve views of the project from off-site.

14. The applicant will provide a community meeting room in the first speculative office building, or in the hotel, at applicant's option. This community room will have a capacity for 50 persons, and will be made available to civic groups, with prior reservation, Monday through Thursday of each week.

15. The applicant will provide an outdoor, covered exhibit area, open to the public, describing the history of Centreville and this site. This exhibit area shall be maintained by the applicant and located near the central lake facility or within the linear park.

16. a. The heights of the commercial buildings on the site from the ground level, inclusive of penthouses and mechanical equipment, shall not exceed the following heights for each building as designated on the Final Development Plan:

| <u>Building</u> | <u>Use</u> | <u>Height</u> |
|-----------------|------------|---------------|
| Number 1        | Office     | 91 feet       |
| Number 2        | Office     | 117 feet      |
| Number 3        | Office     | 143 feet      |
| Number 4        | Office     | 130 feet      |
| Number 5        | Office     | 130 feet      |
| Number 6        | Office     | 130 feet      |
| Number 7        | Office     | 130 feet      |
| Number 8        | Office     | 143 feet      |
| Number 9        | Office     | 143 feet      |
| Number 10       | Hotel      | 143 feet      |

b. The following uses shall not be placed upon the subject property without Special Exception or Special Permit approval: drive-in banks; health clubs; child care center and nursery schools; food court.

TRANSPORTATION:

17. Prior to the issuance of building permits in excess of 50% of the commercial office space authorized by this rezoning, construction of an eastbound ramp, connecting westbound traffic on Lee Highway with eastbound traffic on Route 66 shall have design approval and a construction contract awarded, or, at applicant's option, if said construction contract has not been awarded, applicant may provide for construction of an interim ramp, which construction shall be fully bonded by applicant prior to the issuance of permits in excess of 50% of the commercial office space authorized by this rezoning.

a. If applicant elects to construct an interim eastbound ramp connecting westbound traffic on Lee Highway with eastbound traffic on Route 66, provision will also be made for a left turn for eastbound Lee Highway traffic onto said ramp, all in general accordance with preliminary engineering plans, profiles, and typical sections, prepared by Dewberry & Davis, entitled "Preliminary Road Improvements US Route 29 (Lee Highway)," and dated March 13, 1987, attached hereto as Exhibit 2, Sheets 1 and 2 of 3.

b. In the event that State and/or Federal funding is obtained for the construction of the eastbound ramp connecting westbound traffic on Lee Highway with eastbound traffic on Route 66, and said construction contract has been awarded by the State, the developer will seek modifications to the proposed Route 66 and Route 29 Interchange in general accordance with Exhibit 3, dated April 1987, attached hereto.

18. Prior to occupancy of the first office building, the applicant shall substantially complete, i.e., final paving installed but subject to punch list items, at-grade improvements to the intersection of Route 28/29 in general accordance with Exhibit 2, Sheet 2 of 3. Said improvements shall include the provision of signalization to satisfy VDOT requirements.

19. Prior to occupancy of the first office building, in accordance with Exhibit 2, the applicant will dedicate right-of-way along Route 29 and substantially complete construction, i.e., final paving installed but subject to punch list items, of a

half-section involving three through lanes along the frontage of the subject property and, if required, sight distance correctional work on Route 29 at the Machen Road intersection; the applicant shall also substantially complete construction, i.e., final paving installed but subject to punch list items, of double left-turn lanes and free-flow right turn lanes on Route 29 at its intersections with the on-site loop road.

20. The applicant will dedicate right-of-way along Route 66 in accordance with Exhibit 2, Sheet 2 of 3.

21. Within fourteen (14) days after rezoning, applicant will submit to the Office of the County Attorney a proposed agreement providing for the applicant to fund the design of a grade separated interchange at Routes 28 and 29. In the event that the applicant fails to submit the proposed agreement within fourteen (14) days following the date of rezoning, the deadlines set forth in this paragraph shall be extended respectively for each day beyond the fourteenth (14th) day. Said agreement shall also designate the applicant as the development agent representing Fairfax County to administer the design process for said interchange. In the event that applicant and the County Attorney cannot agree on the terms of said agreement within sixty-one (61) days of final rezoning, then, in that event, applicant shall, within ninety (90) days of final rezoning, contribute \$100,000 to be placed in escrow with Fairfax County, to be allocated by the County solely for the engineering design of a grade separated interchange at the intersection of Routes 29

and 28. Thereafter, in ninety (90) day intervals, applicant shall contribute additional sums into escrow, in the amount of \$150,000 each, to be used solely for the design of said intersection, provided, however, in no event shall the contributions of this paragraph 21 exceed the sum of \$1,000,000.

22. The applicant will contribute the sum of \$3.30 per gross square foot of building floor area of the total approved office/retail (non-residential) space and \$1,140 per residential unit for off-site road improvements subject to offset credits for the monies expended for all costs for the road improvements set forth in paragraphs 18 and 21, and the additional offset credit described in paragraph 23 hereinafter.

23. CF Centreville, Inc. has reached agreement to acquire the property now owned by the Centreville United Methodist Church; said property is identified on Fairfax County Tax Maps as 54-4-((1))-Parcel 3A. The purpose of this agreement is to enable CF Centreville, Inc. to acquire Parcel 3A so that it may be dedicated for highway right-of-way. In the event that the Centreville United Methodist Church, pursuant to this agreement, proffers to highway right-of-way as shown on the Generalized Development Plan prepared by Gordon & Associates, dated June 1, 1987, as part of the Board of Supervisors rezoning action in Rezoning Application 86-S-097, and settlement on said agreement is consummated, then, in that event, the applicant, CF Centreville, Inc., or its successors and assigns, shall be entitled to an additional offset credit in the amount of

\$1,000,000, and the applicant shall be entitled to develop 1,800,000 square feet of commercial office building space on the subject property. In the event that Centreville United Methodist Church fails to consummate settlement on said agreement, applicant shall seek specific performance to enforce the terms of the agreement. During the pendency of any Court proceeding to enforce the agreement, applicant shall be entitled to develop 1,650,000 square feet of commercial office building space on the subject property. However, in the event that settlement on said agreement ultimately cannot be consummated, the applicant shall not be entitled to said \$1,000,000 additional offset credit, nor shall the applicant be entitled to 1,800,000 square feet of office space, and office development of the subject property under paragraph 2(b) above shall be limited to 1,650,000 square feet of commercial office building space.

24. The net payments after credits referred to in paragraphs 22 and 23 hereinabove, shall be made into an escrow fund managed by Fairfax County, said funds to be used by Fairfax County for the design/construction of the Route 28/29 interchange. These net payments shall be made on a per square foot/dwelling unit basis upon the issuance of building permits in accordance with the density payment formula set forth in paragraph 22. Since the applicant will construct the above road improvements during the initial stages of the project, contributions in excess of the offset credits will be made on a per square foot/dwelling unit basis upon issuance of building

permits for square footage or dwelling units in excess of the density formula offset credits. Payments made during the first year from the date of rezoning shall be made at the rates set forth hereinabove. Payments made after the first year from the date of rezoning shall be subject to inflationary adjustments based upon the actual time of payment, using the initial payment amounts set forth above as the base and applying the inflationary rate set forth in the Engineering News Record for the applicable period.

25. All public improvements shall be designed and constructed to meet VDOT standards.

26. The construction of the on-site public roads to the property line of Minchew and to the property line of Artery shall occur prior to the issuance of any non-residential use permits for the office portion of the subject property.

ENVIRONMENT:

27. Prior to final site plan approval, a 100-year flood plain study will be provided for DEM review and approval.

28. The BMP facility shall be designed as a regional facility to serve all presently undeveloped areas within the watershed located downstream of Route 28. Maintenance of the Stormwater Detention Lake and all BMP facilities shall be the responsibility of the owners of the commercial sites and shall be administered by an association of such owners to the exclusion of owners of residential properties.

29. The following noise attenuation measures shall be provided:

- a. In order to achieve a maximum interior noise level of 45 dBA Ldn, applicant proffers that all residential units located within that area impacted by highway noise having levels in excess of 65 dBA Ldn shall have the following acoustical attributes:
  - (1) Exterior walls should have a laboratory sound transmission class (STC) of at least 39.
  - (2) Doors and windows should have a laboratory sound transmission class (STC) of at least 28. If "windows" function as the walls, then they should have the STC specified for exterior walls.
  - (3) Adequate measures to seal and caulk between surfaces should be provided.
- b. In order to achieve a maximum interior noise level of 45 dBA Ldn, applicant proffers that all residential units located within that area impacted by highway noise having levels between 70 and 75 dBA Ldn shall have the following acoustical attributes:
  - (1) Exterior walls should have a laboratory sound transmission class (STC) of at least 45.

- (2) Doors and windows should have a laboratory sound transmission class (STC) of at least 37. If "windows" function as the walls, then they should have the STC specified for exterior walls.
  - (3) Adequate measures to seal and caulk between surfaces should be provided.
- c. In order to achieve a maximum noise level of 50 dBA Ldn, applicant proffers that all commercial buildings located within that area impacted by highway noise having levels between 70 and 75 dBA Ldn shall have the following acoustical attributes:
- (1) Exterior walls should have a laboratory sound transmission class (STC) of at least 39.
  - (2) Doors and windows should have a laboratory sound transmission class (STC) of at least 28. If "windows" function as the walls, then they should have the STC specified for exterior walls.
  - (3) Adequate measures to seal and caulk between surfaces should be provided.
- d. In order to achieve a maximum interior noise level of 50 dBA Ldn, applicant proffers that commercial buildings located within that area impacted by highway noise having levels in excess of 75 dBA

Ldn shall have the following acoustical attributes:

- (1) Exterior walls should have a laboratory sound transmission class (STC) of at least 45.
- (2) Doors and windows should have a laboratory sound transmission class (STC) of at least 37. If "windows" function as the walls, then they should have the STC specified for exterior walls.
- (3) Adequate measures to seal and caulk between surfaces should be provided.

30. A tree preservation program within the Environmental Quality Corridor shall be coordinated with the County Arborist and subject to County Arborist approval.

31. From the date of approval of the rezoning and through site grading, the County Archaeologist will be allowed to enter the subject property to conduct archaeological assessments and remove artifacts, provided that the removal does not unreasonably hold up the construction process.

July 20, 1987  
Date

CF CENTREVILLE, INC.

By William L. Mason  
William L. Mason  
Vice-President

**PROFFERS**

PCA 86-S-071

May 13, 1998

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, Trinity Lake L.L.C., the Applicant and owner for themselves, their successors and assigns (hereinafter referred to as the "Applicant") hereby reaffirms the proffers dated July 20, 1987, as approved in RZ 86-S-071 which are incorporated herein by reference to the extent such conditions have not already been satisfied, subject to the following amendments. In the event that this application is approved, the following amended proffer paragraphs shall supersede the corresponding, previously approved paragraphs. The following reaffirmed proffers have been satisfied.

**GENERAL -**

Revise Paragraph 1 to read:

1. a. Development of the Subject Property shall be in substantial accordance with the Conceptual Development Plan revised through June 9, 1987, subject to the provisions of Section 16-403, paragraph 4, of the Fairfax County Zoning Ordinance and these proffers.
- b. Final Development Plan Amendment. Notwithstanding that the CDP is the subject of proffer 1.a. above, it shall be understood that the CDP shall be the entire plan relative to the points of access, general location of open space areas and internal road network. The Applicant has the option to request a final development plan amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all or a portion of the Final Development Plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
- c. Minor Deviations. Pursuant to paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator, agents or assigns, and neither increase the total gross floor area nor decrease the following: amount of open space; the amount of tree preservation; and the location of common open space areas. Such changes may include, minor modifications to building footprints and footprint location and increase in building height, consistent with paragraph 16.

Proffers  
PCA 86-S-071  
Page 2

Revise Paragraph 9 to read:

9. Landscaping on the Subject Property shall be in substantial conformance with the illustrative landscaping plan prepared by Lewis, Scully and Gionet, Inc., dated March 30, 1998, shown on Sheet 4 of the FDPA 86-S-071-1 and FDPA 86-S-071-2; or, upon dedication of right-of-way as described in paragraph 20, in conformance with Sheet 4A of the FDPA dated April 16, 1998. Prior to clearing and grading activity associated with each site plan, the Applicant shall hire a certified arborist or landscape architect to identify trees that were planted by the original developer which are appropriate for preservation and/or transplantation. A street tree preservation/transplantation plan shall be submitted to the Urban Forester of DEM for review and approval as part of the site plan submission for each building. In addition to identifying the location of the existing street trees to be transplanted or preserved, the tree preservation/transplantation plan shall provide recommendations for preconstruction treatment of the trees to be preserved or transplanted.

Revise Paragraph 10 to read:

10. A pedestrian walkway system including landscaping and benches shall be provided in substantial conformance with that shown on Sheets 3 and 4 of the FDPA 86-S-071-1 and FDPA 86-S-071-2.

Revise Paragraph 12 to read:

12. Construction parking will be limited to areas within Trinity Centre only during development and construction activity. No construction parking shall be permitted within residential areas.

Revise Paragraph 13 to read:

13. All parking structures shall incorporate architectural features to visually break up the vertical and horizontal expanses and shall have similar architectural facades on all four (4) sides of the structure. Landscaping shall be provided along the I-66 side of each structure as depicted on Sheet 4 or 4A of FDPA 86-S-071-1 and FDPA 86-S-071-2.

Delete Paragraph 14 which reads:

14. The applicant will provide a community meeting room in the first speculative office building, or in the hotel, at Applicant's option. This community room will have a

Proffers  
PCA 86-S-071  
Page 3

capacity for 50 persons, and will be made available to civic groups, with prior reservation, Monday through Thursday of each week.

Revise Paragraph 16 to read:

16. a. The heights of the commercial buildings on the site from the ground level, inclusive of penthouses and mechanical equipment, shall not exceed 143 feet, however, lesser building heights may be provided.
- b. Fast food restaurants with drive-thru windows shall not be permitted on the Subject Property.

Revise Paragraph 20 to read:

20. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors, upon demand, right-of-way along the Subject Property's I-66 frontage as shown on the FDPA as "future dedication." No buildings, required parking spaces, parking structures, access to parking structures or new water mains and sewer trunks may be placed within the area located between the future dedication line and the existing I-66 right-of-way line as depicted on the FDPA. To the maximum extent feasible as determined by DEM and/or DPW, all other utilities (including but not limited to, electric and stormwater) shall not be placed within this area located between the future dedication line and the existing I-66 right-of-way line. Landscaping shall occur within this area as depicted on Sheet 4 and 4A of the FDPA. If and when the future dedication should occur, the Applicant shall remove, at its expense, all parking spaces constructed within the area to be dedicated, and ensure that remaining parking spaces are provided in conformance with Article 11 standards.

Revise Paragraph 28 to read:

28. The BMP facilities has been designed and constructed and will be maintained as a regional facility to serve all presently undeveloped areas within the watershed located downstream of Route 28. Maintenance of the stormwater detention lake and all BMP facilities shall be the responsibility of the owners of sites utilizing the facilities and shall be administered by an association of such owners.

Proffers  
PCA 86-S-071  
Page 4

Add New Paragraph 32 to read:

32. Architectural and landscaped design themes shall be incorporated into the design of the three eating establishment buildings located adjacent to Route 29, so that the overall development of these buildings shall consist of compatible architectural scale, mass and materials in order to create a visually unified development. A "visually unified development" shall include, but not be limited to the use of design features such as: consistent landscaped design features, additional landscaped plazas, false building fronts, canopies, awnings, or other similar unifying treatments. All buildings shall be constructed with four (4) sided architectural treatments. Signage for the eating establishment buildings shall be in conformance with the approved Comprehensive Sign Program as it may be amended for the eating establishment buildings.

Add New Paragraph 33 to read:

33. The Applicant shall restore the area of EQC which is adjacent to the SWM facility on the west side of Trinity Parkway. Restoration efforts shall include through use of hand held machinery: removal of dead or dying vegetation and removal of trash and litter and revegetation of the area utilizing a combination of native species of seedlings and saplings and stabilization of the revegetated area with the planting of an annual rye or other suitable grass. All other areas of the EQC shall remain undisturbed, except for installation of utilities, as approved by DEM.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

**PROFFERS****TRINITY LAKE, L.L.C.  
PCA 86-S-071-2****May 20, 1999**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Trinity Lake L.L.C., the applicant and owner for themselves, their successors and assigns (hereinafter referred to as the "Applicant") hereby reaffirms the proffers dated July 20, 1987, as approved in RZ 86-S-071 and the proffers dated May 13, 1998, as approved in PCA 86-S-071, which are incorporated herein by reference, subject to the following amendment:

Revise Paragraph 3 to read:

No more than 900,000 square feet of commercial office building space will be occupied within the first six years of rezoning (July, 1987). No more than 1,350,000 square feet of commercial office building space will be occupied within the first nine years of rezoning (July, 1987). In event that the Route 28/29 grade separate interchange is completed prior to the expiration of the aforesaid time periods, these restrictions shall no longer apply as of the date said interchange is operational. The Applicant agrees that no more 900,000 square feet of commercial office space shall be occupied prior to the construction of the 336 apartment dwelling units (completed).

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

MAY 25 1999

ZONING EVALUATION DIVISION

CONCEPTUAL DEVELOPMENT PLAN FOR RZ-86-S-071

# TRINITY CENTRE

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

**C.F. CENTREVILLE, INC.** OWNER/ DEVELOPER (Deed Book 6382 Page 1016)  
3112 Fairview Park Drive, Falls Church, Virginia 22042

**LAND DESIGN / RESEARCH, INC.** PLANNERS & LANDSCAPE ARCHITECTS  
The Quarry Building, Suite 100 Rivers Corporate Park Columbia, Maryland 21048

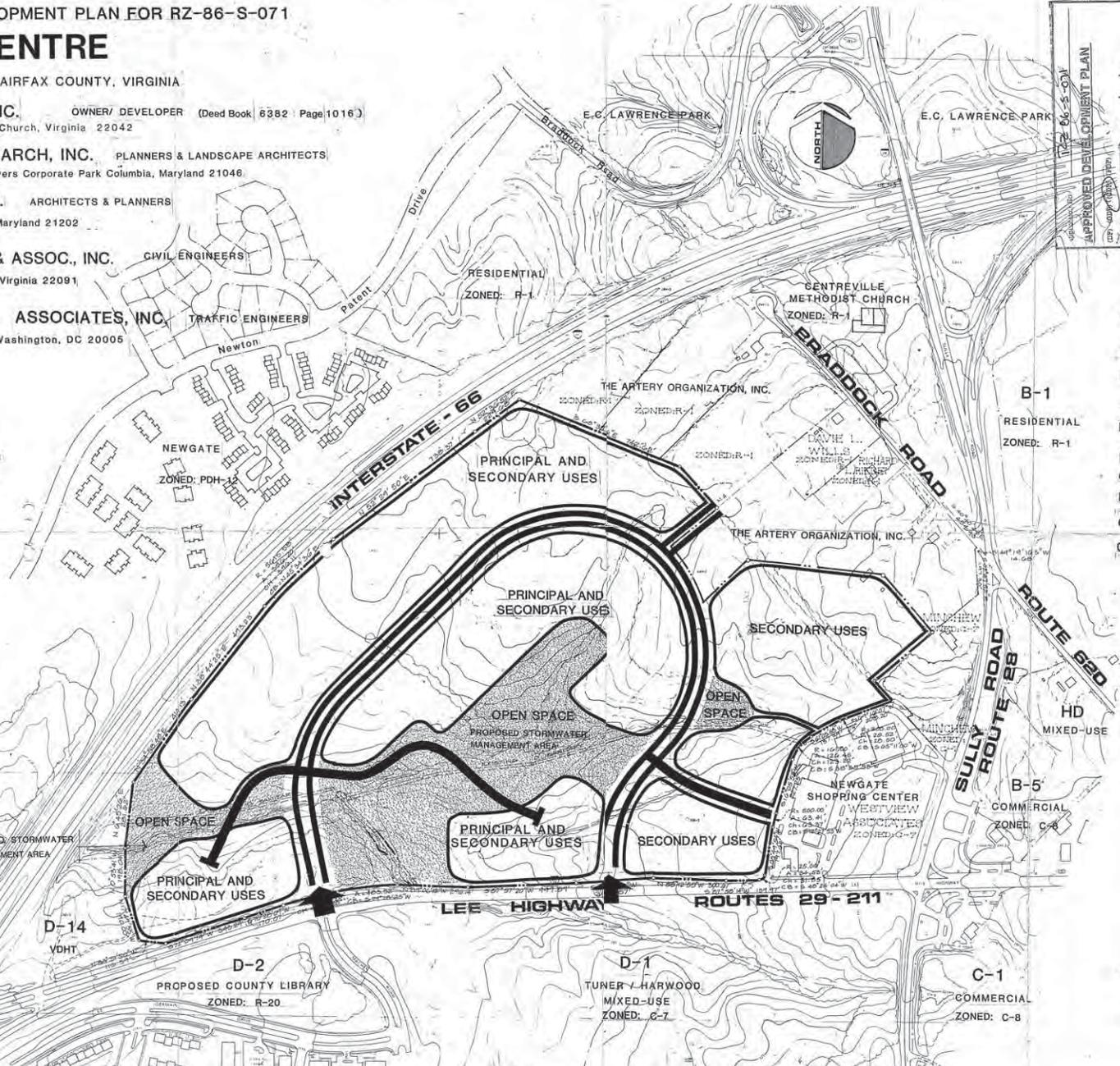
**RTKL VIRGINIA CORP.** ARCHITECTS & PLANNERS  
400 East Pratt Street, Baltimore, Maryland 21202

**WILLIAM H. GORDON & ASSOC., INC.** CIVIL ENGINEERS  
1806 Robert Fulton Drive, Reston, Virginia 22091

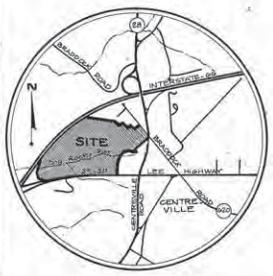
**BARTON - ASCHMAN ASSOCIATES, INC.** TRAFFIC ENGINEERS  
1400 K Street NW, Suite 800, Washington, DC 20005

SCALE: 1" = 200'

- JUNE 20, 1986
- REVISED: AUGUST 20, 1986
- REVISED: DECEMBER 24, 1986
- REVISED: MARCH 24, 1987
- REVISED: JUNE 9, 1987



APPROVED DEVELOPMENT PLAN  
DATE OF REG. PLAN APPROVAL: 7/9/2016  
DATE OF REG. PLAN APPROVAL: 7/9/2016  
DATE OF REG. PLAN APPROVAL: 7/9/2016



DEVELOPMENT PROGRAM :

|                              |                      |
|------------------------------|----------------------|
| EXISTING ZONING,             | C-7                  |
| PROPOSED ZONING              | C-3<br>PDC           |
| TOTAL TRACT                  | 101.73 AC.           |
| HOTEL AND RELATED FACILITIES | 300 ROOMS MAX.       |
| RETAIL AND OTHER USES        | 100,000 SF. G.F.A.   |
| OFFICE/EMPLOYMENT            | 1,800,000 SF. G.F.A. |
| RESIDENTIAL                  | 336 UNITS MIN.       |
| OPEN SPACE REQUIRED          | 16.8 AC. (15%)       |
| OPEN SPACE PROVIDED          | 27.4 AC. (27%)       |

- OPEN SPACE
- MAJOR ACCESS POINTS

- GENERAL NOTES
1. The property delineated on this plan is located on Fairfax County Assessment Map 85-4 (11) A and 85-4 (11) B.
  2. This site will be served by public water and sewer facilities.
  3. Proposed development conforms to the provisions of all applicable Fairfax County Ordinances, Regulations, and adopted standards, except for the following:
    - A. Request modification of the required transitional screening and waiver of the barrier requirements for residential properties which are planned for non-residential uses and for the previously developed residential property located on the north side of Interstate 66. The screening planting in these areas will be supplemented with a mixture of deciduous and evergreen trees at a minimum spacing of 30 feet on center along I-66.
    - B. Request waiver of the 600 foot length limitation for private streets in order to serve building #1. The proposed 1100 +/- feet private drive has been designed to accommodate the existing 600 and to provide for the most efficient traffic circulation.
  4. Required standard and handicapped parking for the appropriate uses proposed shall be provided in accordance with Article 11 of the Fairfax County zoning ordinance. Provisions for shared parking between individual uses shall conform to Paragraph 4 of Article 11.
  5. Maximum building heights for principal uses shall not exceed twelve (12) stories.

