APPLICATION ACCEPTED: August 17, 2015
PLANNING COMMISSION: May 5, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

April 21, 2016

STAFF REPORT

APPLICATION
DPA-HM-117
Concurrent with
RZ/FDP 2015-HM-012

HUNTER MILL DISTRICT

APPLICANT:	Sekas Homes, LTD
PRESENT ZONING:	PRC (Planned Residential Community)
REQUESTED ZONING:	PDH-12: Planned Development Housing, 12 Dwelling Units Per Acre (du/ac)
PARCEL:	17-4 ((14)) 1B1
SITE AREA:	22,834 square feet
PLAN MAP:	Residential Planned Community
PROPOSAL:	To permit an amendment of DP-117 to delete 22,834 square feet of land from RZ B-846 zoned PRC District to permit the land to be rezoned the PDH-12 District.

STAFF RECOMMENDATION:

Staff recommends approval of DPA-HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District.

Laura B. Arseneau

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

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

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

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

APPLICATION ACCEPTED: August 17, 2015
PLANNING COMMISSION: May 5, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

April 21, 2016

STAFF REPORT

APPLICATION RZ/FDP 2015-HM-012
Concurrent with
DPA-HM-117

HUNTER MILL DISTRICT

APPLICANT:	Sekas Homes, LTD
PRESENT ZONING:	I-5 (General Industrial) R-E (Residential Estate) PRC (Planned Residential Community)
REQUESTED ZONING:	PDH-12: Planned Development Housing, 12 Dwelling Units Per Acre (du/ac)
PARCELS:	17-4 ((14)) 1B1, 2
SITE AREA:	4.60 acres
PROPOSED DENSITY:	9.56 dwelling units per acre
PLAN MAP:	Office or Residential, 30 du/ac Residential Planned Community
PROPOSAL:	To rezone 4.6 acres from the I-5, R-E, and PRC Districts to the PDH-12 District to permit a residential development for 34 single family attached dwelling units and 10 multifamily dwelling units.

Laura B. Arseneau

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

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ/FDP 2015-HM-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance to provide the minimum required privacy yard area of single family detached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance to provide peripheral parking lot landscaping.
- Waiver of Sect. 11-203 of the Zoning Ordinance to provide loading spaces.