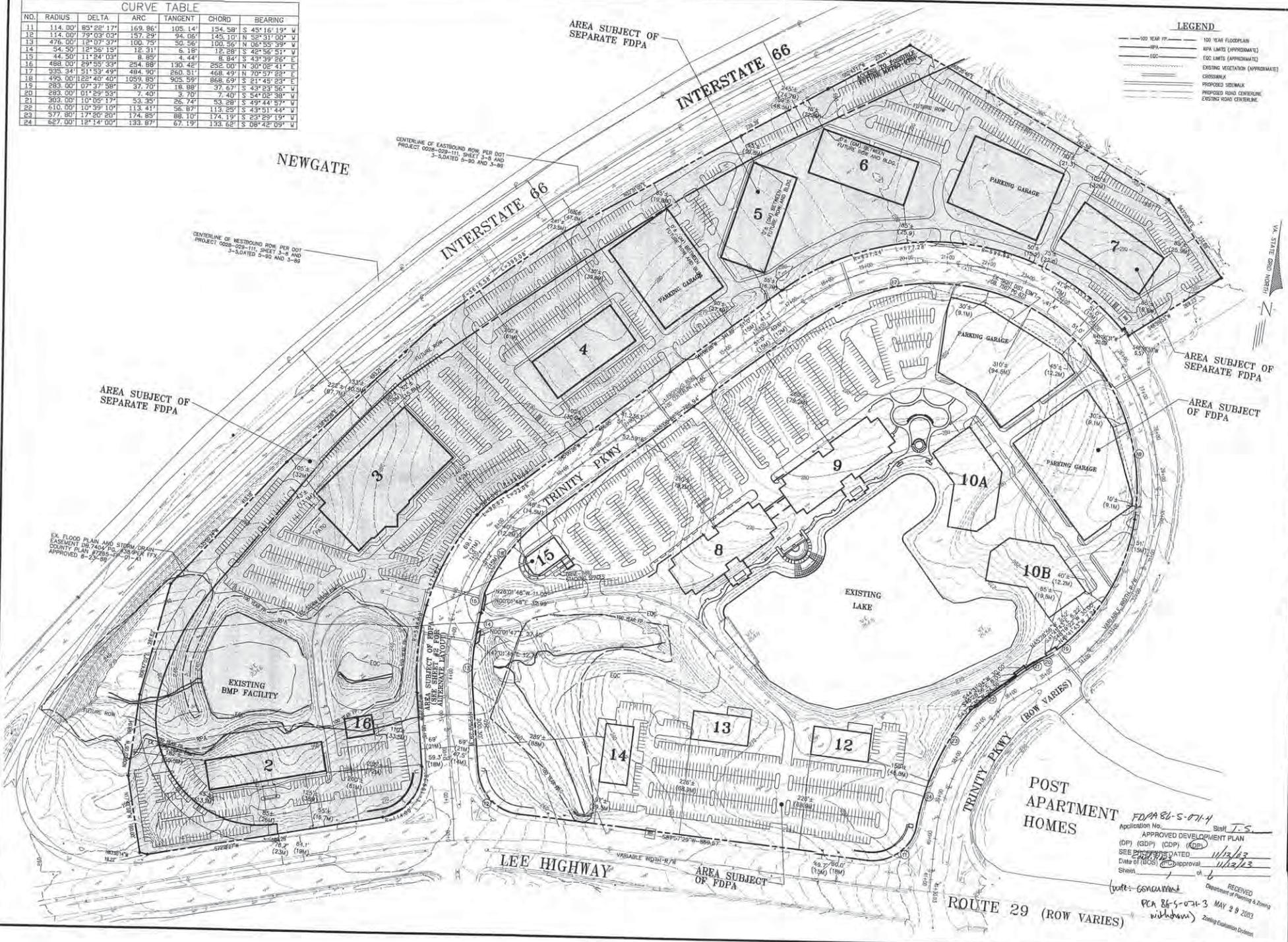
\* Please refer to the accompanying rezoning plat for the most current metes and bounds property description.

APPENDIX 4

| CURVE TABLE |         |            |          |         |         |               |
|-------------|---------|------------|----------|---------|---------|---------------|
| NO.         | RADIUS  | DELTA      | ARC      | TANGENT | CHORD   | BEARING       |
| 11          | 114.00' | 83°28'17"  | 169.86'  | 105.14' | 154.58' | S 45°16'19" W |
| 12          | 114.00' | 79°03'03"  | 157.29'  | 94.05'  | 145.10' | N 52°31'00" W |
| 13          | 476.00' | 12°07'39"  | 100.75'  | 30.56'  | 100.56' | N 06°03'39" W |
| 14          | 54.50'  | 12°56'15"  | 12.31'   | 6.18'   | 12.28'  | S 42°56'51" W |
| 15          | 44.50'  | 11°24'03"  | 8.85'    | 4.44'   | 8.84'   | S 43°39'26" E |
| 16          | 488.00' | 29°55'33"  | 254.88'  | 130.42' | 252.00' | N 30°02'41" E |
| 17          | 535.34' | 51°53'49"  | 484.90'  | 260.51' | 468.49' | N 70°57'22" E |
| 18          | 495.00' | 122°40'40" | 1059.85' | 905.59' | 868.69' | S 21°45'23" E |
| 19          | 283.00' | 07°37'38"  | 57.70'   | 18.88'  | 57.67'  | S 33°23'56" W |
| 20          | 283.00' | 01°29'53"  | 7.40'    | 5.70'   | 7.40'   | S 54°02'38" W |
| 21          | 363.00' | 10°05'17"  | 53.35'   | 26.74'  | 53.28'  | S 49°44'57" W |
| 22          | 610.00' | 10°59'10"  | 113.11'  | 36.87'  | 113.28' | S 39°51'44" W |
| 23          | 577.80' | 17°20'20"  | 174.85'  | 88.10'  | 174.19' | S 23°29'19" W |
| 24          | 627.00' | 18°14'00"  | 133.87'  | 67.19'  | 133.62' | S 08°42'09" W |

**LEGEND**

- 100 YEAR FLOOD
- 100 YEAR FLOODPLAIN
- RPA LIMITS (APPROXIMATE)
- EGC LIMITS (APPROXIMATE)
- EXISTING VEGETATION (APPROXIMATE)
- CROSSWALK
- PROPOSED SIDEWALK
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE



EX. FLOOD PLAN AND STORM DRAIN  
 COUNTY PLAN NO. 7404-PC  
 APPROVED 8-27-2010

**POST APARTMENT HOMES**  
 FDPA 86-S-071-4  
 Application No. \_\_\_\_\_  
 APPROVED DEVELOPMENT PLAN  
 (DIP) (GDIP) (CDIP) (RCDIP)  
 SEE PREPARED DATED: 11/13/12  
 Date of FDPA Approval: 11/13/12  
 Sheet \_\_\_\_\_ of \_\_\_\_\_  
 RECEIVED  
 Department of Planning & Zoning  
 PCA 86-S-071-4 MAY 29 2013  
 (withdrawn) Zoning Evaluation Division

PLAN DATE: 11/13/12  
 1. 07-02-12 REVISION  
 2. 04-22-12 REVISION  
 3. 05-29-13

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SUBDIVISIONS  
 7112 LITTLE RIVER TURNPIKE

COVER  
 AMENDMENT FDPA 86-S-071-4  
 TRINITY CENTRE  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL = 2

APPENDIX 4  
 SCALE: 1" = 100'

SHEET 1 OF 6  
 FILE NO. DP-1314

**NOTES:**

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED AS FAIRFAX COUNTY ZONING MAP NUMBERS 54-3(21)11A, 54-3(21)12A, 54-3(21)13A, 54-3(21)13A, AND 54-4(11)12A.

2. THE LAND AREA OF THIS FDPA IS AS SHOWN IN THE TABULATION ON THIS SHEET AND IS ZONED PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT.

3. THE PURPOSE OF THE FDPA IS TO REVISE A PORTION OF THE DEVELOPMENT PROGRAM THAT WAS APPROVED UNDER REZONING APPLICATION ZR 86-5-071.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A PLAT PREPARED BY VIKI, INC.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY CHECK BY VIKI, INC.

6. THERE IS A FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY. THE 100-YEAR FLOODPLAIN IS THE RESULT OF A STUDY PREPARED IN ACCORDANCE WITH THE CURRENTLY APPROVED PROFFERS (#27). IN ADDITION, THERE ARE REGIONAL STORMWATER DETENTION/BMP FACILITIES THAT ARE CONSTRUCTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE CURRENTLY APPROVED PROFFERS (#28) AND FAIRFAX COUNTY PLAN #7285-SP-01. THE LIMITS OF THE RPA SHOWN ON THE GRAPHIC ARE FROM THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAP. THE LIMITS OF THE EQC ARE FROM THE APPROVED FINAL DEVELOPMENT PLAN PREPARED BY WILLIAM H. GORDON AND ASSOCIATES AND LAST DATED MAY 29, 1987.

7. AS NOTED ABOVE, STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (SWM/BMPs) ARE CURRENTLY PROVIDED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH PREVIOUS PROFFERS. THE APPLICANT PROPOSES NO IMPROVEMENTS OR CHANGES TO THE EXISTING FACILITIES.

8. THE LIMITS OF CLEARING AND GRADING WILL BE LIMITED TO THE INDIVIDUAL BUILDING PADS AND RELATED PARKING AS THE COMMON INFRASTRUCTURE FOR THE PROPOSED DEVELOPMENT PROGRAM CURRENTLY EXISTS ON SITE.

9. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-423 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE ALSO PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS, AND RELATED PEDESTRIAN WALKWAYS, NUMBER OF EMPLOYEES, PARKING SPACES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT.

10. THE FLOOR AREAS AND THE BUILDING HEIGHTS THAT ARE REPRESENTED ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF FLOOR AREA THAN THAT REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUTS MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

LASTLY, THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN.

11. THE PRIMARY USE OF EACH BUILDING WILL BE AS REPRESENTED IN THE TABULATION UNDER PROPOSED DEVELOPMENT PROGRAM. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED IN EACH OF THE PROPOSED BUILDINGS UP TO A MAXIMUM OF 100,000 SQUARE FEET THAT WILL BE DISPERSED THROUGHOUT ALL OF THE BUILDINGS IN TRINITY CENTRE - BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.

- \* ACCESSORY USES AND ACCESSORY SERVICE USES
- \* BILLIARD AND POOL HALLS
- \* BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
- \* CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY
- \* DRIVE-IN BANKS
- \* EATING ESTABLISHMENTS
- \* ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
- \* FAST FOOD RESTAURANTS
- \* FINANCIAL INSTITUTIONS
- \* INSTITUTIONAL USES (GROUP 3)
- \* INSTITUTIONAL PUBLIC UTILITY USES (CATEGORY 1)
- \* MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS
- \* PERSONAL SERVICE ESTABLISHMENTS
- \* PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS
- \* PRIVATE SCHOOLS OF GENERAL EDUCATION OF 100 OR MORE STUDENTS DAILY
- \* PRIVATE SCHOOLS OF SPECIAL EDUCATION
- \* PUBLIC USES
- \* QUICK-SERVICE FOOD STORES
- \* RETAIL SALES ESTABLISHMENTS

12. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, PLAZAS, SITTING AREAS, PATIOS, DECKS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE.

13. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE EXACT NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 9 AND 10 ABOVE, AND THE NUMBER MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES PROVIDED IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED BY THE STRICT APPLICATION OF ARTICLE 11 IN ACCORDANCE WITH PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE AND TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF LOADING SPACES REQUIRED BY THE STRICT APPLICATION OF ARTICLE 11 IN ACCORDANCE WITH PAR. 1 AND 2 OF SECT. 11-202 OF THE ZONING ORDINANCE.

THE INITIAL BUILDINGS THAT ARE CONSTRUCTED MAY BE PROVIDED WITH 100% SURFACE PARKING. HOWEVER, THE ULTIMATE BUILDOUT WILL HAVE COMBINED STRUCTURE AND SURFACE PARKING. AS SHOWN ON THE GRAPHIC, INCREASED IN THE SIZE OF THE PROPOSED PARKING STRUCTURES WILL BE PERMITTED IN ORDER TO REDUCE THE AMOUNT OF SURFACE PARKING. A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

14. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC SUBJECT TO FINAL ENGINEERING AND DESIGN.

TRANSITIONAL SCREENING AND A BARRIER ARE REQUIRED ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES. THERE IS NO REQUIREMENT FOR EITHER ALONG THE SOUTHERN PROPERTY LINE. A MODIFICATION/WAIVER OF THE REQUIREMENTS HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND 11 OF SECT. 13-304 OF THE ZONING ORDINANCE.

15. THE MAN-MADE LAKES AND RELATED STREAM VALLEY LOCATED ON THE SUBJECT PROPERTY OFFER A SCENIC ASSET AND NATURAL FEATURE THAT ARE DESERVING OF PRESERVATION. SAID PRESERVATION IS A VITAL COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.

16. THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER.

17. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME. EXISTING BUILDINGS MAY BE CONSIDERED TO REPRESENT THE CHARACTER FOR FUTURE OFFICE BUILDING DEVELOPMENT.

17. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. WHEREAS THE MAJOR INFRASTRUCTURE FOR THE PROPOSED DEVELOPMENT PROGRAM IS ALREADY IN PLACE, NEW IMPROVEMENTS SUCH AS THE PEDESTRIAN TRAILS AND SIDEWALKS WILL BE CONSTRUCTED IN PHASES IN CONJUNCTION WITH THE SITE DEVELOPMENT FOR EACH PROPOSED BUILDING.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THE SUBJECT PROPERTY IS LOCATED IN LAND USE I, CENTREVILLE AREA AND SUBURBAN CENTER OF THE BULL RUN DISTRICT IN AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE AREA IS PLANNED FOR HIGH DENSITY RESIDENTIAL, RETAIL, OFFICE AND RESEARCH USES. THE COMPREHENSIVE PLAN ALSO STATES THAT A HOTEL IS APPROPRIATE FOR THIS SITE.

22. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

23. THE APPLICANT RESERVES THE RIGHT TO FILE FOR FUTURE FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION FOR THE ENTIRE SITE OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

24. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

25. PENTHOUSES FOR OFFICE BUILDINGS WILL NOT EXCEED 25% OF THE BUILDING FOOTPRINTS AND WILL BE A MAXIMUM OF 18' IN HEIGHT ABOVE THE BUILDING ROOF PARAPETS.

| PROPOSED DEVELOPMENT PROGRAM<br>AREA NORTHWEST OF TRINITY PARKWAY |                               |                |         |        |                               |                               |
|---|-------------------------------|----------------|---------|--------|-------------------------------|-------------------------------|
| BLDG.   | PRIMARY USE<br>(SEE NOTE #10) | GSF            | STORIES | HEIGHT | PARKING<br>SPACES<br>REQUIRED | PARKING<br>SPACES<br>PROVIDED |
| 2*  | HOTEL                         | 87500          | 4       | 50'    | 147                           | 204                           |
| 3*  | HEALTH CLUB                   | 90000          | 2       | 40'    | 330                           | 560                           |
| 4*  | OFFICE                        | 160000         | 6-9     | 140'   | 416                           | —                             |
| 5*  | OFFICE                        | 175000         | 6       | 140'   | 455                           | 1025                          |
| 6*  | OFFICE                        | 175000         | 6-9     | 140'   | 455                           | —                             |
| 7*  | OFFICE                        | 160000         | 6-9     | 140'   | 416                           | 889                           |
| 16*   | EATING/FINANCIAL              | 3500           | 1       | 35'    | 50                            | —                             |
|   | <b>SUBTOTAL ALL USES</b>      | <b>851,000</b> |         |        | <b>2269</b>                   | <b>2678</b>                   |
|   | <b>SUBTOTAL OFFICE</b>        | <b>670,000</b> |         |        |                               |                               |

| PROPOSED DEVELOPMENT PROGRAM<br>AREA SOUTHEAST OF TRINITY PARKWAY |                               |                |         |        |                               |                               |
|---|-------------------------------|----------------|---------|--------|-------------------------------|-------------------------------|
| BLDG.   | PRIMARY USE<br>(SEE NOTE #10) | GSF            | STORIES | HEIGHT | PARKING<br>SPACES<br>REQUIRED | PARKING<br>SPACES<br>PROVIDED |
| 8   | OFFICE                        | 95000          | 3       | 45'    | 283                           | —                             |
| 9   | OFFICE                        | 95000          | 3       | 45'    | 283                           | —                             |
| 10A   | OFFICE**                      | 268000         | 10      | 143'   | 697                           | 1072                          |
| 10B   | OFFICE**                      | 268000         | 10      | 143'   | 697                           | 1072                          |
| 12  | EATING                        | 10000          | 1       | 35'    | 141                           | —                             |
| 13  | EATING                        | 10000          | 1       | 35'    | 141                           | 362                           |
| 14  | EATING                        | 10000          | 1       | 35'    | 141                           | —                             |
| 15  | FINANCIAL/DRIVE-IN BANK ***   | 5000           | 1-2     | 35'    | 15                            | 13                            |
|   | <b>SUBTOTAL ALL USES</b>      | <b>761,000</b> |         |        | <b>2465</b>                   | <b>2541</b>                   |
|   | <b>SUBTOTAL OFFICE</b>        | <b>726,000</b> |         |        |                               |                               |

\* BUILDINGS DESIGNATED WITH AN ASTERISK (\*) ARE SUBJECT OF PREVIOUSLY APPROVED FDPA 86-5-071, FDPA 86-5-071-2 & FDPA 86-5-071-3

\*\* 10 & 11 ALTERNATE USES - BUILDING 10 - OFFICE; BUILDING 11 - CHILD CARE CENTER OR RETAIL OR EATING ESTABLISHMENT (SEE LAYOUT ON SHEET #2)

\*\*\* 15 ALTERNATE USE - EATING ESTABLISHMENT/OFFICE/BUSINESS SERVICE AND SUPPLY/CHILD CARE CENTER (SEE LAYOUT ON SHEET #2)

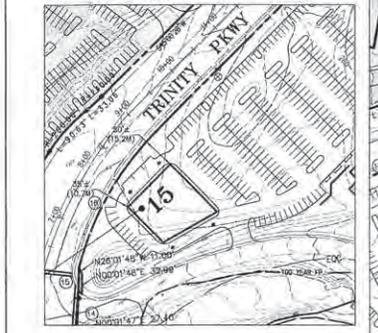
|                                       | WITH BLDG. 15<br>PRIMARY USE | WITH BLDG. 15<br>ALTERNATE USE |
|---------------------------------------|------------------------------|--------------------------------|
| TRINITY CENTER TOTAL GSF              | 1,612,000                    | 1,616,000                      |
| TRINITY CENTER TOTAL PARKING REQUIRED | 4674                         | 4711                           |
| TRINITY CENTER TOTAL PARKING PROVIDED | 5219                         | 5222                           |

NOTES:  
1) PARKING SPACES ARE TO BE PROVIDED IN SURFACE LOTS AND STRUCTURAL GARAGES. THE LOCATION AND TYPE OF SPACES PROVIDED FOR EACH BUILDING SHALL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

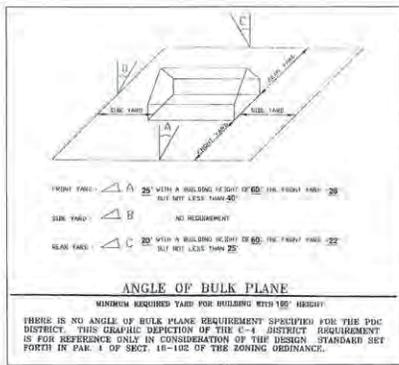
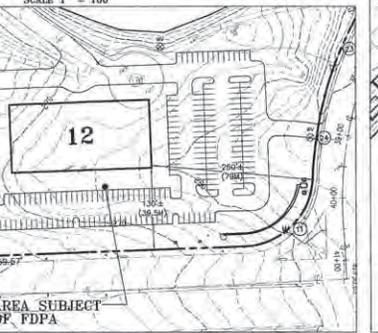
2) AS NOTED IN NOTE #10 ON THIS SHEET, CHILD CARE CENTERS ARE PERMITTED AS SECONDARY USES IN EACH OF THE PROPOSED BUILDINGS.

| TABULATION                      | WITH BLDG. 15<br>PRIMARY USE | WITH BLDG. 15<br>ALTERNATE USE |
|---------------------------------|------------------------------|--------------------------------|
| EXISTING ZONING                 | PDC                          | PDC                            |
| TOTAL LAND AREA                 | 70.94 AC.                    | 70.94 AC.                      |
| FDPA LAND AREA                  | 36.43 AC.                    | 36.43 AC.                      |
| TOTAL GROSS FLOOR AREA          | 1,612,000 SF                 | 1,616,000 SF                   |
| FDPA GROSS FLOOR AREA           | 761,000 SF                   | 765,000 SF                     |
| FLOOR AREA RATIO PERMITTED      | 1.50                         | 1.50                           |
| TOTAL FLOOR AREA RATIO PROPOSED | 0.83                         | 0.83                           |
| FDPA FLOOR AREA RATIO PROPOSED  | 0.48                         | 0.48                           |
| TOTAL PARKING SPACES REQUIRED   | 4,674                        | 4,711                          |
| FDPA PARKING SPACES REQUIRED    | 2,465                        | 2,442                          |
| OPEN SPACE REQUIRED (15%)       | 10.5 AC.                     | 10.5 AC.                       |
| TOTAL OPEN SPACE PROVIDED (60%) | 28.0 AC.                     | 28.0 AC.                       |
| FDPA OPEN SPACE PROVIDED (60%)  | 16.2 AC.                     | 16.2 AC.                       |

\* A MINIMUM OF 40% OPEN SPACE WILL BE PROVIDED AT BUILD OUT OF THIS FDP. THIS INCLUDES WHERE THE DEVELOPMENT MAY UTILIZE THE ALTERNATE LAYOUT FOR BUILDINGS 10, 11 AND 15.

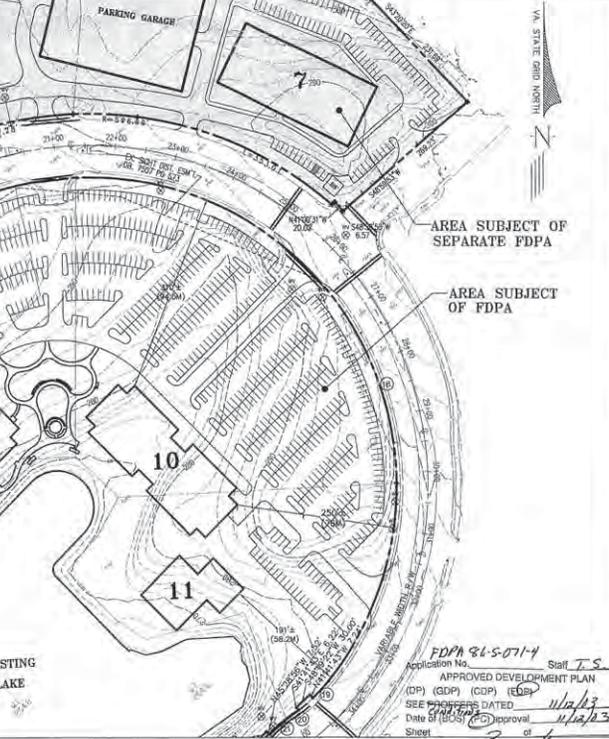


**BUILDING 12 ALTERNATE LAYOUT**  
SCALE 1" = 100'



**VICINITY MAP**  
SCALE 1" = 2000'

**BUILDINGS 10 & 11 ALTERNATE LAYOUT**  
SCALE 1" = 100'



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7712 LITTLE RIVER TURNPIKE

APPENDIX 4  
FINAL DEVELOPMENT PLAN AMENDMENT, FDPA 86-5-071-4

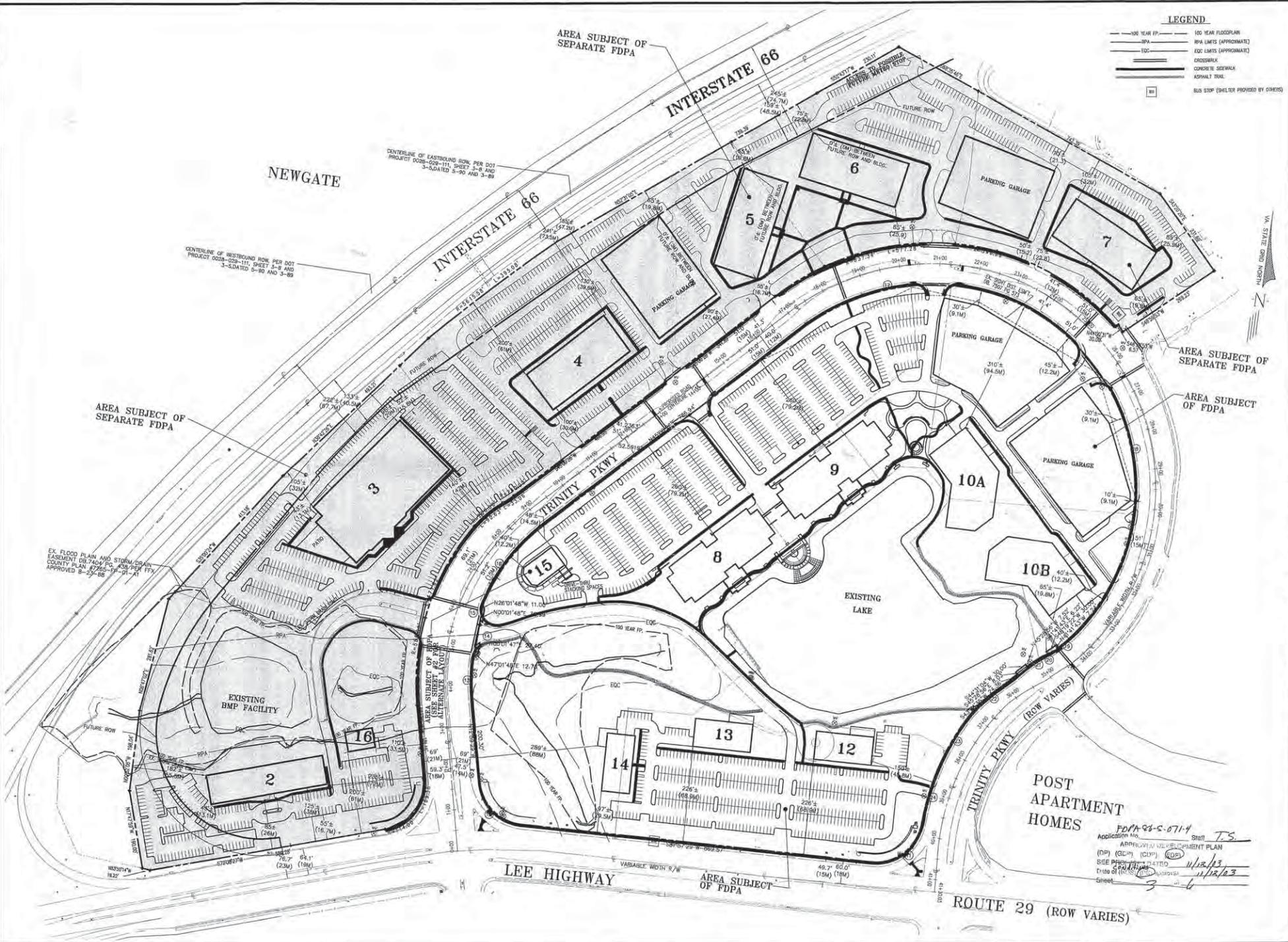
TRINITY CENTRE  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

FDPA 86-5-071-4  
Approval No. Staff: J.S.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (EDP)  
SEE PROFFERS DATED 11/2/83  
Date of (GDP) (CDP) approval 11/2/83  
Sheet 2 of 6

SHEET 2 OF 6  
FILE NO. DP-1314

**LEGEND**

|     |                                       |     |                                       |
|-----|---------------------------------------|-----|---------------------------------------|
| --- | 100 YEAR FLOODPLAIN                   | --- | 100 YEAR FLOODPLAIN                   |
| --- | SPA                                   | --- | SPA LIMITS (APPROXIMATE)              |
| --- | 100'                                  | --- | EDGE LIMITS (APPROXIMATE)             |
| --- | CROSSWALK                             | --- | CROSSWALK                             |
| --- | CONCRETE SEEWALK                      | --- | CONCRETE SEEWALK                      |
| --- | ASPHALT TRAIL                         | --- | ASPHALT TRAIL                         |
| --- | BUS STOP (SHELTER PROVIDED BY OTHERS) | --- | BUS STOP (SHELTER PROVIDED BY OTHERS) |



POST APARTMENT HOMES

Application No. FDPA 88-5-0714 Site TS

APPROVED DEVELOPMENT PLAN

(DP) (GC) (CIP) (EUS)

DATE PREPARED 11/12/13

DATE OF THIS REVISION 11/12/13

Sheet 3 of 6

|           |     |          |                   |          |
|-----------|-----|----------|-------------------|----------|
| PLANSHEET | NO. | DATE     | REVISION APPROVED | DATE     |
| 01        | 1   | 3-27-02  | REVISION          | 03-27-02 |
| 02        | 2   | 01-14-08 | REVISION          | 01-14-08 |
| 03        | 3   | 04-01-08 | REVISION          | 04-01-08 |
| 04        | 4   | 05-01-08 | REVISION          | 05-01-08 |
| 05        | 5   | 05-01-08 | REVISION          | 05-01-08 |
| 06        | 6   | 05-01-08 | REVISION          | 05-01-08 |
| 07        | 7   | 05-01-08 | REVISION          | 05-01-08 |
| 08        | 8   | 05-01-08 | REVISION          | 05-01-08 |
| 09        | 9   | 05-01-08 | REVISION          | 05-01-08 |
| 10        | 10  | 05-01-08 | REVISION          | 05-01-08 |
| 11        | 11  | 05-01-08 | REVISION          | 05-01-08 |
| 12        | 12  | 05-01-08 | REVISION          | 05-01-08 |
| 13        | 13  | 05-01-08 | REVISION          | 05-01-08 |
| 14        | 14  | 05-01-08 | REVISION          | 05-01-08 |
| 15        | 15  | 05-01-08 | REVISION          | 05-01-08 |
| 16        | 16  | 05-01-08 | REVISION          | 05-01-08 |

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7715 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22003 (703) 646-8086

PEDESTRIAN CIRCULATION AND TRANSIT SERVICE PLAN

APPENDIX 4

AN AMENDMENT FDPA 86-S-071-4

TRINITY CENTRE

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

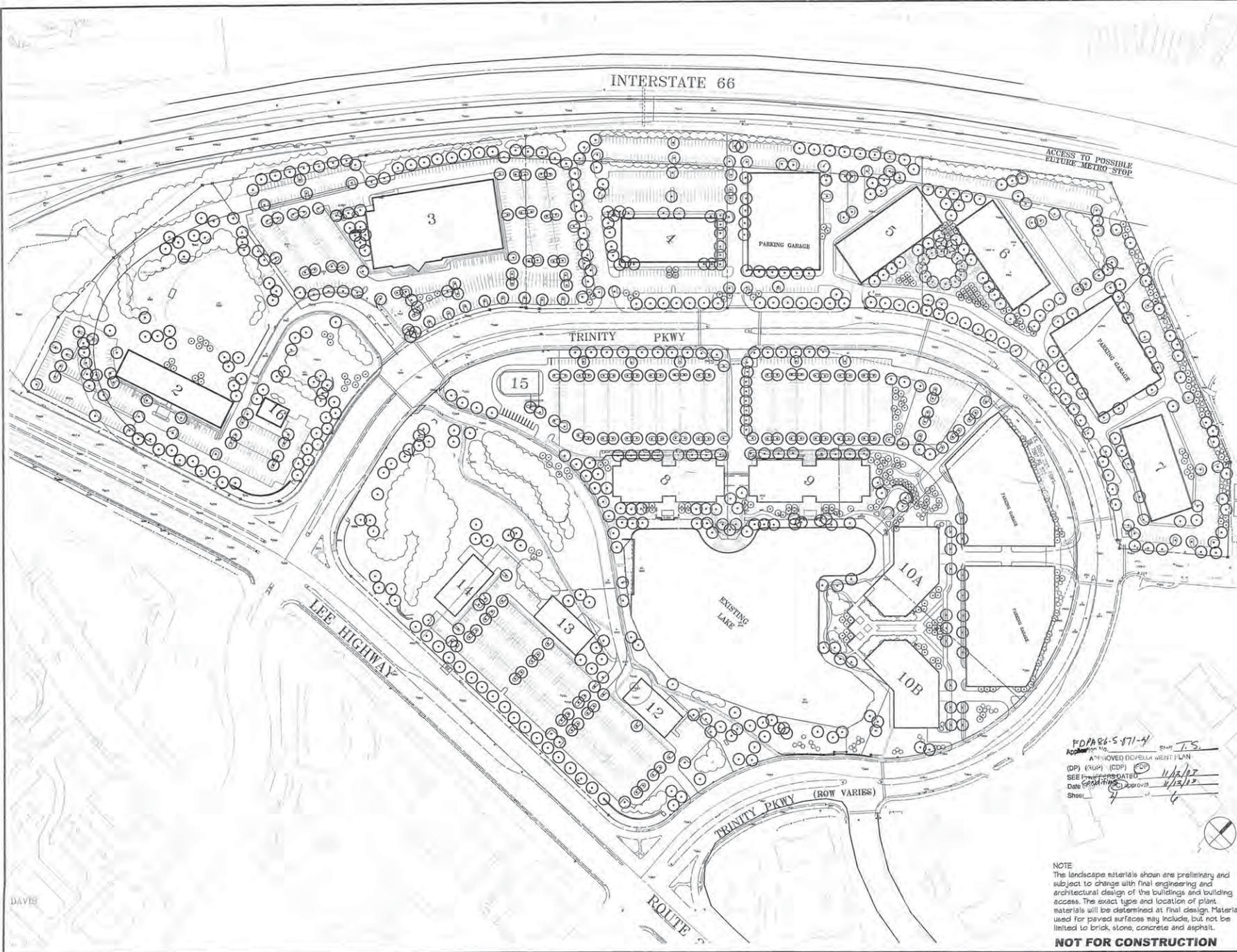
CL = 2

SCALE AS NOTED

DATE: JAN., 1998

SHEET 3 OF 6

FILE No. DP-1314



DAVIS

INTERSTATE 66

ACCESS TO POSSIBLE  
FUTURE METRO STOP

PARKING GARAGE

TRINITY PKWY

PARKING GARAGE

LEE HIGHWAY

EXISTING LAKE

TRINITY PKWY (ROW VARIES)

ROUTE 5

**LEWIS  
LANDSCAPE  
SCULLY  
ARCHITECTS  
GIONET**  
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TRINITY  
CENTRE  
Centreville, VA

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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FDPA 86-S-071-4  
 APPROVED BY: T.S.  
 APPROVED BY: T.S.  
 (DP) (EUP) (COP) (COP)  
 SEE SHEETS DATED 11/2/12  
 Date: 11/15/12  
 Sheet: 4

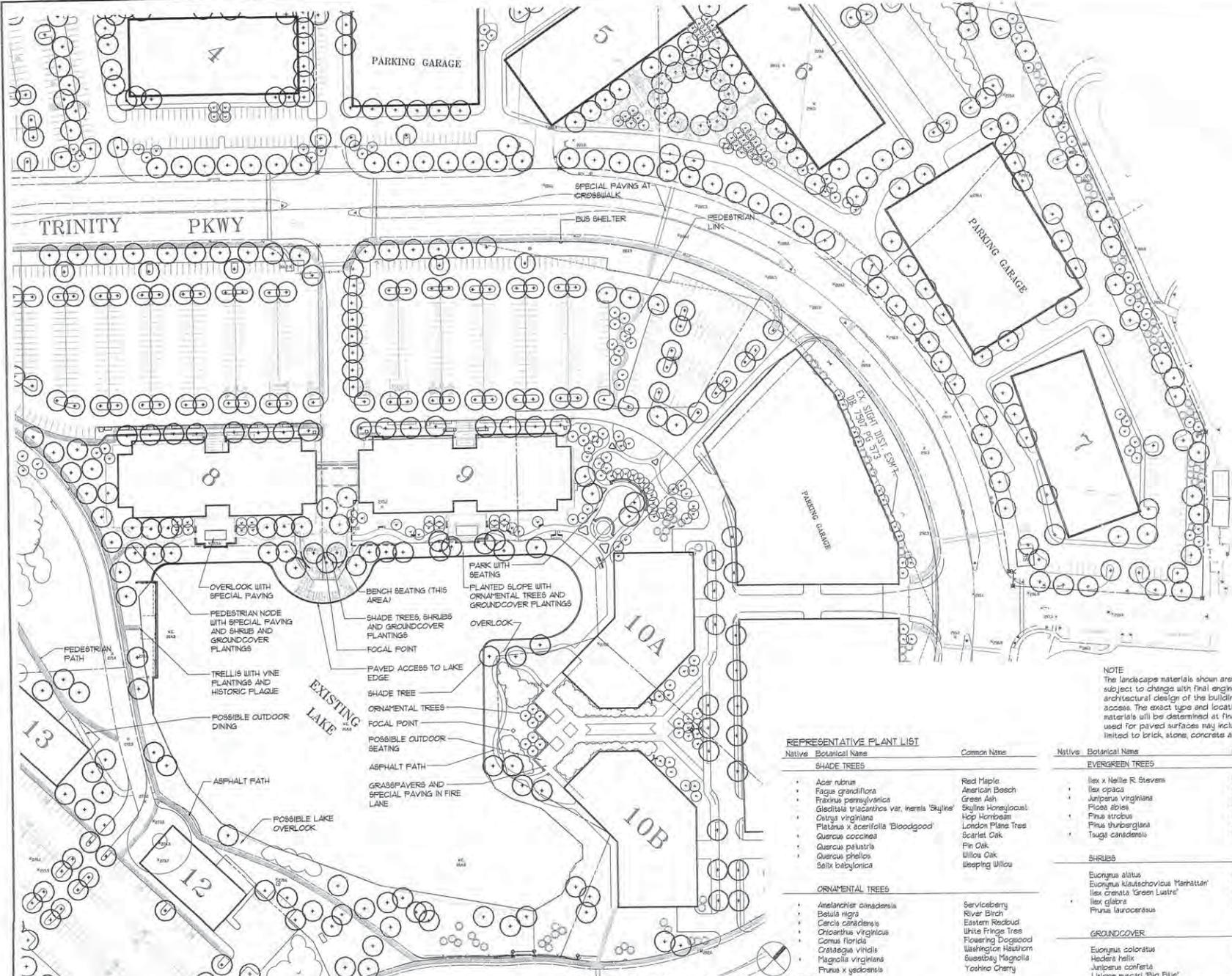
ILLUSTRATIVE  
LANDSCAPE PLAN  
for  
FDPA 86-S-071-4

APPENDIX 4

NOTE  
The landscape materials shown are preliminary and subject to change with final engineering and architectural design of the buildings and building access. The exact type and location of plant materials will be determined at final design. Materials used for paved surfaces may include, but not be limited to brick, stone, concrete and asphalt.

**NOT FOR CONSTRUCTION**

Drawing Title  
 Project Number: 23416.000  
 Scale: 1"=100'  
 Drawn By: LSG  
 Checked By: BKL  
 Title:  
 Sheet No. 4 of 6  
 DP-1314



THIS SHEET FOR INFORMATION ONLY

**LEWIS  
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**TRINITY  
CENTRE  
Centreville, VA**

FDPA 86-S-014  
Application No. \_\_\_\_\_ Staff: J.S.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (OD) (EDP)  
SEE PROJECT DATED: 11/15/07  
Date of (GDP) (OD) approval: 11/26/07  
Sheet: 5 of 6

REVISIONS

| No.            | Description | Date    |
|----------------|-------------|---------|
| Revision       |             | 4-19-07 |
| Revision       |             | 4-16-06 |
| Revision       |             | 3-30-06 |
| PDF Submission |             | 3-5-06  |

**NOTE**  
The landscape materials shown are preliminary and subject to change with final engineering and architectural design of the buildings and building access. The exact type and location of plant materials will be determined at final design. Materials used for paved surfaces may include, but not be limited to brick, stone, concrete and asphalt.

**REPRESENTATIVE PLANT LIST**

| Native                  | Botanical Name                               | Common Name         |
|-------------------------|--|---------------------|
| <b>SHADE TREES</b>      |  |                     |
| •                       | Acer rubrum                                  | Red Maple           |
| •                       | Fagus grandiflora                            | American Beech      |
| •                       | Fraxinus pennsylvanica                       | Green Ash           |
| •                       | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Honeylocust |
| •                       | Corylus virginiana                           | Hop Hornbeam        |
| •                       | Platanus x acerifolia 'Bloodgood'            | London Plane Tree   |
| •                       | Quercus coccinea                             | Scarlet Oak         |
| •                       | Quercus palustris                            | Pin Oak             |
| •                       | Quercus phellos                              | Willow Oak          |
| •                       | Salix babingtonia                            | Weeping Willow      |
| <b>ORNAMENTAL TREES</b> |  |                     |
| •                       | Anelochia cinerensis                         | Serviceberry        |
| •                       | Betula nigra                                 | River Birch         |
| •                       | Cercis canadensis                            | Eastern Redbud      |
| •                       | Chionanthus virginicus                       | White Fringe Tree   |
| •                       | Comus florida                                | Flowering Dogwood   |
| •                       | Cotinus virginica                            | Washington Hawthorn |
| •                       | Magnolia virginiana                          | Sweetbay Magnolia   |
| •                       | Prunus x yedoensis                           | Yoshino Cherry      |

| Native                 | Botanical Name                      | Common Name            |
|------------------------|-------------------------------------|------------------------|
| <b>EVERGREEN TREES</b> |                                     |                        |
| •                      | Ilex x Nelle R. Stevens             | Nelle Stevens Holly    |
| •                      | Ilex opaca                          | American Holly         |
| •                      | Juniperus virginiana                | Virginia Red Cedar     |
| •                      | Picea canadensis                    | White Pine             |
| •                      | Pinus strobus                       | White Pine             |
| •                      | Pinus thunbergiana                  | Japanese Black Pine    |
| •                      | Taxus canadensis                    | Eastern Hemlock        |
| <b>SHRUBS</b>          |                                     |                        |
| •                      | Euonymus alatus                     | Winged Euonymus        |
| •                      | Euonymus kiautschowicus 'Manhattan' | Manhattan Euonymus     |
| •                      | Ilex crenata 'Green Lustre'         | Japanese Holly         |
| •                      | Ilex glabra                         | Common Holly           |
| •                      | Prunus laurocerasus                 | Cherry Laurel          |
| <b>GROUND COVER</b>    |                                     |                        |
| •                      | Euonymus coloratus                  | Wintercreeper Euonymus |
| •                      | Hedera helix                        | English Ivy            |
| •                      | Juniperus conferta                  | Shore Juniper          |
| •                      | Liriodendron muscari 'Big Blue'     | Big Blue Lilyturf      |

**ILLUSTRATIVE  
LANDSCAPE PLAN  
for  
FDPA 86-S-014**

**APPENDIX 4**

Drawing Title  
Project Number: 21010-00  
Scale: 1"=40'-0"  
Drawn By: J.S.C.  
Checked By: M.S.  
Date:  
Sheet No. 5 of 6  
DP-1314

## PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 86-S-071-04

~~June 18~~ November 11, 2003

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 86-S-071-04, to permit modifications to the building layout and additional FAR, on property located at Tax Map 54-3 ((21)) 1B, 1C, 1D, 8A1, 8A2, 13B2, 9B and 54-4 ((15)) 12A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions supercede the Final Development Plan Conditions approved with FDPA 86-S-071-02. Those conditions carried forward from the previous approval are marked with an asterisk. (\*)

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment Plan, entitled "Trinity Centre" consisting of 6 sheets, Sheets 1-3 prepared by Urban Engineering & Assoc., Inc. and dated January 1998, as revised through May 29, 2003; Sheets 4-6 prepared by Lewis Scully Gionet Landscape Architects and dated March 5, 1998, as revised through April 19, 2002.
2. Irrespective of the notations stating "For Illustration Only" on Sheets 5 and 6 of the FDPA, development and landscaping shall be in substantial conformance with these sheets. This condition shall not prevent the substitution of plant materials for those noted, so long as such substitutions are of equivalent materials, as determined by the Urban Forestry Division.
3. The following secondary uses which are listed in note 10 of the FDPA shall not be permitted without approval of a Final Development Plan Amendment or a Special Exception or Special Permit, as applicable. \*
  - Billiard and Pool Halls
  - Institutional Uses (Group 3) unless otherwise noted
  - Medical Care Facilities except nursing facilities which have a capacity of less than 50 beds
  - Private Clubs and Public Benefit Associations
  - Private Schools of General Education
4. Irrespective of notations on the FDPA, business service and supply uses shall not be allowed in Building 15. (~~DELETE + remember~~)
5. If the Building 12 office alternative is constructed instead of the three restaurants (Buildings 12, 13 and 14), such office building shall not exceed 125,000 square feet in gross floor area, 5 stories in height, and 75 feet in height.
6. There shall be no more than four freestanding eating establishments located on site. However, this does not preclude the location of eating establishments within the proposed office buildings. \*
7. The façades of the two parking structures adjacent to office buildings 10A and 10B shall include architectural precast concrete spandrels with an accent strip. Landscaping shall be provided along the Trinity Parkway side of the structures as depicted on the FDP. The two parking structures shall not exceed a height which is equivalent to three levels of parking, plus parapet, above the highest point of elevation

of Trinity Parkway (which shall not preclude the provision of parking levels which are lower than Trinity Parkway).

8. An eight foot wide trail shall be constructed along the Route 29 frontage of the site. Such trail may be located within the existing right-of-way for Route 29 subject to VDOT approval. The trail shall be constructed prior to the issuance of the first Non-RUP for any one of the eating establishments identified as Buildings 12, 13 or 14, or before the issuance of a Non-RUP for optional Building 12, whichever occurs first. \*
9. A total of two bus shelters with trash receptacles shall be provided along Trinity Parkway and/or Route 29 and may be located on either the land area subject to FDPA 86-S-071 or on the land area subject to FDPA 86-S-071-3. The precise location of the bus shelters shall be determined by the Department of Transportation. The office uses with the subject property shall maintain the bus shelters and trash receptacles. \*
10. All signs, including any building-mounted signs for the proposed eating establishments along Route 29, shall be subject to approval of the approved Comprehensive Sign Plan (or as amended). \*
11. At the time of site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that the existing SWM/BMP facilities are adequately sized to accommodate the proposed development and will be maintained by an association of private property owners subject to a pro-rata share agreement. \*
12. All additional on-site lighting, including pedestrian trail lighting, parking lot lighting and building security lighting (wall packs), shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance, with the exception that semi-cut off globe fixtures which match existing fixtures may be utilized around the lakeshielded, have full cut-off fixtures, and be directed downward in order to reduce glare.
13. If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will ensure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal shall be implemented, including, without limitation, the use of blasting mats. In addition, the Applicant or its successors shall:
  - a. Retain a professional consultant to perform a pre-blast survey of each house or residential building located within two hundred fifty (250) feet of the blast site.
  - b. Require his consultant to request access to house, buildings, or swimming pools that are located within said 250-foot range if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey. The Applicant shall provide all owners of structures entitled to pre-blast inspections of the name, address, and phone number of the blasting contractor's insurance carrier.
  - c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
  - d. Notify residences within 250 feet of the blast site ten (10) days prior to blasting.

e. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved.

f. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures that are directly attributable to the blasting activity.

**Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated March 3, 2015. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.**

## **ARTICLE 2 - GENERAL REGULATIONS**

### **PART 5 2-500 QUALIFYING USE, STRUCTURE REGULATIONS**

#### **2-505 Use Limitations on Corner Lots**

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. Such sight distance shall be maintained between two (2) horizontal planes, one of which is three and one-half (3 ½) feet, and the other ten (10) feet above the established grade of either street or, if no grade has been officially established, then above the average elevation of the existing surface of either street at the center line thereof:

A. For a lot having an interior angle of ninety (90) degrees or more at the street corner thereof: Points shall be 30 feet from the property lines extended.

B. For a lot having an interior angle of less than ninety (90) degrees at the street corner thereof: Points shall be 30 feet from the property lines extended, plus one (1) foot for every ten (10) degrees or major fraction thereof by which such interior angle is less than ninety (90) degrees.

## **ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS**

### **PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT**

#### **6-402 Principal Uses Permitted**

1. Dwellings, multiple family.

#### **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.

#### **6-409 Open Space**

1. 20% of the gross area shall be landscaped open space, unless modified by the Board in accordance with the provisions of Sect. 9-612.

2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities. The provision of such facilities shall be subject to the provisions of Sect. 16-404, however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of \$1800 per dwelling unit for such facilities and either:

### **ARTICLE 7 – OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS**

#### **PART 8 7-800 WATER SUPPLY PROTECTION OVERLAY DISTRICT**

##### **7-808 Use Limitations**

In addition to the use limitations presented in the underlying zoning district(s), the following use limitations shall apply:

1. Any subdivision which is subject to the provisions of Chapter 101 of The Code or any use requiring the approval of a site plan in accordance with the provisions of Article 17 shall provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived and/or approved by the Director in accordance with the Public Facilities Manual. In no instance shall the requirement for BMPs be modified or waived except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.

### **ARTICLE 11 - OFF-STREET PARKING AND LOADING, PRIVATE STREETS**

#### **PART 1 11-100 OFF-STREET PARKING**

##### **11-103 Minimum Required Spaces for Residential and Lodging Uses**

5. Dwelling, Multiple Family: One and six-tenths (1.6) spaces per unit

## **PART 2 11-200 OFF-STREET LOADING**

### **11-202 General Provisions**

3. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:

A. Such space may be reduced by the amount to which other space, conforming to the provisions of this Ordinance, is provided for the use that is involved.

4. No loading space or berth shall be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets.

### **11-203 Minimum Required Spaces**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the following schedule:

4. Dwelling, Multiple Family: One (1) space for the first 25,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

## **ARTICLE 13 - LANDSCAPING AND SCREENING**

## **PART 2 13-200 PARKING LOT LANDSCAPING**

### **13-202 Interior Parking Lot Landscaping**

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, any planting or landscaping required as peripheral planting by Sect. 203 below, and any transitional screening as may be required by Sections 302 and 303 below.

6. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

### **13-203 Peripheral Parking Lot Landscaping**

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 302 and 303 below, then peripheral parking lot landscaping shall be required as follows:

1. When the property line abuts land not in the right-of-way of a street:

A. A landscaping strip four (4) feet in width shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

B. At least one (1) tree for each fifty (50) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on fifty (50) foot centers.

2. Where the property line abuts the right-of-way of a street:

A. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.

B. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.

C. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.

3. The Board, in conjunction with the approval of a rezoning or special exception, and the BZA, in conjunction with the approval of a special permit, may approve a waiver or modification of the requirements of this Section and the requirement to provide a ten (10) foot minimum distance between a front lot line and an off-street parking space set forth in Par. 8 of Sect. 11-102. Such waiver or modification may be approved:

A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

## **ARTICLE 16 - DEVELOPMENT PLANS**

### **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.

**Selected excerpts from FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Bull Run Planning District, Amended through 12-2-2014. For full Comprehensive Plan text, see the Department of Planning and Zoning website, or visit the office of DPZ.**

### **CENTREVILLE AREA AND SUBURBAN CENTER**

#### **Land Unit E (151 Acres) Suburban Center**

Land Unit E is planned for high density residential, retail, office and research uses. Research and development (R&D) and office uses are planned along I-66 because of high visibility, good access and an excellent panorama of the Blue Ridge Mountains.

High-rise and garden apartment development is planned in the area immediately west of the retail center. This location is appropriate because of the proximity to planned retail development. This area is within walking distance of the activity center planned for Land Unit D.

The planning for this land unit is for approximately 250,000 square feet of commercial retail use and 1.8 million square feet of office/high tech light industrial. The nonresidential uses in this land unit should not exceed .60 FAR. Residential use planned for this land unit includes 900 apartment units at 35 dwelling units per acre and 300 garden apartment units at 20 dwelling units per acre.

This land unit is bounded by the major through roads in the Centreville Area: Lee Highway, Sully Road and I-66. In order to improve circulation in the Centreville Area, it is desirable for new development in this land unit to access the road network through controlled interchanges. An internal road network which provides opportunity for access to all the parcels in this land unit is necessary for any development near the maximum planned intensity level.

### **APPENDIX 1 GUIDELINES FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT**

The following guidelines are desirable characteristics for sites to be considered for multifamily development. Although the guidelines outline desired characteristics, certain circumstances might warrant multifamily development on a site even when these guidelines are not entirely met.

#### Guidelines for Suburban Neighborhoods:

1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.
2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.

3. Sites for multifamily residential development should be located where it is county policy to provide public water and sewer service.

4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the county which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.

5. Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.

#### **APPENDIX 9 RESIDENTIAL DEVELOPMENT CRITERIA**

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project

- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

### **1. Site Design:**

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

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

b) *Layout*: The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

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

d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

## **2. Neighborhood Context:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

## **3. Environment:**

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

a) *Preservation*: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

b) *Slopes and Soils*: The design of developments should take existing topographic conditions and soil characteristics into consideration.

c) *Water Quality*: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

d) *Drainage*: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

e) *Noise*: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

f) *Lighting*: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

g) *Energy*: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

#### **4. Tree Preservation and Tree Cover Requirements:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the county, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

#### **5. Transportation:**

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the

transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

a) *Transportation Improvements*: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management*: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network*: Vehicular connections between neighborhoods should be provided, as follows:

- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets*: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

## **6. Public Facilities:**

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the county, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

### **7. Affordable Housing:**

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the county. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined

by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

### **8. Heritage Resources:**

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the county or its communities. Some of these sites and structures have been 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site 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 in, or having a reasonable potential as determined by the county, for meeting the criteria for listing in, the Fairfax County Inventory of Historic 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.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 11, 2015

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Land Use Analysis:**  
RZ/FDP 2015-SU-002 (Trinity Centre Land, LLC) concurrent with PCA 86-071-04

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated December 23, 2014 as revised through August 27, 2015; and proffers dated August 27, 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 also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Trinity Centre Land, LLC, is requesting a rezoning and final development plan (FDP) with a concurrent proffered condition amendment (PCA). The requested rezoning is for 7.08 acres of land located on tax map parcel 54-4 ((15)) 12A. The rezoning application proposes a change from the existing PDC zone (planned development commercial) to the PRM zone (planned residential mixed use). The PCA would remove the 7.08 acres from the 101 acre Trinity Centre PDC district. The proposed development is a multi-family residential project consisting of a 355-unit apartment complex in place of two previously approved 10 story, 268,000 square foot office buildings and free standing parking garages. The project is two connected residential buildings that would be up to 403,323 square feet with 4 – 5 stories (maximum 75 feet in height) and have an internal 6 story, 60 foot tall parking structure. The density would be 50.1 dwelling units per acre.

## **LOCATION AND CHARACTER OF THE AREA**

The subject development is located in the Trinity Centre development in the Centreville suburban core and is composed of a mix of office, hotel, apartment units, restaurant and gym uses. To the north and west are office buildings with surface parking and to the east are three and four story apartments. To the south is a lake. The site is located on the inner part of a loop road, Trinity Centre Parkway, which connects to Lee Highway at two points to the south. The development is near Route 28 and I-66 which are located east and north of the Trinity Centre development respectively.

## **COMPREHENSIVE PLAN CITATIONS:**

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District, Centreville Area and Suburban Center, as amended through December 2, 2014, p. 33-34:

### **“Land Unit E (151 Acres) Suburban Center**

Land Unit E is planned for high density residential, retail, office and research uses. Research and development (R&D) and office uses are planned along I-66 because of high visibility, good access and an excellent panorama of the Blue Ridge Mountains.

High-rise and garden apartment development is planned in the area immediately west of the retail center. This location is appropriate because of the proximity to planned retail development. This area is within walking distance of the activity center planned for Land Unit D.

A high-rise hotel is also appropriate in Land Unit E because of good access to I-66 and good visibility from this highway. A hotel in this location would serve the traveling public and complement the proposed office uses in Centreville.

The planning for this land unit is for approximately 250,000 square feet of commercial retail use and 1.8 million square feet of office/high tech light industrial. The nonresidential uses in this land unit should not exceed .60 FAR. Residential use planned for this land unit includes 900 apartment units at 35 dwelling units per acre and 300 garden apartment units at 20 dwelling units per acre.

This land unit is bounded by the major through roads in the Centreville Area: Lee Highway, Sully Road and I-66. In order to improve circulation in the Centreville Area, it is desirable for new development in this land unit to access the road network through controlled interchanges. An internal road network which provides opportunity for access to all the parcels in this land unit is necessary for any development near the maximum planned intensity level.”

**COMPREHENSIVE PLAN MAP:** Mixed Use (83%) and Private Open Space (17%)

## **LAND USE ANALYSIS**

The proposed development is located in the Land Unit E, the Centreville suburban core area of the Fairfax County Comprehensive Plan.

### **Use and Intensity**

The Comprehensive Plan calls for a mix of uses in Land Unit E. This proposal would replace some of the approved office use with residential use. The site is located across Trinity Centre Parkway from existing residential uses. The proposed mid-rise multi-family development would take advantage of the existing lake as an open space and visual amenity. The development would have a better visual impact on the existing residential uses than the approved development which would have resulted in above grade parking garages located directly across the street.

The Plan recommends 900 apartment units at 35 dwelling units per acre in Land Unit E. The application is for 355 dwelling units on a 7.08 acre site at a density of 50.1 dwelling units per acre. When combining the subject property and the existing Woodway at Trinity Centre apartment community, the overall density amounts to 25.9 dwelling units per acre with a total of 816 units, which is in keeping with the Plan recommendation for the total number of apartment units and residential density.

### **Architectural and Building Design**

The proposed development consists of two connected residential buildings, one of which contains a parking garage internal to the building, and the other which contains two internal courtyards. The applicant has provided conceptual architectural elevations in the CDP/FDP which show articulation of the façade, a varied use of exterior building materials, building insets and varied height to help break up the significant building mass and lengthy building facades. These design features will help to create visual interest and better integration of the development with its surroundings. The applicant has proffered that the character of the architectural design of the building will be in general conformance with the conceptual elevations. To ensure that the final design is consistent with what is shown in the CDP/FDP, it is recommended that any adjustments or modifications should be reviewed by staff from the Department of Planning and Zoning.

The applicant has proffered to provide a minimum of two percent of the total number of dwelling units to meet universal design standards. This commitment would result in approximately seven dwelling units utilizing universal design.

### **Parks and Recreation**

The proposed development includes a “Lakeside Park” located at the rear of the residential building along the existing lake. The park will provide active and passive recreational areas for the residents of the proposed development and for the surrounding office and residential developments. The CDP/FDP shows that the park may include lawns, an off-leash area for dogs with fencing, natural or manmade climbing structures, benches and seating areas. Access to the park by the surrounding uses will be provided at several points. The “Lakeside Park”

will connect with the existing park and sidewalks to the west that are associated with an existing office development. A new sidewalk connection will be provided along the western edge of the site and a tie into the existing sidewalk at the southeastern entrance to the development. These sidewalk extensions will provide pedestrian connections to the park from two points along Trinity Centre Parkway. Additionally, private outdoor amenity space will be provided for the residents in two courtyards located internally to the building.

#### Affordable /Workforce Housing

Twelve percent of the proposed dwelling units will be designated as either Affordable Dwelling Units (ADU) or Workforce Dwelling Units (WDU). The CDP/FDP shows that 18 dwelling units will be provided as ADUs and 25 units as WDUs. The applicant has committed to provide one-half of the WDUs at 80 percent of the area median income (AMI) and one-half at 100 percent of the AMI for the first five years. Afterwards, the WDUs will be provided in accordance with the Workforce Dwelling Unit Administrative Policy Guidelines which call for WDUs to be evenly distributed between the 80 percent, 100 percent and 120 percent income tiers.

#### Transportation

A Bike trail is recommended along Trinity Parkway. In lieu of the trail, the applicant has shown a shared bike/vehicular lane along the inner lane on Trinity Parkway within the existing right-of-way. The applicant replaced the paved access road at the rear of the building with grasscrete, which is a big improvement over the initial plans. The grasscrete will provide fire access. Additionally, the applicant has proffered to a Transportation Demand Management program which is subject to review and approval by the Fairfax County Department of Transportation.

### **CONCLUSION**

The revised development plan demonstrates improvements over the original submission. The subject application is in conformance with the Comprehensive Plan.

DMJ/JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 10, 2015

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2015-SU-002**  
**PCA 86-S-071-04**  
Trinity Centre

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through August 27, 2015. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19-20:

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

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

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.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

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

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

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

- Policy b. Update BMP requirements as newer, more effective strategies become available.

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

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, 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, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors as generally depicted in Figure 5 of the *Chesapeake Bay Supplement* to the Comprehensive Plan, as may be amended by the Board of Supervisors.

- Policy b. Support the analysis and recommendations contained in the *Chesapeake Bay Supplement* to the Comprehensive Plan.

## **ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

### **Green Building**

The Comprehensive Plan provides guidance recommending green building commitments for development within suburban centers and all new residential zoning proposals. The proposed development meets both of these Comprehensive Plan recommendations for guidance subject to the Green Building Policy. While the Comprehensive Plan recommends LEED-NC or an equivalent, a number of equivalent green building certification options are available for new residential development, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with the Energy Star path for energy performance. The applicant has provided a commitment to develop the property with options to pursue any of the three options noted. However, a number of editorial changes are required at this time to ensure that the proffers are consistent with past practices and to ensure that they are appropriately applied in a manner consistent with the Comprehensive Plan guidance. Staff feels that the once these editorial changes are made, then the commitment will meet the intent of the Comprehensive Plan guidance.

### **Water Quality**

The proposed development is located within a portion of the Cub Run watershed, which is part of the larger Occoquan watershed. While the proposed development may meet current requirements for stormwater management based on the reliance of the existing stormwater management pond, staff had encouraged the applicant to seek opportunities to improve stormwater runoff by incorporating Low-Impact Development (LID) measures into the design of the site. As a result, the applicant has proposed a number of measures to improve water quality and quantity controls which are spread over the site area. These measures include stormwater planters at the ground level and on portions of the rooftop, a jellyfish (man-made water quality improvement feature), and amended soils. New development within the Occoquan watershed area must achieve a phosphorous reduction of 50% in order to comply with PFM standards. The proposed measures used in conjunction with the existing wet pond are anticipated to achieve a phosphorous reduction of slightly more than 60%. The proposed measures are consistent with the guidance of the Comprehensive Plan. However, any final determination regarding stormwater management measures will be made by DPWES.

**Resource Protection Area (RPA)**

The subject property abuts a pond within the Cub Run watershed. The man-made wet pond was constructed to manage runoff from the larger Trinity Centre development area. The pond and surrounding areas were subsequently designated as Resource Protection Area (RPA). While the pond and the surrounding area were designated as RPA, the area was previously approved for development, is a man-made feature and does not support the features which would normally support the same area being designated as an Environmental Quality Corridor (EQC) as defined by the Comprehensive Plan. The proposed development does include some encroachment into the RPA, which requires a Chesapeake Bay Preservation Area Exception. This exception is subject to review and recommendation by the Department of Public Works and Environmental Services (DPWES). The applicant has filed RPA exception request, #007265-WRPA-002-1, with DPWES. It is our understanding that this review has been completed and that DPWES is supportive of the exception given a number of additional water quality features proposed by the applicant. While the overall intensity of the developed area within the RPA has not changed significantly, the applicant has added plantings, water quality improvement features and enhancements to the riparian buffer in order to offset the potential impacts of development in this area. Any further consideration of issues related to the RPA will be subject to review and approval by DPWES.

DMJ:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** Updated September 18, 2015

**TO:** Michael Lynskey, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Camylyn Lewis, P.E., CFM, Senior Engineer III  
North Branch *CML*  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** RZ/FDP 2015-SU-002; PCA 86-S-071-04(JLB Realty LLC); 7265-ZONA-001-1,  
Tax Map #054-4-15-0012A; Sully District

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

### Chesapeake Bay Preservation Ordinance (CBPO)

There is a Resource Protection Area present on this site. A Resource Protection Area (RPA) exception per CBPO Section 118-6-9 is part of this with rezoning application.

### Floodplain

There is a minor regulated floodplain on the site. Prior to site plan approval the applicant should submit a request for a determination that the use in the floodplain is permitted, ZO 2-903.1. The applicant should follow Technical Bulletin 12-03 to delineate the floodplain.

### Downstream Drainage Complaints

There is no storm water complaint on file within the property.

### Water Quality Control

Stormwater from the site will be treated using series of BMPs which may include but is not necessarily limited to: a jelly fish, disconnected impervious areas to open space, soil amendment, stormwater planters, tree preservation, sheet flow to conservation buffers, and the wet pond. The Virginia Runoff Reduction Spreadsheet (VRRM) was used to calculate and compare the pounds of phosphorous load leaving the site and entering the wet pond, and the pounds of phosphorous leaving the proposed developed site to the wet pond. See Plan titled 7265-WRPA-002-1, 7265-WQ-001-1, and RPA Water Quality Comps Sheet C-6 of 9.

With the review of the RPA exception 7265-WRPA-002-1 it was found that the water quality benefits resulting from the proposed facility or improvement exceed the associated water quality detriments. BMPs are proposed to reduce the phosphorous load to the wet pond below the existing condition which results in a water quality benefit.

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Michael Lyskey, Staff Coordinator  
RZ/FDP 2015-SU-002; PCA 86-S-071-04(JLB Realty LLC); 7265-ZONA-001-1  
Updated September 18, 2015  
Page 2 of 3

The site is in the Water Supply Overlay District (WSPOD) and is required to meet a 50% phosphorus reduction. It is also required to meet the new requirements of chapter 124 of the county code including: the requirement to reduce the phosphorous load to 0.41lbs/acre, and the channel and flood protection requirements. Final review will be with the site plan.

#### Stormwater Detention

Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

The applicant is proposing to meet the detention requirements for this site with the existing extended detention wet pond (Regional pond C-03). The details of the hydrologic, hydraulic computations and routing through the facility will be reviewed during site plan.

#### Water Quantity Control

With the final site plan the applicant will be required to provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies.

With the site plan, the applicant will be required to provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies.

The details of the hydrological and hydraulic computations will be reviewed during site plan review.

#### Downstream Drainage System

The plan indicates that the Rocky Run "A" is the point where the total drainage area is 100 times the contributing drainage area of the site. Existing condition of the outfall to point "A" has been provided. The final details with hydraulic and hydrologic computation to demonstrate that the outfall is adequate are requirements with the site plan.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File



# FAIRFAX COUNTY

APPENDIX 10

APPLICATION FILED: 6-30-2015

Board Date: TBD

V I R G I N I A

September 18, 2015

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

LAND DEVELOPMENT SERVICES

SITE DEVELOPMENT AND INSPECTIONS DIVISION

STAFF REPORT

RESOURCE PROTECTION AREA (RPA)  
ENCROACHMENT EXCEPTION #7265-WRPA-002-1 &  
WATER QUALITY IMPACT ASSESSMENT #7265-WQ-001-1

SULLY DISTRICT

|   |   |
|---|---|
| <b>APPLICANT:</b>   | VIKA  |
| <b>PROJECT LOCATION:</b>                                      | North side of Route 29, interior of Trinity Center Parkway loop road. Trinity Center, Parcel 8-C        |
| <b>TAX MAP REFERENCE:</b>                                     | 054-4-15-0012A  |
| <b>APPLICATION ACCEPTED:</b>                                  | July 8 <sup>th</sup> , 2015   |
| <b>WATERSHED:</b>   |   |
| <b>CHESAPEAKE BAYPRESERVATION ORDINANCE (CBPO) PROVISION:</b> | Section 118-6-9, General Resource Protection Area Encroachment Request.                                 |
| <b>PROPOSAL:</b>  | CBPO Exception to allow construction of accessory uses to a residential building for the Trinity Center |
| <b>LOT SIZE:</b>  | 7.083 acres   |



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA, call 703-324-1720 or TTY 711 (Virginia Relay Center).

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| <b>AREA OF REQUESTED RPA ENCROACHMENT:</b> | 3,700 square feet (0.085 acres)   |
| <b>PUBLIC HEARING:</b>                     | RPA Encroachment Requests under CBPO Section 118-6-9 that do not qualify for administrative review under Article 5 may be granted by the Exception Review Committee or by the Board of Supervisors (BOS) in conjunction with a rezoning or special exception. The application is associated with RZ 2015 SU 002 and is to be heard by the BOS.  |
| <b>DESCRIPTION:</b>                        | <p>The applicant is requesting an RPA encroachment exception to allow a residential building in the 2003 RPA which creates approximately 14,600<sup>1</sup> square feet of impervious area and approximately 73,000<sup>2</sup> square feet of disturbance in the RPA. A gravel off leash area of 4,700 square feet, a sand pit of 3,100 square feet, and outfalls into the in the RPA are also proposed. The compost amended managed turf areas are 31,400 square feet. See attachment D, Sheet C-5.</p> <p><i>1 The proposed walking path would create 6,800 square feet of impervious surface in the RPA. Although paths are considered to be passive recreation under 118-5-3, this path is required for reasonable use of the building and should be included in the impervious area for the proposed building.</i></p> <p><i>2 This area excludes the 2,700 square feet of tree preservation area, which will not be disturbed. The total proposed conservation/reforestation area is approximately 27,000 square feet.</i></p> |
| <b>BACKGROUND:</b>                         | <p>The original Trinity rezoning was November 25, 1985. The Trinity Center was rezoned by the BOS to the PDC District in July 1987 with the approval of RZ 86-S-071.</p> <p>The FDP was approved by the Planning Commission on July 9, 1987, and shows building 10 and 11 which would encroach into the present 2003 RPA.</p> <p>The amended FDP shows building 10A and</p>   |

|   |   |
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|   | <p>10B which would encroach into the present 2003 RPA. See attachment F.</p> <p>The existing wet pond was constructed in May 1992. The RPA was designated in 2003.</p> <p>The current application proposes one residential building located outside of the RPA with accessory uses in the RPA designated in 2003.</p>   |
| <p><b>DOCUMENTS AND CORRESPONDANCE:</b></p> | <p>The following information appear as part of the application:</p> <ul style="list-style-type: none"> <li>• RPA Encroachment Exception Application dated June 26, 2015 (Attachment B).</li> <li>• Brief Description of the Project/Statement of Justification. RPA dated September 2, 2015 (Attachment C).</li> <li>• Plan sheets <ul style="list-style-type: none"> <li>○ RPAE# Conceptual Development Plan / Final Development Plan; C-1 of 9 (Attachment D).</li> <li>○ RPAE# Existing Conditions Plan; C-2 of 9 (Attachment D).</li> <li>○ 7265-WRPA-002-1, 7265-WQ-001-1 Water Quality Impact Assessment; C-3 of 9 (Attachment D).</li> <li>○ 7265-WRPA-002-1, 7265-WQ-001-1 Soils Map and Classifications; C-4 of 9 (Attachment D).</li> <li>○ 7265-WRPA-002-1, 7265-WQ-001-1 SWM/BMP Map; C-5 of 9 (Attachment D).</li> <li>○ 7265-WRPA-002-1, 7265-WQ-001-1 RPA Water Quality Comps, C-6 of 9;</li> <li>○ 7265-WRPA-002-1, 7265-WQ-001-1 RZ – 2015-SE-002 Overall BMP Comps Summary, C-7 of 9;</li> <li>○ 7265-WRPA-002-1, 7265-WQ-</li> </ul> </li> </ul> |