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

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

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

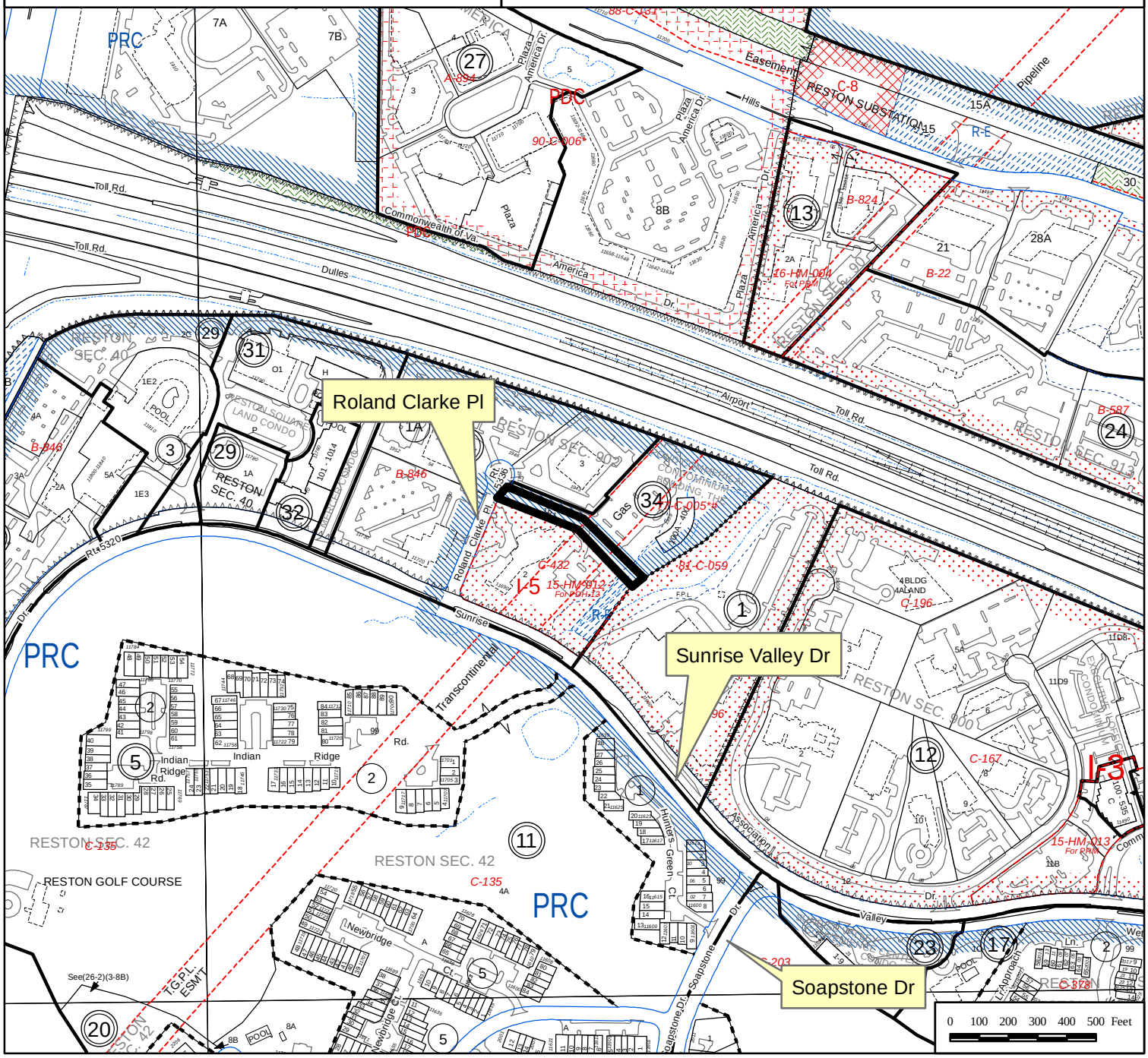
Development Plan Amendment

DPA -HM-117

Applicant: SEKAS HOMES, LTD
Accepted: 08/17/2015
Proposed: TO DELETE LAND AREA FROM DP-117
Area: 22834 SF OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: EAST SIDE OF ROLAND CLARKE PLACE, 400 FEET NORTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/ /0001B1