|                         |  |
|-------------------------|--|
|                         | <p>001-1 SWM/BMP Details, C8 of 9;</p> <ul style="list-style-type: none"> <li>○ Illustrative Landscape Plan for FDPA 86-S-071, C9 of 9; (Attachment D6).</li> <li>● Site Photographs (Attachment E).</li> <li>● Plats from RZ 86-S-071 showing buildings 10 and 11, and amended FDP showing buildings 10A and 10B (Attachment F)</li> <li>● Plat from</li> </ul>   |
| <p><b>ANALYSIS:</b></p> | <p><u>RPA</u><br/> The RPA was -delineated with plan 7265-RPA-001-1, April 2, 2015. The site is adjacent to an inline wet pond originally designed to provide quality and quantity for the development; perennial flow enters the pond through an existing 84-inch pipe at the southeast corner of this site.</p> <p><u>Floodplain</u><br/> The drainage area is greater than 70 acres but less than 360 acres. With the site plan, the minor floodplain should be mapped in accordance with Technical Bulletin 12-03.</p> <p><u>Residential Building</u><br/> The building itself is not in the RPA; however the amenity uses for the building are located in the RPA.</p> <p><u>Path/Trail</u><br/> The trail is located in the 2003 RPA. The trail is considered passive recreation, and is an exempt use under CBPO 118-5-3. A written request for an exemption shall be filed with and approved by the Director along with the site plan. CBPO 118-5-3(a)(6). The trail creates approximately 6,800 square feet of impervious area in the RPA.</p> <p><u>Sanitary connection</u><br/> The construction of the new sanitary lateral encroaches into the RPA. Sanitary lines are an exempt use under section 118-5-2(b) as determined by the Director on the site plan.</p> |

|                                  |  |
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|                                  | <p><u>Storm sewer outfalls</u><br/>                 There is one (1) additional storm sewer outfall in to the RPA, which discharges in to the existing lake/Regional Wet Pond C-03 (7265-RGP-01). Outfalls are allowed use under CBPO 118-2-1(a). A Water Quality Impact Assessment (WQIA) for the outfalls will be required in the site plan, LTI 06-07.</p> <p><u>Impervious area</u><br/>                 The proposed building does not create any impervious area in the RPA. However, the path/trail associated with the building creates an additional 6,800 square feet in the RPA.</p> <p><u>Disturbed area</u><br/>                 Approximately 3,700 square feet will be disturbed to provide for the building.</p> <p><u>Water Quality</u><br/>                 Stormwater from the site will treated using series of BMPs, which may include but is not necessarily limited to: a jellyfish, disconnected impervious areas to open space, soil amendment, stormwater planters, tree preservation, sheet flow to conservation buffers, and the wet pond. The Virginia Runnoff Reduction Spreadsheet (VRRM) was used to calculate and compare the pounds of phosphorous load leaving the site and entering the wet pond, and the pounds of phosphorous leaving the proposed developed site to the wet pond. See Plan titled 7265-WRPA-002-1, 7265-WQ-001-1, and RPA Water Quality Comps Sheet C-6 of 9.</p> <p>If possible, the 22" Willow Oak tree should be saved. The tree save area should be converted from soil amendment area to conservation area; this does not affect the water quality computations.</p> |
| <p><b>REQUIRED FINDINGS:</b></p> | <p>Section 118-6-6. Required Findings.</p> <p>Exceptions to the criteria and requirements of this Chapter may be granted only on a finding that:</p> <p>(a) The requested exception to the criteria is</p>   |

|  |   |
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|  | <p>the minimum necessary to afford relief;</p> <p>Given the development was planned in 1987 long before the RPA was designated, and that the post-developed phosphorous load to the lake will be reduced, the proposed plan is the minimum necessary to afford relief.</p> <p>(b) Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated;</p> <p>Consideration is typically given to projects, which started before the RPA was designated. It is the opinion of staff that the request is not a special privilege.</p> <p>(c) The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality; BMPs are provided which reduce the post-developed phosphorous load below the existing conditions. The proposed plan is in harmony with the intent of the Chapter and is not a detriment to water quality.</p> <p>(d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed;</p> <p>The RPA was designated in 2003 after the rezoning was approved. It is the opinion of the staff that the request is not based upon circumstances that are self-created or self-imposed.</p> <p>(e) Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality;</p> <p>BMPs are to be provided to treat the stormwater before it enters the wet pond with perennial flow. The proposed phosphorus load after development is below the existing site conditions.</p> |
|--|---|

|                                      |   |
|--------------------------------------|---|
|                                      | <p>(f) Other findings, as appropriate and required herein, are met. Exceptions granted under CBPO Section 118-6-9, General Resource Protection Area Encroachment Request, are subject to the additional finding that the water quality benefits resulting from the proposed facility or improvement <u>exceed</u> the associated water quality detriments. BMPs are proposed to reduce the phosphorous load to the wet pond below the existing condition, which results in a water quality benefit.</p>   |
| <p><b>STAFF RECOMMENDATIONS:</b></p> | <p>If it the intent of the Board to approve the exception, staff recommends that approval be conditioned upon the proposed development conditions contained in Attachment A of this report.</p> <p>Staff recommends approval of exception request #7265-WRPA- 002-1 and general approval of the 7265-WQ-001-1 subject to the proposed exception conditions dated September 16, 2015, contained in Attachment A. Final approval of 7265-WQ-001-1 will be with the site plan and detailed design and will include the outfalls into the wet pond.</p> <p>It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.</p> <p>It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board. For further information, please contact Site Development and Inspections Division (SDID), Land Development Services, Department of Public Works and Environmental Services, 12055 Government Center Parkway, Suite 535,</p> |

|   |
|---|
| Fairfax, Virginia 22035-5505, 703-324-1720. |
|---|

**ATTACHMENT A****PROPOSED EXCEPTION CONDITIONS****#7265-WRPA-002-1 and #7265-WQ-001-1****September 16, 2015**

If it is the intent of the Exception Review Committee to approve 7265-WRPA-002-1 and general approval of 7265-WQ-001-1 to allow encroachment in the Resource Protection Area (RPA) located at 5855 Trinity Parkway (Tax Map 054-4-15-0012A) pursuant to Section 118-6-9 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO), staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This RPA Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This RPA Exception is granted only for the purposes, structures and/or uses indicated on the Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the Plat titled "Trinity Center Parcel 12A, Conceptual Development Plan/Final Development Plan, Conceptual Development Plan, signed and sealed September 1, 2015, as proffered and conditioned which shows the proposed improvements (Plat), and the "RPAE# Water Quality Impact Assessment" prepared by VIKA Virginia LLC, signed and sealed September 1, 2015, and these exception conditions.

In order that the project is in harmony with the purpose and intent of the CBPO, does not have a substantial detriment to water quality, and meets the additional performance criteria for RPAs, the post-developed phosphorus load to the wet pond is equal to or less than the existing phosphorus load to the wet pond.

4. In order that the disturbed area within the RPA is the minimum necessary to afford relief, indigenous vegetation shall be preserved to the maximum extent possible. Any further encroachment into, and/or disturbance of, the RPA not shown on the approved Plat will be considered a violation of the CBPO and is subject to the penalties of the CBPO Article 9.
5. This RPA Exception shall automatically expire, without notice, 12 months after the date of approval, unless the site plan or permit is approved or is being diligently pursued. For the purpose of this paragraph diligent shall mean the following:

corrections to a properly submitted plan, or permit, deemed necessary by the reviewing authority, shall be resubmitted within one hundred and eighty days (180) of its return by DPWES.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State, or County ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures, and this RPA Exception shall not be valid until this has been accomplished.

**ATTACHMENT B**

**APPLICATION FORM**

Exception # \_\_\_\_\_

## APPLICATION FORM

For Resource Protection Area (RPA) Encroachment Exceptions Pursuant to Article 6 of the  
Chesapeake Bay Preservation Ordinance; **Public Hearing Required**

## Part 1 – Property Information

Property Owner's Name: Trinity Centre Land, LLC c/o Spear Street CapitalProperty Address: 5855 Trinity ParkwayDescription (Lot# Subdivision): Parcel 12A (DB 22600, PG 1016)Project Name: Trinity CentreTax Map Number: 054-4-15-0012AMagisterial District: Sully District

Permit #: \_\_\_\_\_

## Part 2 -Exception Type

| Check One | CBPO Section | Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)  |
|-----------|--------------|---|
|           | 118-6-7      | <b>Loss of buildable area</b> within an RPA on a lot or parcel recorded prior to November 18, 2003. The proposed construction encroaches into the seaward 50 feet of the RPA buffer.                                      |
|           | 118-6-8(a)   | <b>Accessory structure</b> within the RPA, where the principal structure was established (i.e. RUP issued) as of July 1, 1993 and the proposed construction encroaches into the 1993 RPA.                                 |
|           | 118-6-8(b)   | <b>Accessory structure</b> in the RPA, where the principal structure on the lot or parcel was established (i.e. RUP issued) between July 1, 1993 and November 18, 2003 and the construction encroaches into the 2003 RPA. |
| X         | 118-6-9      | <b>General RPA Encroachment</b> request for encroachments into either the 1993 or 2003 RPA that do not qualify for waivers under CBPO Article 5 and do not qualify under any of the above Sections.                       |

## Part 3 –General Description of Exception Request

| Acres or Square Feet                              | Description of Exception Request          |
|---|---|
| Property Area (acres or square feet)              | 7.08 Acres                                |
| Disturbed Area in RPA (acres or square feet)      | 3,700 SF                                  |
| Impervious Area within RPA (acres or square feet) | 0 SF                                      |
| Brief Description of Project and RPA Encroachment | Please see attached sheets and narratives |

Check here if a Special Exception (SE) and/or Rezoning (RZ) application has been/will be submitted. The public hearing will be conducted by the Board of Supervisors in conjunction with the SE or RZ hearing.

Exception # \_\_\_\_\_

## Part 4 – Submission Checklist

| Check | CBPO Section           | Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)  |
|-------|------------------------|---|
| X     | 118-6-5(a)             | Four (4) copies of this <i>application form</i> , completed and signed by the applicant.  |
| X     | 118-6-5(b)             | Four (4) copies of a <i>Water Quality Impact Assessment (WQIA)</i> . The WQIA may be submitted with the application as a combined document.   |
| X     | 118-6-5(c)             | Fourteen (14) copies of a <i>plat</i> which meets the submission requirements of Zoning Ordinance Section 9-011, paragraph 2. In addition, four (4) letter size copies of the plat that is suitable for reproduction and distribution.  |
| X     | 118-6-5(d)             | <i>Photographs</i> of the property showing existing structures, terrain and vegetation  |
| X     | 118-6-5(e)             | Four (4) copies of a <i>map identifying classification of soil types</i> , at a scale of one inch equals five hundred feet (1" = 500'), covering an area at least 500 feet beyond the perimeter of the proposed development.  |
| X     | 118-6-5(f)             | A <i>statement of justification</i> which addresses how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f). (See Part 5 below).  |
| n/a   | 118-6-3(c)             | A List of property owners, with addresses, to be notified (minimum of 5). Include all properties abutting, immediately across the street from, and within 500 feet of the subject property (including all properties which lie in adjacent municipalities). In addition, the name and address of a Homeowners or Civic Association that is within the immediate area that will be notified. |
| X     | 118-6-3(d)             | If the exception is associated with a RZ or SE, the notification shall be conducted concurrently with the RZ or SE notification, and the public hearing will be conducted by the Board of Supervisors. Provide a list of owners, with addresses, to be notified in accordance with Zoning Ordinance Article 18 instead of CBPO Section 118-6-3(c).  |
| X     | 104-1-3(d)             | Application Fees (must be paid at the time of submission of the application)  |
| X     | 101-2-9 and 112-17-109 | Exception request fee: \$204 per lot (not to exceed \$876) for individual lots; \$876 for subdivisions or site plans.   |
| X     | 101-2-9 and 112-17-109 | WQIA fee (if submitted as a combined document): \$432 for single lot, \$1,652.40 for subdivision or site plan, per submission.  |
| n/a   | 101-2-9 and 112-17-109 | A public hearing is required for all exceptions under Article 6. There is an additional fee of \$438 per exception request.   |

Exception # \_\_\_\_\_

**Part 5 Statement of Justification checklist**

| Check | CBPO Section | Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)  |
|-------|--------------|---|
| X     | 118-6-6(a)   | The requested exception to the criteria is the minimum necessary to afford relief.  |
| X     | 118-6-6(b)   | Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated.  |
| X     | 118-6-6(c)   | The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality.   |
| X     | 118-6-6(d)   | The exception request is not based upon conditions or circumstances that are self-created or self-imposed.  |
| X     | 118-6-6(e)   | Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.  |
| n/a   | 118-6-6(f)   | Other findings, as appropriate and required for the specific exception being applied for, are met. The additional criteria are listed in CBPO Sections 118-6-7(a) through (f), CBPO Section 118-6-8(a)(1) and (2), CBPO Section 118-6-8(b)(1) and (2), or CBPO Section 118-6-9. |

**Part 6**

All information in this application and all documents submitted in support of this request are correct to the best of my knowledge and belief.

Applicant Name: JLB Realty LLC (Contract Purchaser) (please print)

Authorized Agent(s): Martin Mankowski

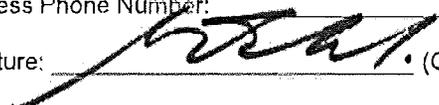
Business Location Address: 8120 Woodmont Ave #960

City: Bethesda State: MD ZIP: 20814

Telephone: (240)223-5350 Facsimile: \_\_\_\_\_

Email Address: martym@jlbpartners.com

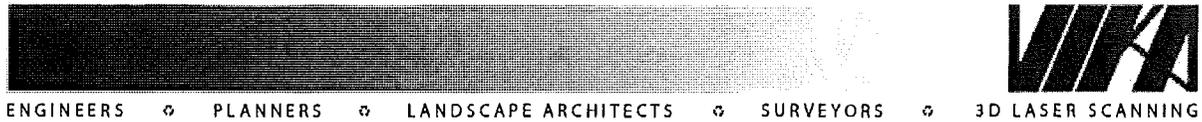
Business Phone Number: \_\_\_\_\_ Cell Phone Number: \_\_\_\_\_

Signature:  (Owner/Agent) Martin Mankowski Date: 06.26.15

SUBMIT TO: Customer and Technical Support Center  
Site and Addressing Center  
12055 Government Center Parkway, Suite 230  
Fairfax, Virginia 22035

**ATTACHMENT C**

**DESCRIPTION OF THE PROJECT  
&  
STATEMENT OF JUSTIFICATION**



September 2, 2015

Shahab Baig  
 Chief, North Branch  
 Fairfax County Dept. of Public Works & Environmental Services  
 Site Development and Inspection Division  
 12055 Government Center Parkway  
 Suite 535  
 Fairfax, VA 22035

**Re: Trinity Centre**  
**Resource Protection Area Exception Request 7265-WRPA-002-1**  
**RZ 2015-SU-002**  
**VIKA #VV6098FF**

Dear Shahab,

The purpose of this letter is to provide a brief description of the project associated with 7265-WRPA-002-1 and 7265-WQ-001-1.

The subject encroachment into the Resource Protection Area (RPA) is requested in support of the Trinity Centre – Parcel 12A RZ 2015-SU-002. The associated rezoning action proposes to rezone the property to PRM and construct a single multifamily building on the site and outside of the RPA. Some of the supporting infrastructure for the building is proposed to create disturbance within the RPA and is discussed in greater detail below. Much of the existing RPA on the site is managed turf (lawn) with a small area of light density forest land cover. To the maximum extent practicable the native vegetation within the RPA has been preserved and enhanced with a riparian buffer replanting plan proposed with RZ 2015-SU-002.

The encroachments into the RPA include the following: passive recreation features such as trails, public utilities, and an active recreation lawn area which requires a General Exception per Fairfax County Code 118-6-9. The requested General Exception creates no additional imperviousness within the RPA and is enveloped by areas to be disturbed for installation of the exempt improvements. The passive recreation features and public utilities are exempt uses within the RPA, but have also been addressed in the Water Quality Impact Assessment associated with the proposed development to demonstrate there will be no detriment to water quality within the RPA.

Sincerely,  
**VIKA Virginia, LLC**

Bryan Cichocki, P.E., LEED AP BD+C  
 Assistant Project Manager

BC/jb

P:\projects\6098\6098FF\DATA -X\SWM\RPAE\2015-08-24\2015-09-02 property description.doc

**VIKA Virginia, LLC**

8180 Greensboro Drive, Suite 200 ✧ Tysons, Virginia 22102 ✧ 703.442.7800 Fax 703.761.2787  
 Tysons, VA ✧ Germantown, MD ✧ Washington, DC

[www.vika.com](http://www.vika.com)



September 2, 2015

Shahab Baig  
 Chief, North Branch  
 Fairfax County Dept. of Public Works & Environmental Services  
 Site Development and Inspection Division  
 12055 Government Center Parkway  
 Suite 535  
 Fairfax, VA 22035

**Re: Trinity Centre**  
**Resource Protection Area Exception Request 7265-WRPA-002-1**  
**RZ 2014-SU-016**  
**VIKA #VV6098FF**

Dear Shahab,

The purpose of this letter is to provide a statement of justification which address how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f) as required by the Resource Protection Area (RPA) exception application form.

Below are justifications for each of the sections (a) through (f). The italicized sections are the justifications following the restatement of Section 118-6-6.

- a) The requested exception to the criteria is the minimum necessary to afford relief  
*Comply. The proposed improvements are in alignment with previously approved board actions on development plans for the subject site. The exception requested proposes the minimum disturbance necessary to install the proposed improvements. The design of the active recreation lawn area has minimized the proposed imperviousness (0 SF) and maximized the water quality treatment of the disturbed areas. The water quality treatment is achieved by use of amended soils for the managed turf area and by placing the area immediately upstream of the proposed conservation buffer and existing wet pond providing additional BMP treatment.*
- b) Granting the exception will not confer upon the applicant any special privileges that are denied by this part or other property owners who are subject to its provisions and who are similarly situated.  
*Comply. No special privileges are being requested. Previous board actions approved development of this character on this site.*
- c) The exception is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality.  
*Comply. See Water Quality Impact Assessment (WQIA) included with the exception application. The existing phosphorus loads entering the pond have not been exceeded with the proposed development plan thus proving no detriment to water quality.*
- d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed.  
*Comply. The exception is proposed in alignment with the approved Rezoning action on this property. The purpose of the active amenity lawn feature is to tie the open space around the existing Stormwater management facility into the pedestrian circulation passive amenities. This will utilize the existing Stormwater management pond as an amenity instead of a nuisance in alignment with comprehensive plan language.*

**VIKA Virginia, LLC**

8180 Greensboro Drive, Suite 200 ✦ Tysons, Virginia 22102 ✦ 703.442.7800 Fax 703.761.2787  
 Tysons, VA ✦ Germantown, MD ✦ Washington, DC  
[www.vika.com](http://www.vika.com)

Resource Protection Area Exception Application

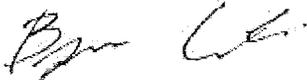
Re: **Trinity Centre**  
**VIKA Job #VV6098FF**

September 2, 2015

Page 2 of 2

- e) Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.  
*Comply. All proposed disturbance with this exception will sheet flow through either soil amended areas or the proposed conservation buffer before entering the existing regional wet pond (C-03) for additional BMP treatment and detention. Further, the existing vegetation in the area of the exception request currently provides minimal value to water quality in the existing condition as it is managed turf in a fair condition. These proposed active recreation lawn area with compost amended soil will improve water quality directly within the requested exception area.*
- f) Other findings, as appropriate and required herein, are met.  
*Not applicable.*

Sincerely,  
**VIKA Virginia, LLC**



Bryan Cichocki, P.E., LEED AP BD+C  
Assistant Project Manager

Enc: Resource Protection Area Exception Application Form – 4 copies  
CDP/FDP Plat – 14 copies full size 24X36 and 4 copies 8.5X11  
Existing Condition Plan - 14 copies full size 24X36 and 4 copies 8.5X11  
Water Quality Impact Assessment – 4 copies full size 24X36  
Site Photographs – Included on Soils Map and Classifications sheet C-4  
Soils Map and Classifications – 4 copies full size 24X36

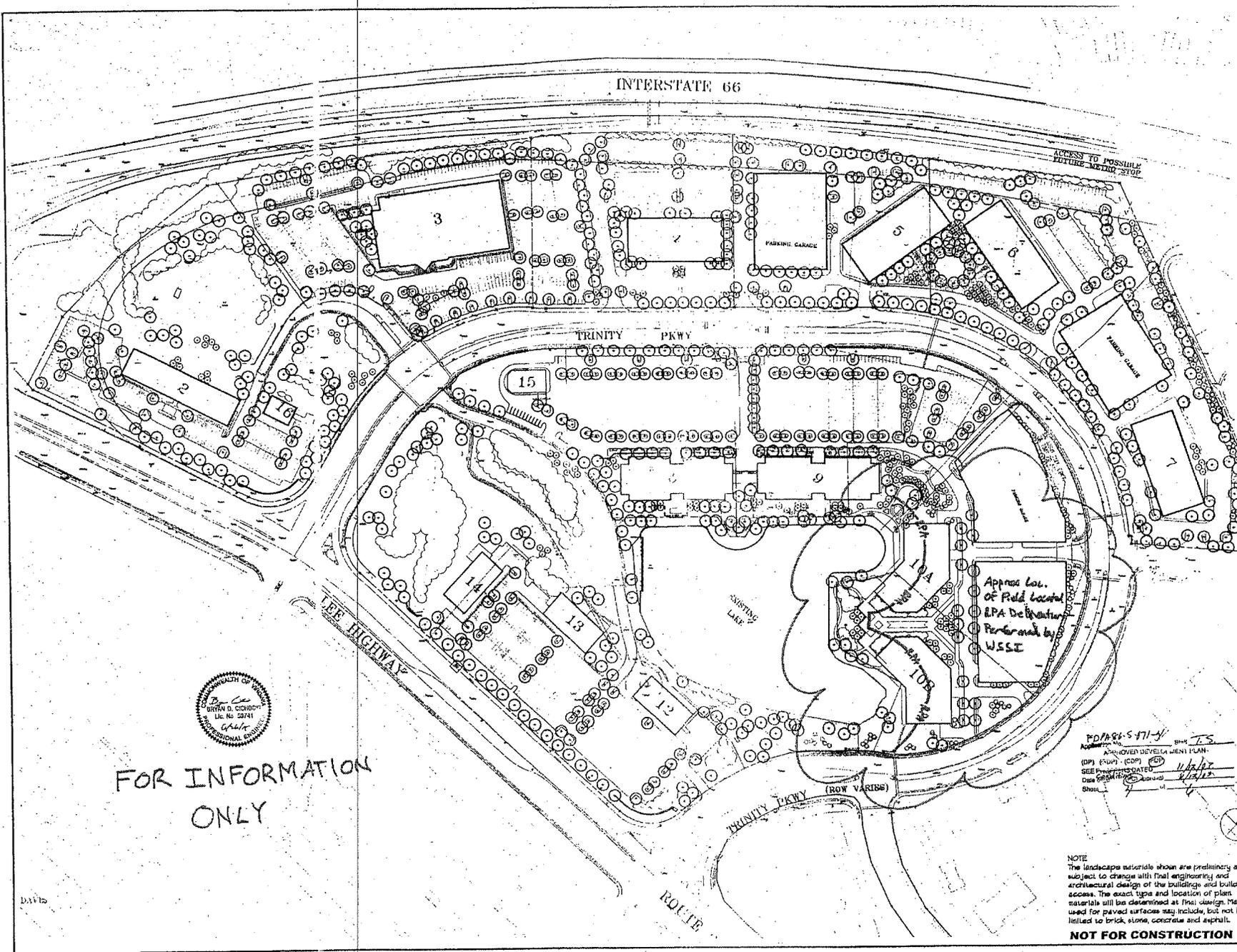
BC/jb

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**ATTACHMENT D**

**Plan Sheets**



**LEWIS  
LANDSCAPE  
SCULLY  
ARCHITECTS  
GIONET**  
6320 130 Courthouse Hill, Suite 302  
Warren, Virginia 22182  
Tel: (703) 661-2045 / Fax: (703) 416-0597



TRINITY  
CENTRE  
Centreville, VA

REVISIONS

| No. | Description     | Date    |
|-----|-----------------|---------|
| 1   | Preparation     | 4-15-07 |
| 2   | Revisions       | 4-16-07 |
| 3   | Revisions       | 5-10-07 |
| 4   | Final Submittal | 5-10-07 |