Final Development Plan

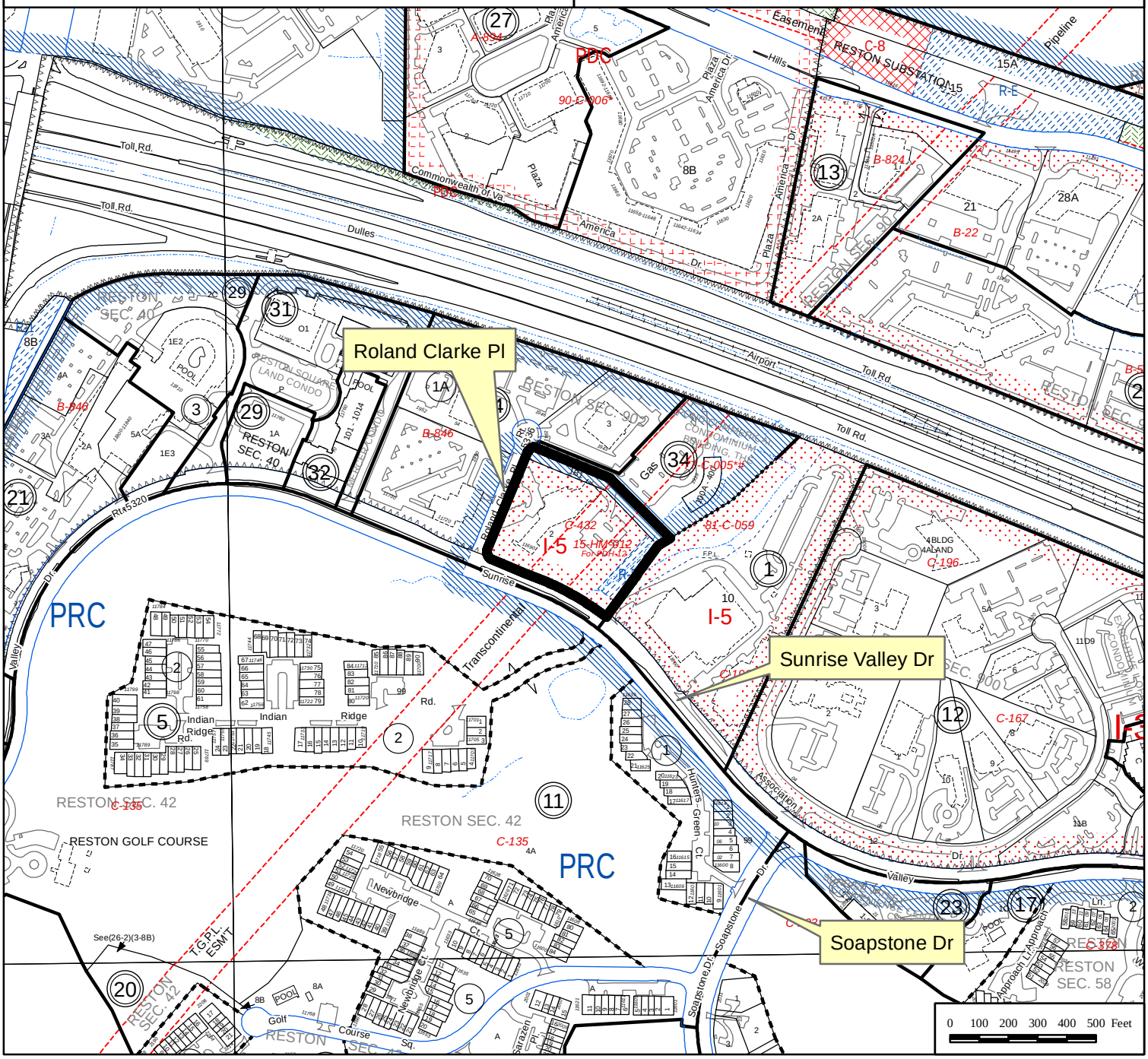
FDP 2015-HM-012

Applicant:	SEKAS HOMES, LTD
Accepted:	08/17/2015
Proposed:	RESIDENTIAL
Area:	4.6 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE
Zoning:	PDH-12
Overlay Dist:	
Map Ref Num:	017-4- /14/ /0001B1 /14/ /0002

Rezoning Application

RZ 2015-HM-012

Applicant:	SEKAS HOMES, LTD
Accepted:	08/17/2015
Proposed:	RESIDENTIAL
Area:	4.6 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE
Zoning:	FROM PRC TO PDH-12, FROM I- 5 TO PDH-12, FROM R- E TO PDH-12
Overlay Dist:	
Map Ref Num:	017-4- /14/ /0001B1 /14/ /0002



NOTES

1. THE PROPERTY IS DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 17-4 ((14)) PARCELS 1B1 AND 2 AND ARE CURRENTLY ZONED I-5, PRC AND R-E. THIS IS A REQUEST FOR A REZONING APPLICATION TO THE PDH-12 ZONING DISTRICT AND AMENDMENT TO D.P. NO. 117 AND RZ 77-C-005.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RP 11690 LLC BY DEED BOOK 23095 AT PAGE 0571 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. THE APPLICANT IS SEKAS HOMES, LTD.

3. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON APRIL 7 THROUGH APRIL 13, 2015.

4. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE No. 15V-1595, EFFECTIVE DATE DECEMBER 1, 2014.

5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM. THE VERTICAL DATUM IS REFERENCED TO NGVD 1929. THE CONTOUR INTERVAL IS TWO (2) FEET.

6. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2%% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON ON FLOOD INSURANCE RATE MAP No. 51059C0130E, PANEL 130 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.

7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.

8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

9. THERE EXISTS A 135' TRANSCONTINENTAL GAS PIPELINE CORP. EASEMENT AND A 25' STM. SEW. ESM'T ON ON THE SUBJECT PROPERTY.

10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.

11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.

13. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY. THE WETLANDS, INTERMITTENT STREAM AND WATERS OF THE U.S. WERE IDENTIFIED BY TNT ENVIRONMENTAL, INC. NO WETLANDS OR STREAM DISTURBANCES ARE PROPOSED BY THIS APPLICATION.

14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS MIXED USE.

15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

16. ROLAND CLARKE PLACE IS IDENTIFIED AS PART OF THE ENHANCED PUBLIC TRANSPORTATION CORRIDOR IN THE COMPREHENSIVE PLAN FOR FUTURE IMPROVEMENTS.

17. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) BOUNDARIES DEPICTED HEREON REPRESENT AREAS THAT FALL WITHIN THE DEFINITIONS OF AN EQC PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE DELINEATION WAS PREPARED BY TNT ENVIRONMENTAL, INC.

18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.

20. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.

21. ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE PROVIDED.

22. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT WORKS WITH THE USES ASSOCIATED WITH THE WIEHLE TRANSIT STATION AREA. ALL PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE URBAN DESIGN GUIDELINES.

23. TREE PRESERVATION AND SUPPLEMENTAL LANDSCAPING WILL PROVIDE ADEQUATE MEASURES OF SCREENING.

24. MINOR ADJUSTMENTS TO THE UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.

25. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL/OFFICE USE.

26. ALL SITE LIGHTING SHALL CONFIRM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.

27. EXISTING BUILDING BUILT IN 1973 TO BE REMOVED.

28. A LETTER OF PERMISSION FROM THE GAS COMPANY TO ENCROACH WITHIN THE PIPELINE EASEMENT SHALL BE OBTAINED PRIOR TO SITE OR SUBDIVISION PLAN APPROVAL. PLEASE NOTE THIS EXISTING EASEMENT WAS CREATED IN 1950, PRE-DATES THE ADOPTION OF THE ZONING ORDINANCE AND THEREFORE THE DENSITY REDUCTION DOES NOT APPLY(DB 751/PG 541).

29. THE PLANNED DEVELOPMENT PROPOSES SPECIAL AMENITIES ON SITE THAT SHALL INCLUDE AN UNPROGRAMMED ACTIVE OPEN SPACE WITH ADJACENT TOT LOT, BENCH SEATING, PICNIC TABLES AND A TRASH CAN. CONNECTIVITY WILL BE PROVIDED VIA A 8' ASPHALT TRAIL CONNECTING TO THE EXISTING SIDEWALK ALONG SUNRISE VALLEY DRIVE, PROVIDING ACCESS TO THE AMENITY AREA AND PROPOSED RESIDENTIAL DEVELOPMENT. A STUB CONNECTION OF THE 8' ASPHALT TRAIL WILL BE PROVIDED FOR FUTURE CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH. TOT LOT AMENITIES WILL CONSIST OF AT LEAST 4 OF THE FOLLOW EQUIPMENT TYPES; A SEE-SAW; A SWING SET; A CLIMBING STRUCTURE; A SLIDE; AN INTERACTIVE PLAY PANEL; AND/OR A SPRING ANIMAL. PLAY EQUIPMENT PROVIDED WILL BE APPROPRIATE FOR AGE GROUPS 1-4 YEAR OLDS AND 5-12 YEAR OLDS. PROPOSED AMENITY LOCATIONS ARE SHOWN ON SHEET 3. DETAILS OF PROPOSED AMENITIES ARE SHOWN ON SHEET 6. IT IS THE INTENT OF THE FACILITIES DESCRIBED ABOVE AS WELL AS THE TRAIL ALONG SUNRISE VALLEY DRIVE TO BE MAINTAINED BY THE RESTON ASSOCIATION OR THE PROPOSED HOMEOWNER'S ASOCIATION. ALL PROPOSED FACILITIES DESCRIBED HEREIN ARE FOR PUBLIC USE.

30. THE DUMPSTER ENCLOSURE FOR THE PROPOSED MULTI-FAMILY BUILDING SHALL USE A RECEPTACLE THAT IS ON WHEELS TO ALLOW THE REFUSE TO BE WHEELED TO THE COLLECTORS REFUSE VEHICLE FOR COLLECTION.

WAIVERS

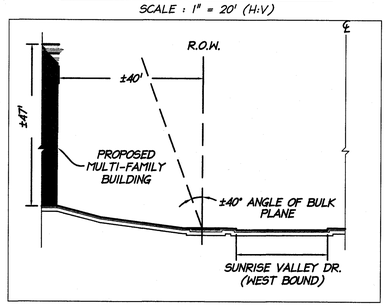
1. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER PURSUANT TO SECTION 6-107(2) OF THE ZONING ORDINANCE TO WAIVE THE MINIMUM PRIVACY YARD AREA OF 200#. THE PROPOSED USE IS A REAR LOADED, URBAN TOWNHOUSE AND THE OUTDOOR AREA IS PART OF THE ROOF TOP TERRACE AND NOT THE YARD.