ILLUSTRATIVE  
LANDSCAPE PLAN  
for  
FDPA 86-S-071



FOR INFORMATION  
ONLY

FDPA 86-S-071  
APPROVED DEVELOPMENT PLAN  
GPI (PLAN) (COPY) 4/12/07  
SEE PROPOSED DATED 4/12/07  
DATE OF PREPARED 4/12/07  
Sheet 9 of 9

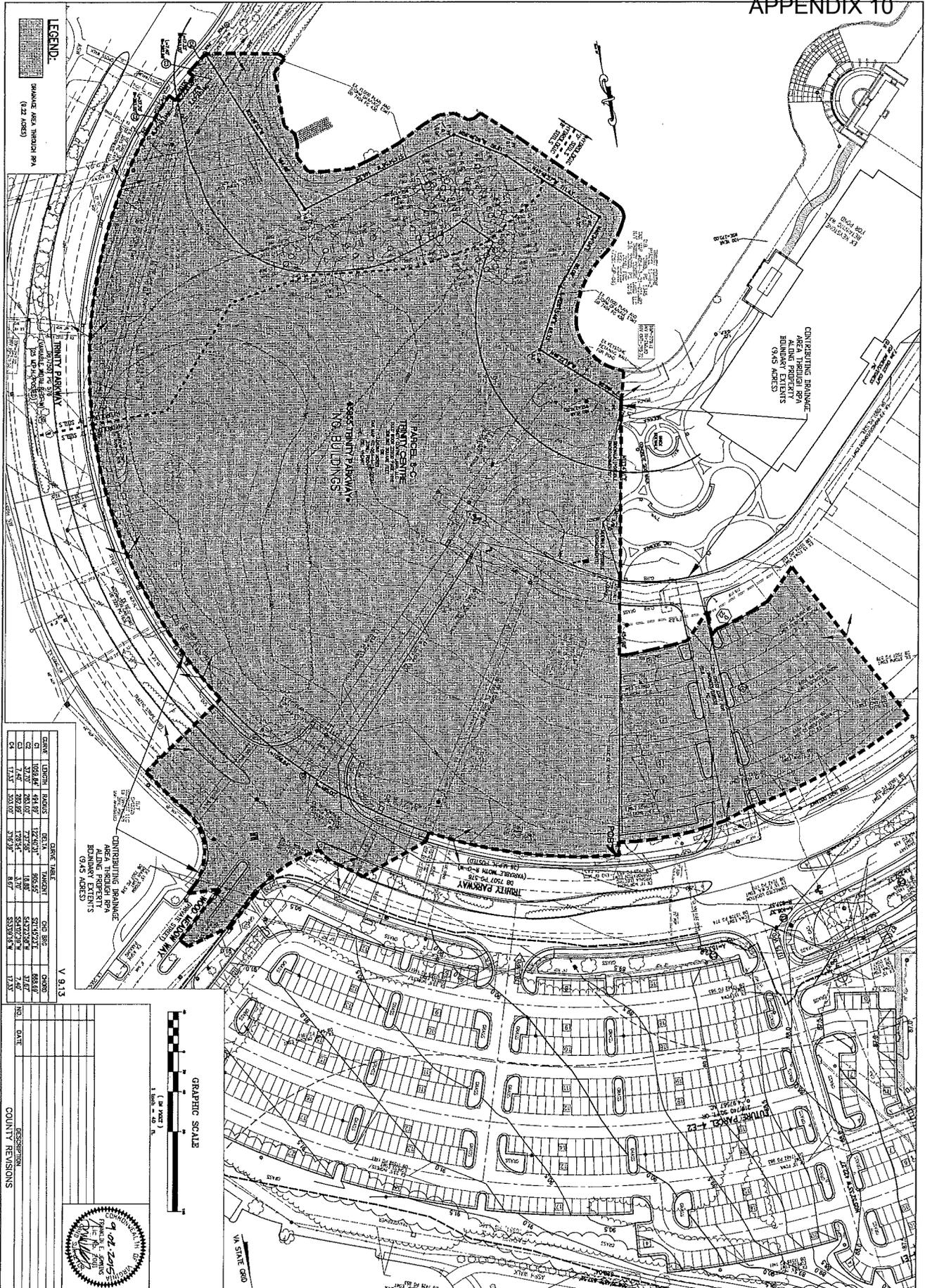
NOTE  
The landscape materials shown are preliminary and subject to change with final engineering and architectural design of the buildings and building access. The exact type and location of plant materials will be determined at final design. Materials used for paved surfaces may include, but not be limited to brick, stone, concrete and asphalt.

**NOT FOR CONSTRUCTION**

Drawing Title

|                |           |
|----------------|-----------|
| Project Number | 1111610   |
| Scale          | 1" = 100' |
| Drawn by       | LSA       |
| Checked by     | RRJ       |
| Date           |           |
| Sheet No.      | 4 of 6    |

DP-1314 C-9 of 9



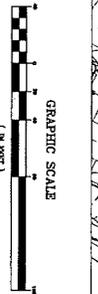
**LEGEND:**  
 SHADING AREA: TRINITY CENTRE  
 (122 ACRES)

**TABLE 1: CONVEYING BOUNDARY AREA THROUGH RPA BOUNDARY EXTENTS (9.45 ACRES)**

| CHAIN | LENGTH   | BEARING | DELTA    | WARRANT | CON. BE. | CH. BE. |
|-------|----------|---------|----------|---------|----------|---------|
| 01    | 1055.64' | 44.91°  | 127.42°  | 508.55' | 52.14°   | 668.68' |
| 02    | 37.70'   | 208.00° | 727.93°  | 18.86'  | 54.22°   | 31.67'  |
| 03    | 7.61'    | 202.00° | 1728.34° | 8.10'   | 58.07°   | 71.67'  |
| 04    | 1.00'    | 180.00° | 339.33°  | 8.10'   | 58.07°   | 71.67'  |

**TABLE 2: COUNTY REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |



|   |   |   |  |
|---|---|---|--|
| <p>SCALE: 1"=40'</p> <p>PROJECT FILE NO.: VAC08888</p> <p>SHEET NO.: C-2 OF 9</p> | <p><b>RPAE #</b><br/> <b>EXISTING CONDITIONS PLAN</b></p> | <p><b>TRINITY CENTRE</b><br/> <b>PARCEL 12A</b></p> <p>SULLY DISTRICT<br/>         FAIRFAX COUNTY, VIRGINIA</p> | <p><b>VIKA</b></p> <p>ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN</p> <p>VIKA VIRGINIA LLC<br/>         8180 OPERATORS ROAD SUITE 200 TYSONS, VIRGINIA 22102<br/>         (703) 442-7600 ■ FAX (703) 751-2187<br/>         WWW.VIKA.COM</p> |
|---|---|---|--|









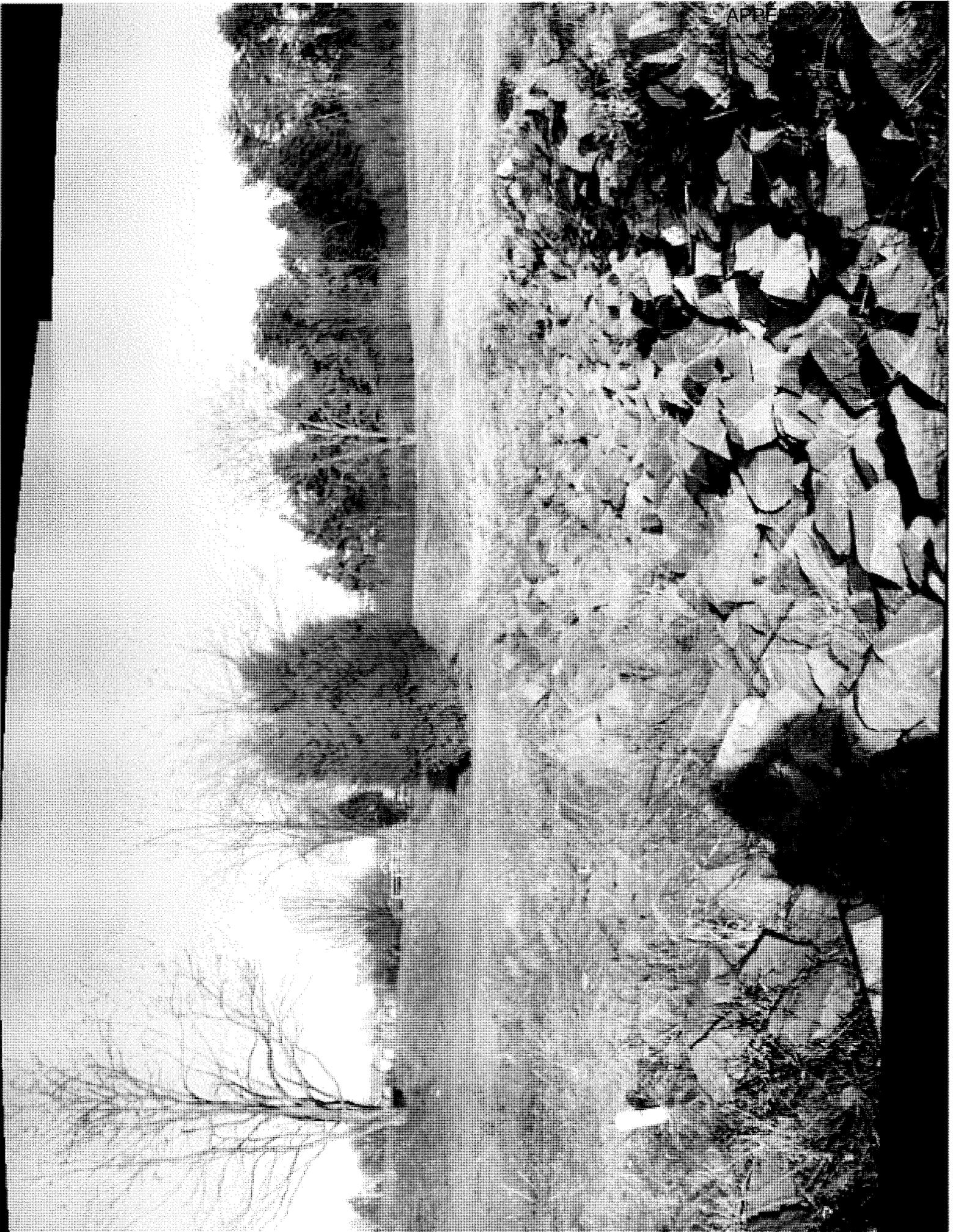




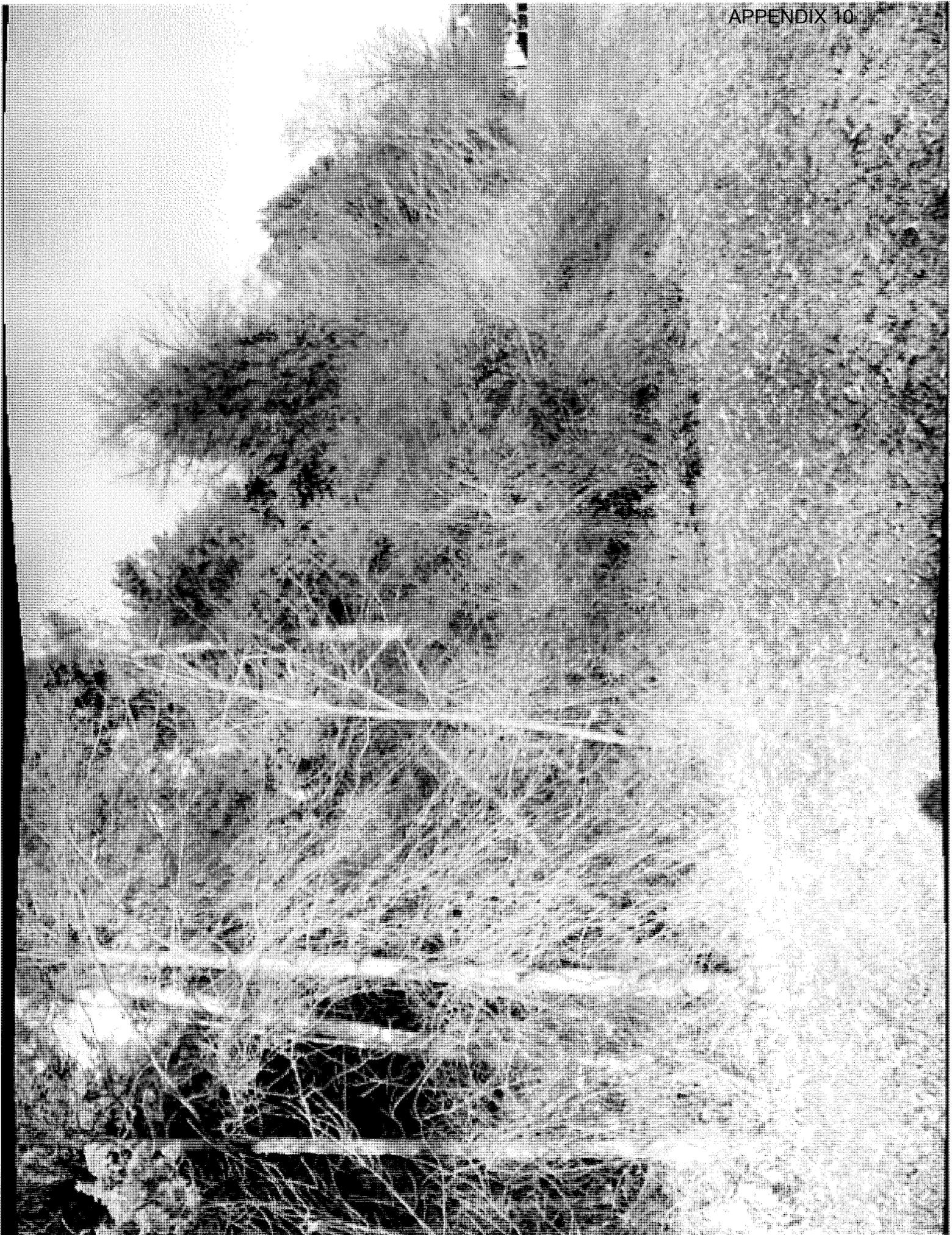


**ATTACHMENT E**

**Site Photographs**



APPE







**ATTACHMENT F**

**Plats from RZ 86-S-071 showing  
buildings 10 and 11, and amended FDP  
showing buildings 10A and 10B**

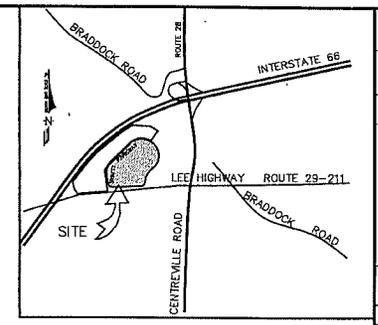
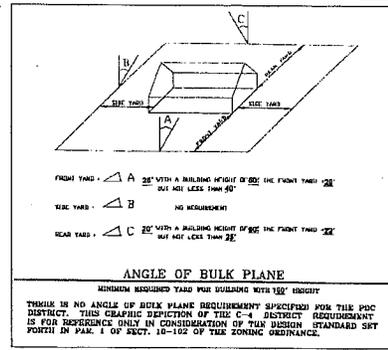




NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED AS FAIRFAX COUNTY ZONING MAP NUMBERS 54-3(21)1A, 54-3(21)2A, 54-3(21)3A, 54-3(21)3A, AND 54-4(15)12A.
2. THE LAND AREA OF THIS FDPA IS AS SHOWN IN THE TABULATION ON THIS SHEET AND IS ZONED PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT.
3. THE PURPOSE OF THE FDPA IS TO REVISE A PORTION OF THE DEVELOPMENT PROGRAM THAT WAS APPROVED UNDER REZONING APPLICATION ZR 88-5-071.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A PLAT PREPARED BY VIKI, INC.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY CHECK BY VIKI, INC.
6. THERE IS A FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY. THE 100-YEAR FLOODPLAIN IS THE RESULT OF A STUDY PREPARED IN ACCORDANCE WITH THE CURRENTLY APPROVED PROFFERS (#28) AND FAIRFAX COUNTY WATER DETENTION/BMP FACILITIES THAT ARE CONSTRUCTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE CURRENTLY APPROVED PROFFERS (#28) AND FAIRFAX COUNTY PLAN #7285-SP-D1. THE LIMITS OF THE RPA SHOWN ON THE GRAPHIC ARE FROM THE FAIRFAX COUNTY CHEESAPEAKE BAY PRESERVATION MAP. THE LIMITS OF THE EQC ARE FROM THE APPROVED FINAL DEVELOPMENT PLAN PREPARED BY WILLIAM H. GORDON AND ASSOCIATES AND LAST DATED MAY 29, 1987.
7. AS NOTED ABOVE, STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (SWM/BMPs) ARE CURRENTLY PROVIDED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH PREVIOUS FACILITIES. THE APPLICANT PROPOSES NO IMPROVEMENTS OR CHANGES TO THE EXISTING FACILITIES.
8. THE LIMITS OF CLEARING AND GRADING WILL BE LIMITED TO THE INDIVIDUAL BUILDING PADS AND RELATED PARKING AS THE COMMON INFRASTRUCTURE FOR THE PROPOSED DEVELOPMENT PROGRAM CURRENTLY EXISTS ON SITE.
9. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 18-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE ALSO PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS, AND RELATED PEDESTRIAN WALKWAYS, NUMBER OF EMPLOYEES, PARKING SPACES, ETC. SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT.
10. THE FLOOR AREAS AND THE BUILDING HEIGHTS THAT ARE REPRESENTED ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE TO BE DEEMED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF FLOOR AREA THAN THAT REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.
11. LASTLY, THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN.
12. THE PRIMARY USE OF EACH BUILDING WILL BE AS REPRESENTED IN THE TABULATION UNDER PROPOSED DEVELOPMENT PROGRAM. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED IN EACH OF THE PROPOSED BUILDINGS UP TO A MAXIMUM OF 20,000 SQUARE FEET THAT WILL BE CONSIDERED THROUGHOUT ALL OF THE BUILDINGS IN TRINITY CENTRE. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
  - \* ACCESSORY USES AND ACCESSORY SERVICE USES.
  - \* BOARD AND PIER, HALLS.
  - \* BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.
  - \* CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.
  - \* DRIVE-IN BANKS.
  - \* EATING ESTABLISHMENTS.
  - \* ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
  - \* FAST FOOD RESTAURANTS.
  - \* FINANCIAL INSTITUTIONS.
  - \* INSTITUTIONAL USES (GROUP 3).
  - \* LIGHT PUBLIC UTILITY USES (CATEGORY 1).
  - \* MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.
  - \* PERSONAL SERVICE ESTABLISHMENTS.
  - \* PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.
  - \* PRIVATE SCHOOLS OF GENERAL EDUCATION OF 100 OR MORE STUDENTS DAILY.
  - \* PRIVATE SCHOOLS OF SPECIAL EDUCATION.
  - \* PUBLIC USES.
  - \* QUICK-SERVICE FOOD STORES.
  - \* RETAIL SALES ESTABLISHMENTS.
13. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIONS, PLAZAS, SITTING AREAS, PATIOS, DECKS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE.
14. PARKING AND LOADING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE EXACT NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTES 9 AND 10 ABOVE, AND THE NUMBER MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES PROVIDED IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
15. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED BY THE STRICT APPLICATION OF ARTICLE 11 IN ACCORDANCE WITH PAR. 1 AND 2 OF SECT. 11-202 OF THE ZONING ORDINANCE.
16. THE INITIAL BUILDINGS THAT ARE CONSTRUCTED MAY BE PROVIDED WITH 100% SURFACE PARKING; HOWEVER, THE ULTIMATE BUILDOUT WILL HAVE COMBINED STRUCTURE AND SURFACE PARKING AS SHOWN ON THE GRAPHIC. INCREASES IN THE SIZE OF THE PROPOSED PARKING STRUCTURES MAY BE PERMITTED IN ORDER TO REDUCE THE AMOUNT OF SURFACE PARKING.
17. A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
18. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC SUBJECT TO FINAL ENGINEERING AND DESIGN.
19. TRANSITIONAL SCREENING AND A BARRIER ARE REQUIRED ALONG THE WESTERN, NORTHERN AND EASTERN PROPERTY LINES. THERE IS NO REQUIREMENT FOR EITHER ALONG THE SOUTHERN PROPERTY LINE. A MODIFICATION/WAIVER OF THESE REQUIREMENTS HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 3 AND 11 OF SECT. 13-304 OF THE ZONING ORDINANCE.
20. THE MAN-MADE LAKES AND RELATED STREAM VALLEY LOCATED ON THE SUBJECT PROPERTY OFFER A SCENIC ASSET AND HAVE A FEATURE THAT ARE DESERVING OF PRESERVATION. SAID PRESERVATION IS A VITAL COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.
21. THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER.
22. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME. EXISTING BUILDINGS MAY BE CONSIDERED TO REPRESENT THE CHARACTER FOR FUTURE OFFICE BUILDING DEVELOPMENT.

17. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME. WHEREAS THE MAJOR INFRASTRUCTURE FOR THE PROPOSED DEVELOPMENT PROGRAM IS ALREADY IN PLACE, NEW IMPROVEMENTS SUCH AS THE PEDESTRIAN TRAILS AND SIDEWALKS WILL BE CONSTRUCTED IN PHASES IN CONJUNCTION WITH THE SITE DEVELOPMENT FOR EACH PROPOSED BUILDING.
18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
20. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT OR 92V-10-1 - VIRGINIA HAZARDOUS WASTE REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
21. THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT E, CENTREVILLE AREA AND SUBURBAN CENTER OF THE BULL RUN DISTRICT IN AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE AREA IS PLANNED FOR HIGH DENSITY RESIDENTIAL, RETAIL, OFFICE AND RESEARCH USES. THE COMPREHENSIVE PLAN ALSO STATES THAT A HOTEL IS APPROPRIATE FOR THIS SITE.
22. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.
23. THE APPLICANT RESERVES THE RIGHT TO FILE FOR FUTURE FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION FOR THE ENTIRE SITE OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 18-402 OF THE ZONING ORDINANCE.
24. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
25. PENTHOUSES FOR OFFICE BUILDINGS WILL NOT EXCEED 25% OF THE BUILDING FOOTPRINTS AND WILL BE A MAXIMUM OF 18' IN HEIGHT ABOVE THE BUILDING ROOF PARAPETS.



PROPOSED DEVELOPMENT PROGRAM AREA NORTHWEST OF TRINITY PARKWAY

| BUILDING          | PRIMARY USE (SEE NOTE #10) | G.S.F.  | STORIES | HEIGHT | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|-------------------|----------------------------|---------|---------|--------|-------------------------|-------------------------|
| 2*                | HOTEL                      | 87500   | 4       | 60'    | 147                     | 204                     |
| 3*                | HEALTH CLUB                | 90000   | 2       | 40'    | 330                     | 560                     |
| 4*                | OFFICE                     | 150000  | 6-9     | 149'   | 416                     | —                       |
| 5*                | OFFICE                     | 175000  | 6-9     | 149'   | 435                     | 1025                    |
| 6*                | OFFICE                     | 175000  | 6-9     | 149'   | 435                     | —                       |
| 7*                | OFFICE                     | 168000  | 6-9     | 149'   | 416                     | 889                     |
| 14*               | BATH/INDUSTRIAL            | 3500    | 1       | 3'     | 50                      | —                       |
| SUBTOTAL ALL USES |                            | 851,000 |         |        | 2269                    | 2678                    |
| SUBTOTAL OFFICE   |                            | 678,000 |         |        |                         |                         |

TABULATION:

|                                 | WITH BLDG. 15 PRIMARY USE | WITH BLDG. 15 ALTERNATE USE |
|---------------------------------|---------------------------|-----------------------------|
| EXISTING ZONING                 | PDC                       | PDC                         |
| TOTAL LAND AREA                 | 70.84 AC                  | 70.84 AC                    |
| FDPA LAND AREA                  | 36.43 AC                  | 36.43 AC                    |
| TOTAL GROSS FLOOR AREA          | 1,612,000 SF              | 1,616,400 SF                |
| FDPA GROSS FLOOR AREA           | 761,000 SF                | 765,400 SF                  |
| FLOOR AREA RATIO PERMITTED      | 1.50                      | 1.50                        |
| TOTAL FLOOR AREA RATIO PROVIDED | 0.53                      | 0.53                        |
| FDPA FLOOR AREA RATIO PROVIDED  | 0.48                      | 0.48                        |
| TOTAL PARKING SPACES REQUIRED   | 4,674                     | 4,711                       |
| FDPA PARKING SPACES REQUIRED    | 2,405                     | 2,442                       |
| OPEN SPACE REQUIRED (15%)       | 10.5 AC                   | 10.5 AC                     |
| TOTAL OPEN SPACE PROVIDED (40%) | 28.0 AC*                  | 28.0 AC*                    |
| FDPA OPEN SPACE PROVIDED (40%)  | 16.2 AC                   | 16.2 AC                     |

\* A MINIMUM OF 40% OPEN SPACE WILL BE PROVIDED AT BUILD OUT OF THIS FDPA. THIS INCLUDES WHERE THE DEVELOPMENT MAY UTILIZE THE ALTERNATE LAYOUT FOR BUILDINGS 10, 11 AND 15.

PROPOSED DEVELOPMENT PROGRAM AREA SOUTHEAST OF TRINITY PARKWAY

| BUILDING          | PRIMARY USE (SEE NOTE #10) | G.S.F.  | STORIES | HEIGHT | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|-------------------|----------------------------|---------|---------|--------|-------------------------|-------------------------|
| 8                 | OFFICE                     | 95000   | 3       | 45'    | 285                     | —                       |
| 9                 | OFFICE                     | 95000   | 3       | 45'    | 285                     | —                       |
| 10A               | OFFICE**                   | 20000   | 10      | 145'   | 697                     | 1072                    |
| 10B               | OFFICE**                   | 208000  | 10      | 145'   | 697                     | 1072                    |
| 12                | EATING                     | 18000   | 1       | 3'     | 141                     | —                       |
| 13                | EATING                     | 18000   | 1       | 3'     | 141                     | 383                     |
| 14                | EATING                     | 18000   | 1       | 3'     | 141                     | —                       |
| 15                | FINANCIAL/DRIVE-IN BANK**  | 5000    | 1-2     | 3'     | 18                      | 15                      |
| SUBTOTAL ALL USES |                            | 761,000 |         |        | 2463                    | 2541                    |
| SUBTOTAL OFFICE   |                            | 726,000 |         |        |                         |                         |

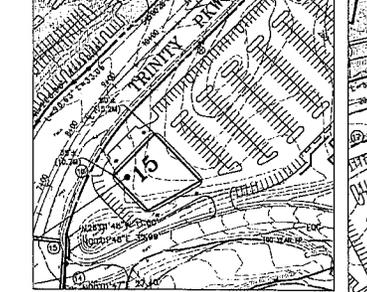
PROPOSED DEVELOPMENT PROGRAM AREA SOUTHEAST OF TRINITY PARKWAY

|                               | WITH BLDG. 15 PRIMARY USE | WITH BLDG. 15 ALTERNATE USE |
|-------------------------------|---------------------------|-----------------------------|
| TOTAL GROSS FLOOR AREA        | 1,612,000 SF              | 1,616,400 SF                |
| TOTAL PARKING SPACES REQUIRED | 4,674                     | 4,711                       |
| TOTAL PARKING SPACES PROVIDED | 2,519                     | 3,222                       |

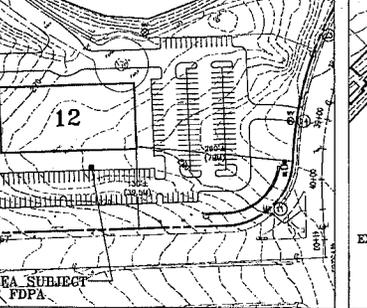
- \* BUILDINGS DESIGNATED WITH AN ASTERISK (\*) ARE SUBJECT OF PREVIOUSLY APPROVED FDPA 86-5-071, FDPA 86-5-071-2 & FDPA 86-5-071-3
- \*\* 10 & 11 ALTERNATE USES - BUILDING 10 - OFFICE BUILDING 11 - CHILD CARE CENTER OR RETAIL OR RATING ESTABLISHMENT (SEE LAYOUT ON SHEET #2)
- \*\* 15 ALTERNATE USE - RATING ESTABLISHMENT/OFFICE/BUSINESS SERVICE AND SUPPLY/CHILD CARE CENTER (SEE LAYOUT ON SHEET #2)

- NOTES:
- 1) PARKING SPACES ARE TO BE PROVIDED IN SURFACE LOTS AND STRUCTURAL GARAGES. THIS LOCATION AND TYPE OF SPACES PROVIDED FOR EACH BUILDING SHALL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.
  - 2) AS NOTED IN NOTE #10 ON THIS SHEET, CHILD CARE CENTERS ARE PERMITTED AS SECONDARY USES IN EACH OF THE PROPOSED BUILDINGS.

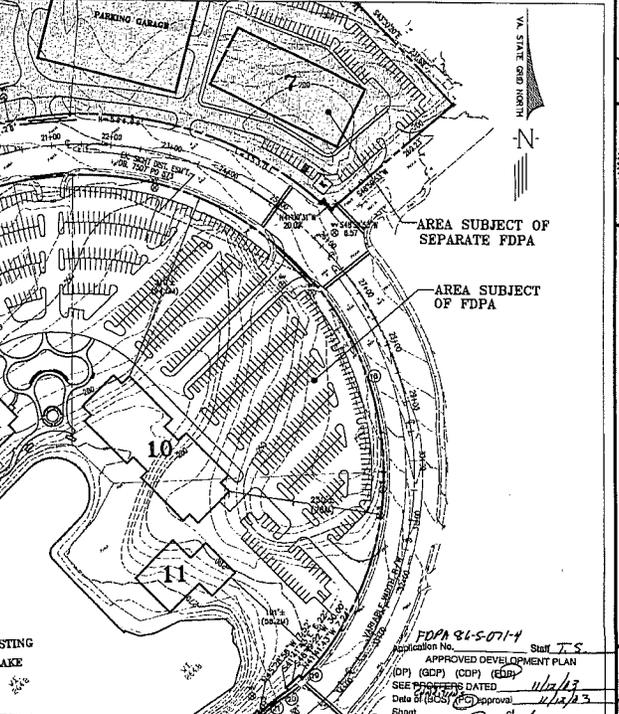
BUILDING 15 ALTERNATE LAYOUT  
SCALE 1" = 100'



BUILDING 12 ALTERNATE LAYOUT  
SCALE 1" = 100'



BUILDINGS 10 & 11 ALTERNATE LAYOUT  
SCALE 1" = 100'



URBAN ENGINEERING & ASSOC., INC.  
CITY ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
7018 LITTLE ROCK TERRACE  
FAIRFAX COUNTY, VIRGINIA

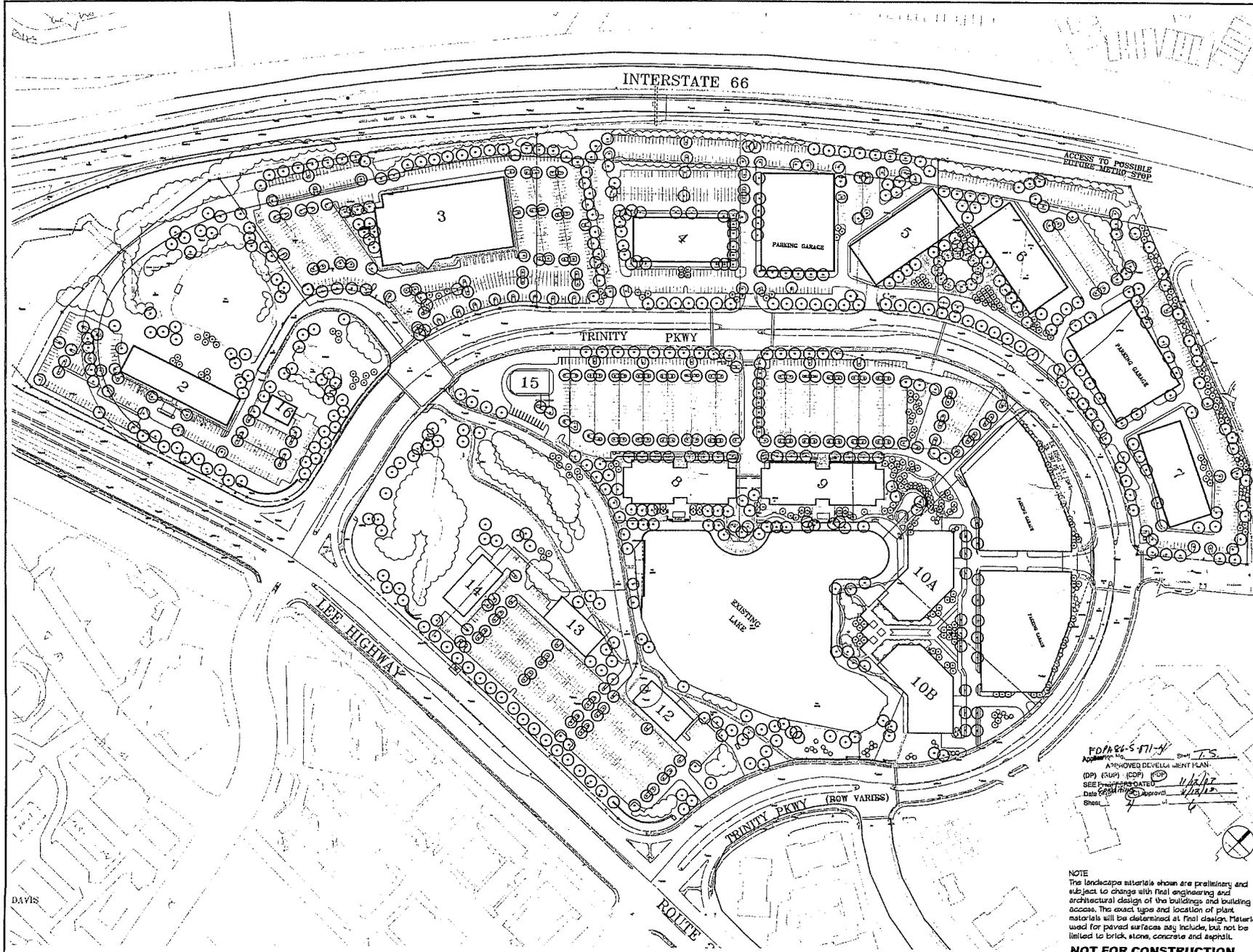
NOTES AND TABULATIONS  
FINAL DEVELOPMENT PLAN AMENDMENT FDPA 86-5-071-4  
TRINITY CENTRE  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVAL DATE

| NO. | DATE     | DESCRIPTION | BY   | DATE     |
|-----|----------|-------------|------|----------|
| 1   | 07-22-02 | REVISION    | J.S. | 07-22-02 |
| 2   | 08-22-02 | REVISION    | J.S. | 08-22-02 |
| 3   | 09-11-02 | REVISION    | J.S. | 09-11-02 |
| 4   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 5   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 6   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 7   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 8   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 9   | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 10  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 11  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 12  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 13  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 14  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 15  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 16  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 17  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 18  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 19  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 20  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 21  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 22  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 23  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 24  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 25  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 26  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 27  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 28  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 29  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 30  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 31  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 32  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 33  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 34  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 35  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 36  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 37  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 38  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 39  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 40  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 41  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 42  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 43  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 44  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 45  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 46  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 47  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 48  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 49  | 10-01-02 | REVISION    | J.S. | 10-01-02 |
| 50  | 10-01-02 | REVISION    | J.S. | 10-01-02 |

APPROVED DEVELOPMENT PLAN  
DATE: 11/2/03  
SHEET 2 OF 6  
FILE NO. DP-1314





**LEWIS  
LANDSCAPE  
SCULLY  
ARCHITECTS  
GIONET**  
5320 Old Dominion Rd. Suite 250  
Vienna, Virginia 22182  
Tel: (703) 221-2045 Fax: (703) 448-0587



**TRINITY  
CENTRE  
Centreville, VA**

REVISIONS

| No.      | Description | Date    |
|----------|-------------|---------|
| Revision |             | 4-15-07 |
| Revision |             | 4-16-08 |
| Revision |             | 3-28-08 |
| Revision |             | 3-25-08 |

**ILLUSTRATIVE  
LANDSCAPE PLAN  
for  
FDPA 86-S-071**

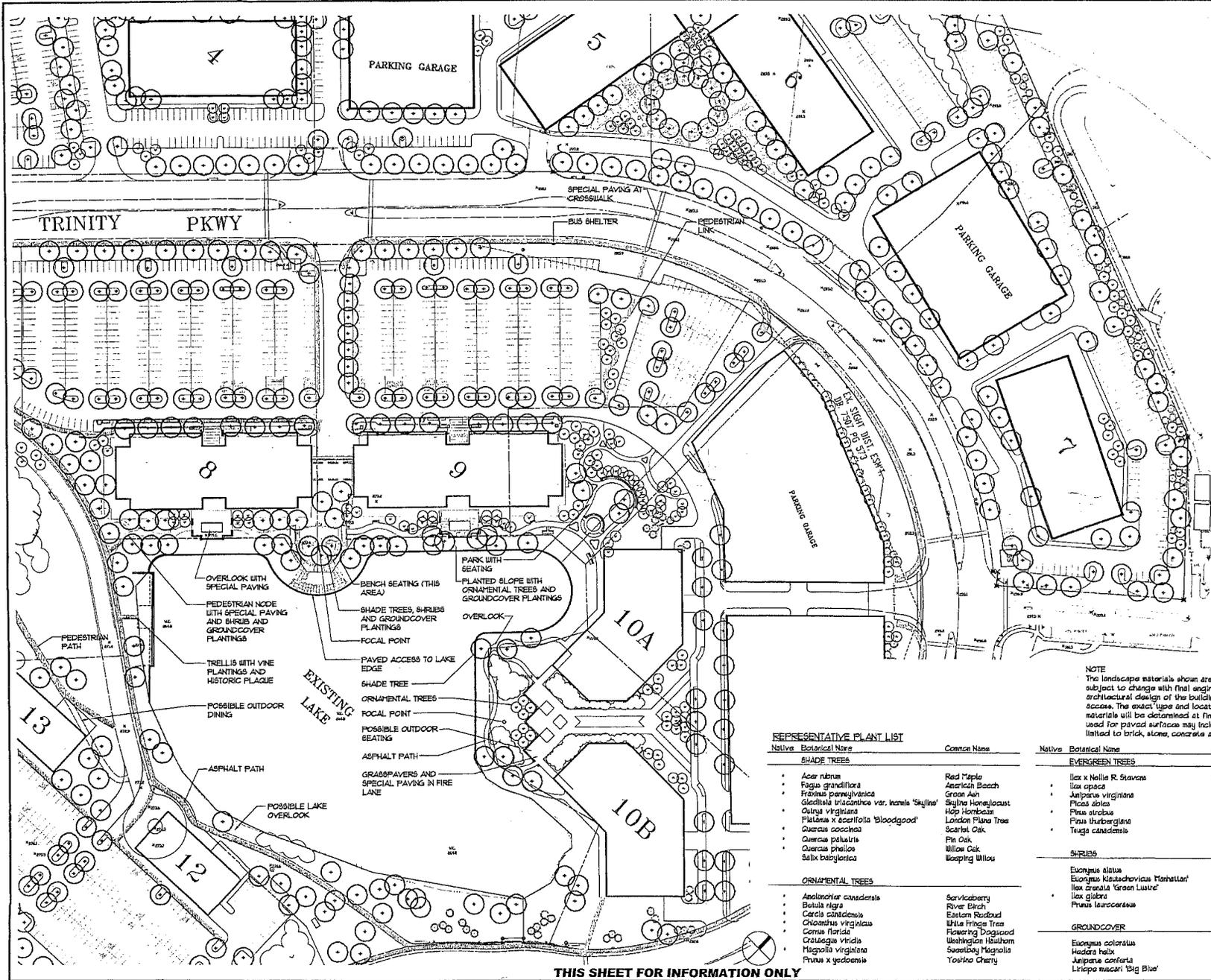
FDPA 86-S-071-4 Sheet 1/5  
APPROVED DEVELOPMENT PLAN  
(DP) (RUP) (CDP) (SIP)  
SEE PRELIMINARY DATED 1/18/07  
Date of this Plan Approval 1/18/07  
Sheet 1/5

Drawing Title

|             |          |
|-------------|----------|
| Project No. | 71010.00 |
| Scale       | 1"=100'  |
| Drawn by:   | LAC      |
| Checked by: | LAC      |
| Date:       |          |
| Sheet No.   | 4 of 6   |
| DP-1314     |          |

**NOTE**  
The landscape materials shown are preliminary and subject to change with final engineering and architectural design of the buildings and building access. The exact types and location of plant materials will be determined at final design. Materials used for paved surfaces may include, but not be limited to brick, stone, concrete and asphalt.

**NOT FOR CONSTRUCTION**



**LEWIS SCULLY ARCHITECTS GIONET**  
 6320 Old Courthouse Rd. Suite 350  
 Vienna, Virginia 22182  
 Tel: (703) 821-2045 Fax: (703) 448-0547



**TRINITY CENTRE**  
 Centreville, VA

FDPA 86-S-074  
 Application No. 86-115  
 APPROVED DEVELOPMENT PLAN  
 (DP) (ODP) (CDP) (SDP)  
 SEE PROJECTIONS DATED 11/15/87  
 THIS DRAWING (CD) APPROVAL 11/15/87  
 Sheet 5 of 6

REVISIONS

| No. | Description    | Date    |
|-----|----------------|---------|
| 1   | Revision       | 4-29-87 |
| 2   | Revision       | 4-29-87 |
| 3   | Revision       | 3-30-88 |
| 4   | MDP Submission | 3-9-88  |

NOTE  
 The landscape materials shown are preliminary and subject to change with final engineering and architectural design of the building and building access. The exact type and location of plant materials will be determined at final design. Materials used for paved surfaces may include, but not be limited to brick, stone, concrete and asphalt.

**REPRESENTATIVE PLANT LIST**

| Native Botanical Name                        | Common Name             | Native Botanical Name              | Common Name            |
|--|-------------------------|------------------------------------|------------------------|
| <b>SHADE TREES</b>                           |                         |                                    |                        |
| Acer rubrum                                  | Red Maple               | Ilex x Nellie R. Stevens           | Nellie Stevens Holly   |
| Fagus grandifolia                            | American Beech          | Ilex opaca                         | American Holly         |
| Fraxinus pennsylvanica                       | Green Ash               | Juniperus virginiana               | Virginia Red Cedar     |
| Gleditsia triacanthos var. inermis 'Skyline' | Hop Hornbeam            | Ficus alba                         | Norway Spruce          |
| Quercus virginiana                           | Live Oak                | Pinus strobus                      | White Pine             |
| Platanus x acerifolia 'Bloodgood'            | London Plane Tree       | Prunus thibetica                   | Japanese Black Pine    |
| Quercus coccinea                             | Scarlet Oak             | Taxus canadensis                   | Eastern Hemlock        |
| Quercus petalalis                            | Pin Oak                 |                                    |                        |
| Quercus phellos                              | Willow Oak              |                                    |                        |
| Salix babingtonia                            | Weeping Willow          |                                    |                        |
| <b>ORNAMENTAL TREES</b>                      |                         |                                    |                        |
| Amelanchier canadensis                       | Serviceberry            | Euonymus alatus                    | Winged Euonymus        |
| Betula nigra                                 | River Birch             | Euonymus kiautschovicus 'Marshall' | Marshall Euonymus      |
| Cercis canadensis                            | Eastern Redbud          | Ilex crenata 'Green Lustre'        | Japanese Holly         |
| Crataegus virginiana                         | White Flowering Dogwood | Malus                              | Malus                  |
| Cornus florida                               | Flowering Dogwood       | Prunus laurocerasus                | Cherry Laurel          |
| Crataegus viridis                            | Washington Hawthorn     |                                    |                        |
| Magnolia virginiana                          | Sweetgum                |                                    |                        |
| Prunus x yedoensis                           | Yoshino Cherry          |                                    |                        |
|  |                         | <b>SHRUBS</b>                      |                        |
|  |                         | Euonymus alatus                    | Winged Euonymus        |
|  |                         | Euonymus kiautschovicus 'Marshall' | Marshall Euonymus      |
|  |                         | Ilex crenata 'Green Lustre'        | Japanese Holly         |
|  |                         | Ilex glabra                        | Common Holly           |
|  |                         | Malus                              | Malus                  |
|  |                         | Prunus laurocerasus                | Cherry Laurel          |
|  |                         | <b>GROUNDCOVER</b>                 |                        |
|  |                         | Euonymus coloratus                 | Wintercreeper Euonymus |
|  |                         | Hebe                               | Hebe                   |
|  |                         | Juniperus conferta                 | Shore Juniper          |
|  |                         | Liriodendron 'Big Blue'            | Big Blue Lilyturf      |

**ILLUSTRATIVE LANDSCAPE PLAN**  
 for  
 FDPA 86-S-071

Drawing Title

Project Number: 21014.00  
 Scale: 1"=40'  
 Drawn by: LSC  
 Checked by: RKE  
 Date:

Sheet No. 5 of 6  
 DP-1314

THIS SHEET FOR INFORMATION ONLY



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 19, 2015

**TO:** Michael Lynskey, Staff Coordinator  
Zoning Evaluation Branch, DPZ

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

**SUBJECT:** Trinity Centre-Parcel 12A, RZ/FDP 2015-SU-002, PCA 86-S-071-04

This review is based on the Application a Rezoning and Final Development Plan RZ/FDP 2015-SU-002 along with the concurrent Proffered Condition Amendment PCA 86-S-071-04 stamped as "Received Department of Planning & Zoning, May 27, 2015." A site visit was conducted on March 12, 2015 as part of the review for this application.

The majority of the site consists of open field. Approximately one-third of the site consists of early successional forest vegetation including species such as eastern red cedar, Virginia pine, black locust, tree of heaven, black cherry, red maple, sweetgum, pin oak, and white oak. Areas of the site adjacent to Trinity Parkway contain landscape trees turf with landscape trees consisting of pin oak, kwanzan cherry, bradford pear, and red maple.

1. **Comment:** The Applicant has requested a deviation from the tree preservation target in accordance with PFM 12-0508.3A, and has included two of the justifications, along with a brief narrative that provides a site specific explanation of why the Tree Preservation Target cannot be met in accordance with PFM 12-0508.4A, as part of the RZ/FDP in the form of a letter to the Director. This is something that can and should be requested at this time, but cannot officially be modified by the Director until site plan review. Also with this submission, the applicant has identified an additional tree for preservation that will not be credited due to the potential encroachment within its critical root zone. Additionally, the applicant removed a large amount of landscaping primarily from the courtyards that was proposed with the first submission and is now barely meeting the 10-year canopy cover requirement for the site. This deviation request will not currently be supported without the site being refined to incorporate additional tree preservation into the design and/or additional landscaping provided to increase the overall aesthetics of the site.

### Recommendations:

- a. The site should be re-evaluated and refined in order to incorporate the preservation of additional high quality trees such as the other red cedars located

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



next to the pond, just east of the group of trees currently proposed to be preserved, along with the two approximately 21 inch diameter landscape pin oaks located directly adjacent to Trinity Parkway. If this cannot be achieved, additional landscaping should be provided to increase the overall aesthetics of the site. Once that has been done, this deviation request will be reconsidered.

- b. 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 appears that the EVM has been revised, along with table 12.3 to now show that the site contains 35.5% canopy cover, which totals 109,492 square feet. However, the legend on the bottom of the EVM, along with table 12.10 both specify 33% canopy cover, which total 103,171 square feet, making the tabulations unclear.

**Recommendation:** The canopy cover calculations should be revised in the EVM and table 12.10 so they are consistent with tabulations shown in table 12.3.

3. **Comment:** A site visit revealed that the site contains poison ivy, grapes, green briar all growing up trees shown to be preserved. In addition other species known to be invasive in the area have not been identified on the EVM such as multi-flora rose, Japanese honeysuckle, autumn olive and Chinese privet within the tree preservation area.

**Recommendation:** The EVM should be revised to reflect all species present onsite that have been identified in this comment, which threaten the long term health and sustainability of tree preservation areas.

4. **Comment:** Existing and proposed utilities and their easements have not been clearly depicted or labeled on the Landscape Plan, making it unclear if they conflict with landscaping.

**Recommendation:** All existing and proposed utility locations and their associated easements should be clearly depicted on the Landscape Plan as they have been on the Utility Plan so it is clear that they do not conflict with proposed landscape areas and additional Urban Forestry comments may follow.

5. **Comment:** It appears that several trees are proposed within an existing storm drain easement on the northern side of the site, but is unclear since it has not been clearly depicted and labeled on the Landscape Plan.

**Recommendation:** All trees proposed within existing or proposed storm drain easements or within five feet of easements that contain pipes should be shifted so they are located at least five feet from these storm drain easements unless they are shown to be vacated.

6. **Comment:** It appears that several trees are proposed within the sight distance easement or line of sight, which may be problematic and is not typically allowed by VDOT. Any trees located within the sight distance easements cannot be afforded 10-year canopy cover.

**Recommendation:** Trees proposed to be planted within the line of sight and sight distance easements should be shifted so they are located outside of these areas.

7. **Comment:** Heavenly bamboo is known to exhibit invasive characteristics, but is one of the species shown that may be provided. It is listed in the Forest Service publication “Invasive Plant in Southern Forests” as an invasive species. I am not aware of any invasive species lists that list cultivars, due to the amount of cultivars present and how difficult it would be to identify species invasiveness to specific cultivars.

**Recommendation:** Heavenly bamboo should be removed from the list of shrubs that may be provided.

8. **Comment:** A legend has been incorporated into this submission for shrubs and groundcover, however what is depicted on the landscape plan uses the key and symbol for shrubs from the legend on sheets L3 and L4, but also uses a different symbol labeled as “Shrubs. Typ,” which is unclear since it has not been specified in the legend.

**Recommendation:** A key and symbol should be that is the same within the legend and on the plan view for all shrubs provided within the pool, building entrance, and courtyard areas to clarify the type of landscaping being provided.

9. **Comment:** Given the nature of tree cover on this site several development conditions will be instrumental in assuring adequate tree preservation throughout the development process. Proposed development conditions have been submitted with the current submittal. However, there are a few items that have not been included with this proposed proffer language that should be incorporated as noted below:

**Recommendations:**

- a. Proposed proffer 15D, which discusses the landscape pre-inspection meeting, does not include language about field location of planning material marked in the field. In addition to what has been proposed with proffer 15D, the following language should be added to also include a second paragraph stating the following in bold:

**“Field location of planting material 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.”**

- b. Proposed proffer 17A does not include tagging inventoried trees in the field so they can easily be located. In addition, it does not list specific activities that will maximize the survivability of trees identified to be preserved. In addition to what has been provided with proposed proffer 17A, all the following language in bold should be incorporated into the proffer:

The Tree Preservation Plan shall consist of a tree survey that identifies the general location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on-site and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater located within 25 feet to either side of the limits of clearing and grading shown on the CDP/FDP. **All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner.** The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root 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.**”

- c. Proposed proffer 17G does not include all the items that are typically addressed in an invasive species management plan. Proffer 17G should be revised to include all of the following information:

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. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).



- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMD and SDID staff.
- 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.”

If you have any further question, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 199545

cc: DPZ File





# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager  
Park Planning Branch, PDD *SS*

**DATE:** June 04, 2015

**SUBJECT:** RZ-FDP 2015-SU-002 conc. PCA 86-S-071-04, Trinity Centre (JLB Realty, LLC) - **ADDENDUM**  
Tax Map Number: 54-4 ((15)) 12A

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 26, 2015 and draft proffers dated June 01, 2015, for the above referenced application. The comments in this memorandum are in addition to those provided in a previous memorandum dated March 23, 2015.

### ANALYSIS AND RECOMMENDATIONS

#### Recreational Impact of Residential Development:

The Policy Plan-guided fair share contribution request of \$893 per new resident is intended to allow the Park Authority to build additional recreational facilities at nearby parks as the population increases. Draft Proffer 30 provides a \$526,646.75 contribution (\$1,562.75 per non-ADU) to offset the impacts of 355 new homes (337 non-ADUs) on the subject property. Staff requests that the full fair share contribution amount of \$668,857 (\$893 per new resident, 749 new residents) be provided to the Park Authority for the types of publicly provided recreational facilities that are not provided onsite, such as athletic fields, sport courts, and skate parks.

#### Onsite Facilities:

In a previous review of the application, the staff noted that the location of the off-leash dog park area was within the RPA and suggested that the proposed off-leash dog park area be relocated outside of the RPA. The applicant has retained the off-leash dog park area within the RPA. The Park Authority staff continues to suggest that the proposed dog park be relocated outside of the RPA and that it meets all FCPA standards for off-leash dog areas that are in place at the time of development pertaining to size, fencing, surface material, site amenities, etc. (See [http://www.fairfaxcounty.gov/parks/olda\\_development.htm](http://www.fairfaxcounty.gov/parks/olda_development.htm) for specific details) Since the relocation would most likely still be near the RPA, the Park Authority staff also recommends the following mitigation measures:

1. Provide waste bag dispenser and trash can and signage to encourage clean up.
2. Provide a vegetated buffer between the dog park area and the RPA line to intercept and filter pollutants from water running off the area.
3. Include a stone dust or decomposed granite surface for the enclosed dog park area. Preferably, the area should be graded to < 4% slope to avoid the need for continual resurfacing.
4. Ensure perpetual private maintenance of the area by the HOA by including maintenance responsibility and funding mechanisms in the HOA covenants.
5. Provide public access to the dog park.

Staff had also requested that the applicant provide another on-site active recreational element. The applicant has proposed an “active recreation” area designated for a portable volleyball court and portable bocce courts; however, this area is simply an open grassy area within the RPA and the proposed courts are not permanent features built to any recreational standard. Therefore, the Park Authority continues to request that the applicant provide another permanent, on-site active recreational facility, such as a playground or sport court, and for it to be constructed in accordance with FCPA standards at the time of development, be ADA accessible, and be located outside the RPA.

### **SUMMARY OF RECOMMENDATIONS**

- Provide the full fair share contribution amount of \$668,857 to the Park Authority offset impacts to park and recreation service levels
- Relocate the dog park outside the RPA and construct the dog park in accordance with FCPA standards at the time of development
- Provide another permanent, on-site active recreational facility, such as a playground or sport court, constructed in accordance to FCPA standards at the time of development, be ADA accessible, and be located outside the RPA

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

FCPA Reviewer: Andrea L. Dorlester / Paul Ngo

DPZ Coordinator: Michael Lynskey

Copy: Cindy Walsh, Director, Resource Management Division

Michael Lynskey, DPZ Coordinator

Chron File

File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 15, 2015

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

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

**FILE:** RZ 86-S-071  
RZ 2015-SU-002

**SUBJECT:** RZ/FDP 2015-SU-002  
PCA 86-S-071-04 – JLB Realty, LLC (Trinity Centre)  
Tax Map: 054-4 ((15)) 0012A

This department has reviewed the subject application and plans, dated December 23, 2014, and revised through August 27, 2015. The applicant proposes replacing the approved office and non-residential uses with a residential project containing approximately 355 dwelling units.

The applicant has collaborated with staff to resolve initial concerns; of note is the sight distance at the southeast site driveway entrance. Even minor changes to the building's footprint could have major adverse impacts to the sight distance at that driveway, as the required sight distance line touches the southeast corner of the proposed building.

The Fairfax County Department of Public Works and Environmental Services (DPWES) has recently undertaken an effort to get Trinity Parkway accepted into VDOT's secondary system of state highways. Prior to roadway dedication and acceptance, the County will complete a list of corrective improvements upgrades along Trinity Parkway. DPWES anticipates construction to begin in Spring-Summer 2016. Staff will continue to work with the applicant after site plan submittal to ensure that applicant and County construction efforts are coordinated and do not interfere or undermine the County construction project. Staff will also continue to discuss potential areas for meaningful contributions with the applicant where appropriate.

MAD/VLH

cc: Michael Lynskey/DPZ



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 25, 2015

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

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

**FILE:** RZ 86-S-071  
RZ 2015-SU-002

**SUBJECT:** ADDENDUM: RZ/FDP 2015-SU-002, PCA 86-S-071-04 – JLB Realty, LLC (Trinity Centre)  
Tax Map: 054-4 ((15)) 0012A

This department has reviewed the subject application and plans, dated December 23, 2014, and revised through August 27, 2015. Since the issuance of this department's memorandum on September 15, 2015, staff has continued to coordinate with DPWES regarding their effort to get Trinity Parkway accepted into VDOT's secondary system of state highways. Prior to roadway dedication and acceptance, the County is required to complete a list of corrective improvements along Trinity Parkway.

Staff has identified and compiled the improvements needed on the frontage of the subject property. We have determined that the applicant should make a monetary contribution to the County for the cost of needed road improvements on their frontage toward securing acceptance of the full extent of Trinity Parkway for VDOT maintenance.

Staff will continue to work with the applicant after site plan submittal to ensure that applicant and County construction efforts are coordinated and that the applicant's site work does not interfere or undermine the County construction project.

MAD/VLH

cc: Michael Lynskey/DPZ

**DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive  
Fairfax, VA 22030Charles A. Kilpatrick, P.E.  
COMMISSIONER

September 10, 2015

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

**Subject:** **RZ/FDP 2015-SU-002; PCA 86-S-071-04; Trinity Center Parcel 12A**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject rezoning application and offers the following comments:

1. Please provide comment response letter addressing all VDOT's June 9, 2015 comments.
2. If provision of potential right turn lane or adequate spacing standard is not viable, then the applicant should submit appropriate design waivers for VDOT's review.

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

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 16, 2015

**TO:** Michael Lynskey  
Staff Coordinator, Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Laurie Stone *Laurie Stone*  
Strategic Planner  
Fire and Rescue Department

**SUBJECT:** Trinity Centre RZ/FDP 2015-SU-002 conc. PCA 86-S-071-04  
(JLB Realty, LLC)

The Fire and Rescue Department (FRD) has the following comments on the referenced application.

### **Current Fire and Rescue Service Delivery**

The Trinity Centre parcel is located in the first emergency response area of the Centreville Volunteer Fire and Rescue Station 17. The next closest fire station (second emergency response area) is the West Centreville Fire and Rescue Station 38.

### **Emergency Response Impact of Proposed Development**

The rezoning application requests replacing approved office and non-residential space with a residential project of approximately 355 total multi-family dwelling units. This will result in an additional residential population of 923 (using a 2.6 population factor per residential unit.)

FRD analyzes the historical rate of incidents per population in each fire station response area across the county to determine each fire station's workload capacity. In FY2014, the Centreville Volunteer Fire and Rescue Station responded to 2,816 incidents, an average of eight calls per day. The potential impact on emergency services of an additional 923 residential population is approximately 50 incidents per year which currently can be handled by the station. Although the projected increase in call volume from one rezoning case may not exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's unit availability and response times to emergency incidents. The Department of Planning and Zoning should consider the cumulative impact of multiple rezoning applications in an area to determine the overall impact on Fire and Rescue service delivery.

Residential occupancies are much higher risk than commercial occupancies resulting in a greater number of emergency incidents. Residential units are occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in all types of emergency calls.

Proudly Protecting and  
Serving Our Community

Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
703-246-2126  
[www.fairfaxcounty.gov/fire](http://www.fairfaxcounty.gov/fire)



**Traffic Signal Preemption Equipment for Emergency Responders:**

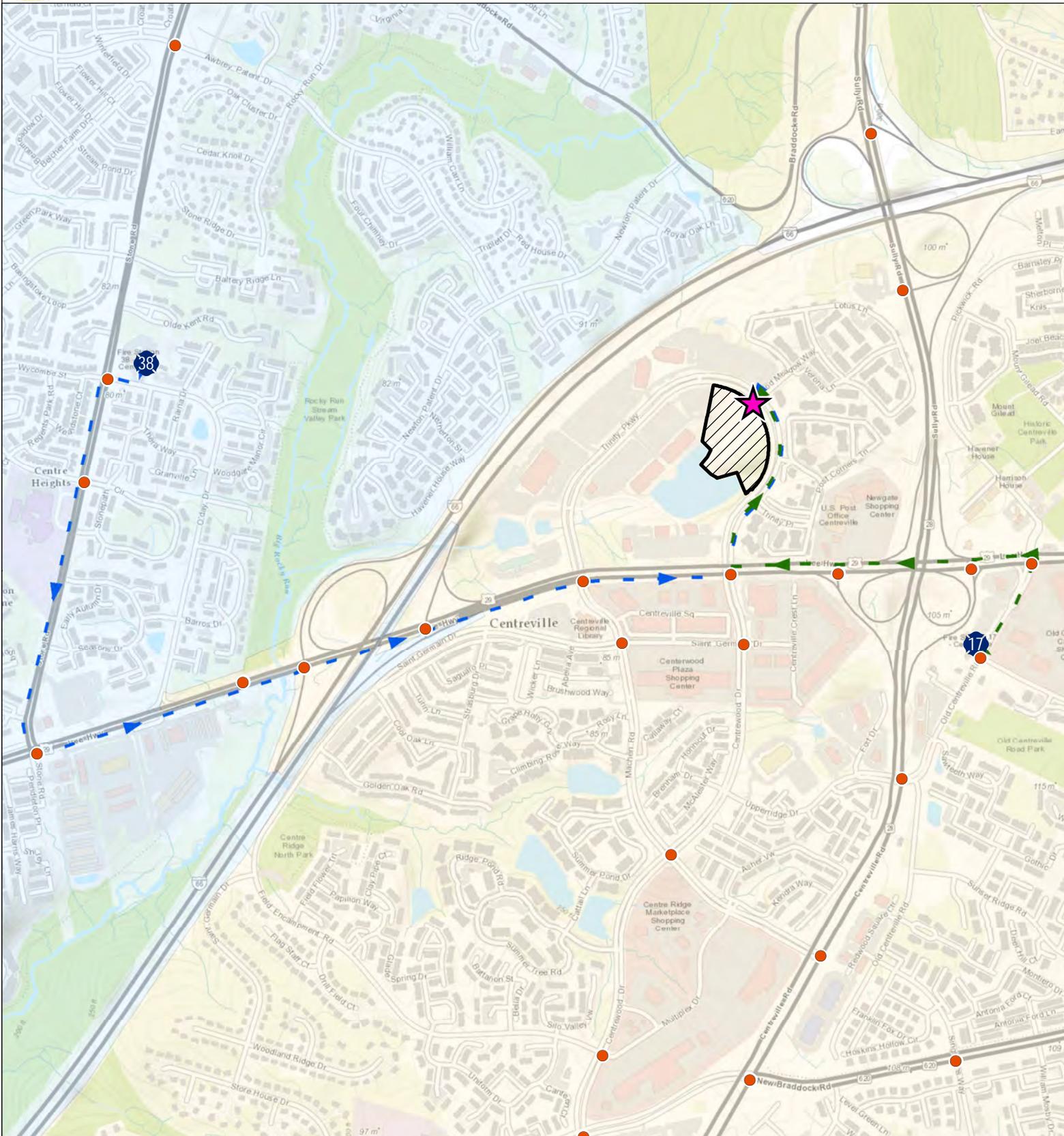
As Fairfax County becomes more densely populated and roadways become increasingly congested, it is a challenge for FRD to meet emergency response time goals. A strategy the FRD is aggressively pursuing to improve emergency response times is installing preemption equipment on traffic signals throughout the county. (Note: This equipment is only approved by the Virginia Department of Transportation for emergency vehicles responding to emergency incidents.) Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (about \$10k per signal) located along the travel routes from the two closest fire stations to the proposed development. The attached map identifies the traffic signals.

In summary, the proposed Trinity Centre development of 355 new residential units could have an impact on Fire and Rescue services of an additional 50 incidents per year. Although the Centreville Fire and Rescue Station 17 can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer preemption equipment on ten traffic signals located along the primary travel routes to the proposed development.

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



# FRD Trinity Centre Study



-  Access Point
-  VDOT Traffic Signals
-  Fire Stations
-  Property Boundary

-  Route: Station 17 to Access Point
  -  Route: Station 38 to Access Point
- First Due Boundaries

|     |     |
|-----|-----|
| 417 | 438 |
|-----|-----|

FRD-GIS. Current as of: 3/4/2015





FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

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

March 17, 2015

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

**FROM:** Aimee Holleb, Assistant Director   
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2015-SU-002, JLB Realty, LLC (conc. PCA 86-S-071-04)

**ACREAGE:** 7.08

**TAX MAP:** 54-4 ((15)) 12A

**PROPOSAL:**

The rezoning application requests to rezone the site from the PDC District to PRM District. This project would develop the existing vacant site with an urban style 4-story residential building containing 355 multi-family units.

**ANALYSIS:**

The schools serving this area are Bull Run Elementary, Liberty Middle, and Centreville High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

| School         | Capacity<br>2014 / 2019 | Enrollment<br>(9/30/14) | Projected<br>Enrollment<br>2015-2016 | Capacity<br>Balance<br>2015-2016 | Projected<br>Enrollment<br>2019-20 | Capacity<br>Balance<br>2019-20 |
|----------------|-------------------------|-------------------------|--------------------------------------|----------------------------------|------------------------------------|--------------------------------|
| Bull Run ES    | 885 / 885               | 885                     | 880                                  | 5                                | 872                                | 13                             |
| Liberty MS     | 1,283 / 1,283           | 1,089                   | 1,068                                | 215                              | 1,113                              | 170                            |
| Centreville HS | 2,125 / 2,125           | 2,436                   | 2,407                                | -282                             | 2,440                              | -315                           |

*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, Bull Run and Liberty are projected to have surplus capacity; Centreville is projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The Proposed 2016-20 Capital Improvement Program (CIP) does not include any capital projects at the subject schools. However, the CIP does include the unfunded need for a Future High School (which would likely be located in the western end of the County). This future facility could potentially impact Centreville High School.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Barbara Berlin  
 March 17, 2015  
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 RZ/FDP 2015-SU-002, JLB Realty, LLC (conc. PCA 86-S-071-04)

Proposed

Since the proposed construction for the 355 multi-family units is for a single urban style multi-family building with structured parking, the Mid/High-rise ratio was applied to estimate the student yield.

| School level | Mid/High-rise Multi-family ratio | Proposed # of units | Proposed Student yield |
|--------------|----------------------------------|---------------------|------------------------|
| Elementary   | .056                             | 355                 | 20                     |
| Middle       | .016                             | 355                 | 6                      |
| High         | .028                             | 355                 | 10                     |

36 total

2013 Countywide student yield ratios (November 2014)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 36 new students is anticipated (20 Elementary, 6 Middle and 10 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$422,964 (36 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 proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

*Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should 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.

AJH/gjb

Attachment: Locator Map

cc: Kathy Smith, School Board Member, Sully District  
 Elizabeth Schultz, School Board Member, Springfield District  
 Ted Velkoff, Vice-Chairman, School Board Member, At-Large

Barbara Berlin  
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Ilryong Moon, School Board Member, At-Large  
Ryan McElveen, School Board Member, At-Large  
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
Angela Atwater, Assistant Superintendent, Region 4  
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning  
David Jagels, Principal, Centreville High School  
Catherine Cipperly, Principal, Liberty Middle School  
Patrice Brown, Principal, Bull Run Elementary School

# Final Development Plan

FDP 2015-SU-002

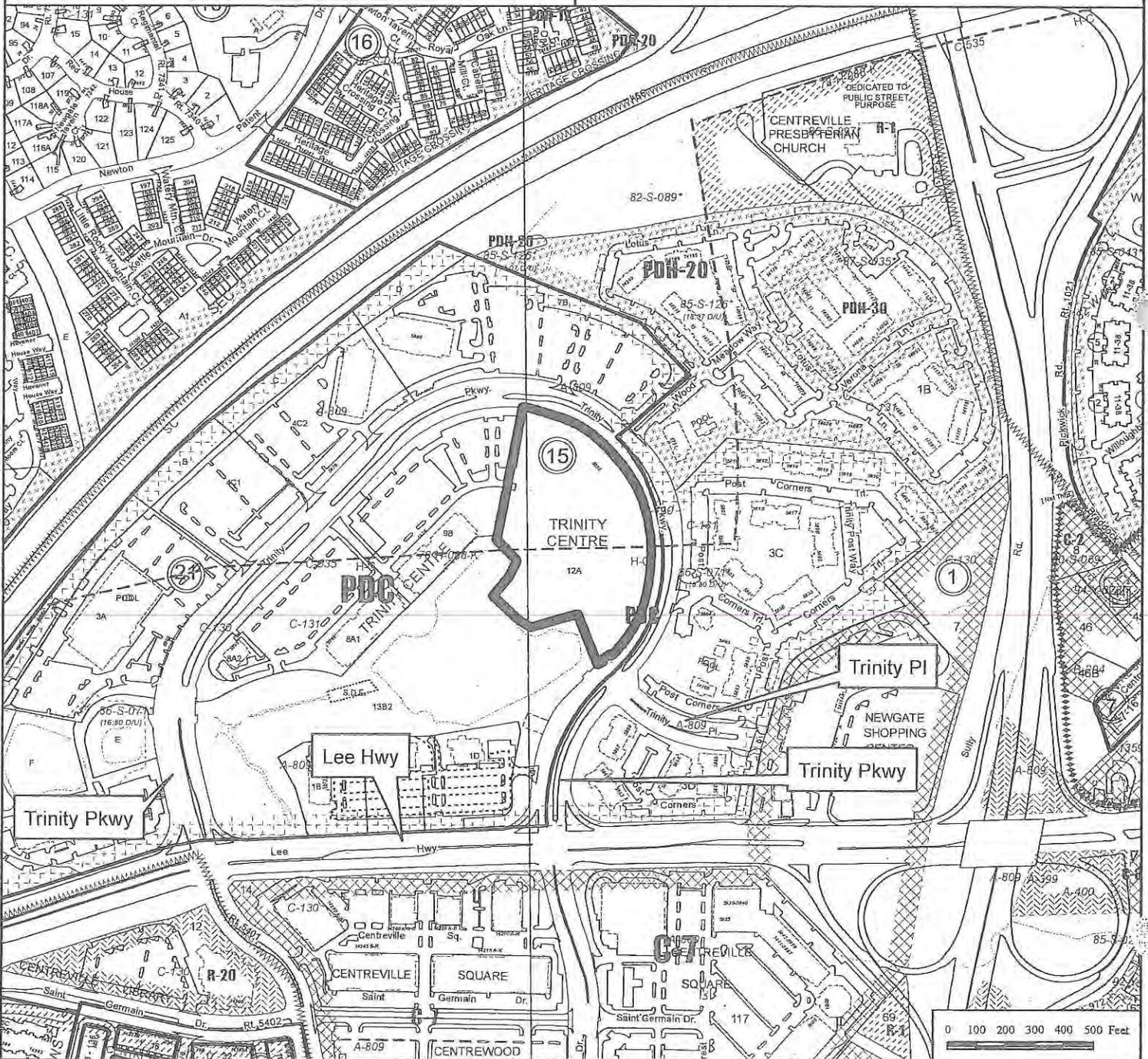
Applicant: JLB REALTY LLC  
 Accepted: 02/11/2015  
 Proposed: RESIDENTIAL  
 Area: 7.08 AC OF LAND; DISTRICT - SULLY  
 Zoning Dist Sect: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
 Located: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
 Zoning: PRM  
 Overlay Dist: SC WS HC  
 Map Ref Num: 054-4- /15/ /0012A

# Rezoning Application

APPENDIX 16

RZ 2015-SU-002

Applicant: JLB REALTY LLC  
 Accepted: 02/11/2015  
 Proposed: RESIDENTIAL  
 Area: 7.08 AC OF LAND; DISTRICT - SULLY  
 Zoning Dist Sect: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
 Located: NORTH OF LEE HIGHWAY, SOUTH SIDE OF TRINITY PARKWAY  
 Zoning: FROM PDC TO PRM  
 Overlay Dist: SC WS HC  
 Map Ref Num: 054-4- /15/ /0012A



## 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                        |         |  |