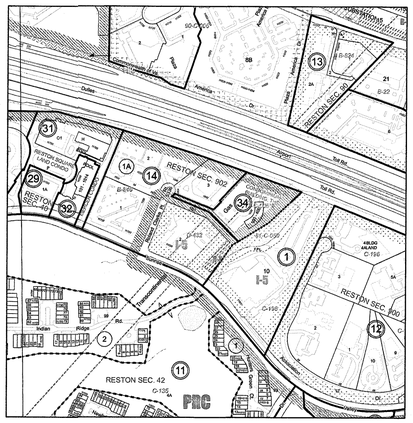
2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 13-203 OF THE ZONING ORDINANCE,TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING. THIS REQUEST IS PURSUANT TO SECTION 13-203(3) OF THE ZONING ORDINANCE TO WAIVE THE PERIPHERAL PARKING LOT LANDSCAPING DUE TO THE OWNERS OF THE GAS LINE TRANSMISSION EASEMENT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THEIR EASEMENT IN LIEU OF THE LANDSCAPE PLAN PROVIDED HEREIN.

3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER TO MODIFY STANDARD TS-5A, TYPICAL PRIVATE STREET REQUIREMENT, FOR ALL PROPOSED ALLEYWAYS. SEE SHEET 8 FOR TYPICAL SECTION. THIS PERMITS A MORE URBAN STANDARD AND MAINTAINS THE MINIMUM FIRELANE WIDTH OF 20'.

ANGLE OF BULK PLANE

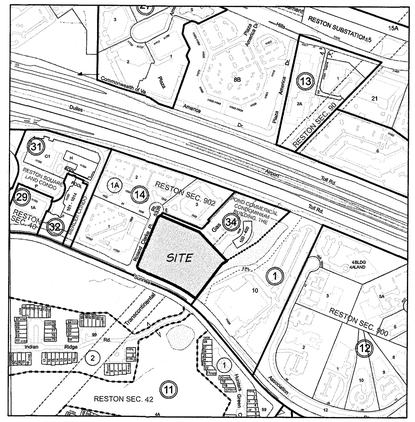
SCALE : 1" = 20' (H:V)





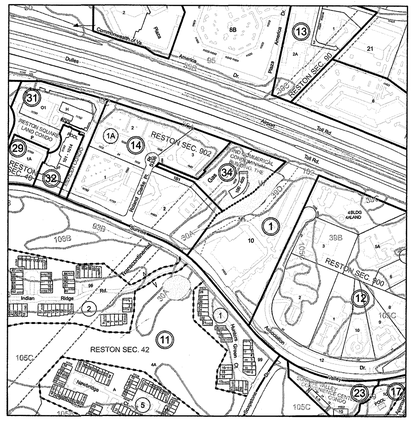
ZONING MAP

SCALE : 1" = 500'



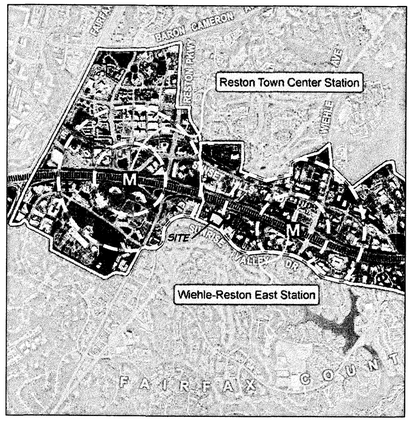
VICINITY MAP

SCALE : 1" = 500'



SOIL MAP

SCALE : 1" = 500'



METRO LOCATION EXHIBIT

SCALE : 1" = 1/2 MILE

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
~	URBAN FILL	IVA	N/A	N/A	N/A
30A	CODORUS AND HATBORO SOILS	III	POOR	POOR	LOW

TABULATIONS

SITE AREA = 200,591# OR 4.6049 ACRES
EXISTING ZONE = I-5, PRC AND R-E
PROPOSED ZONE = PDH-12(D.P.A. IS PART OF THIS REQUEST)
PROPOSED USE = SINGLE FAMILY ATTACHED(SFA) & MULTI-FAMILY(MF)
MINIMUM DISTRICT SIZE = 2 ACRES
MAXIMUM BUILDING HEIGHT PERMITTED = 50'
PROPOSED BUILDING HEIGHT = ±47'
AVERAGE LOT SIZE REQUIRED = N/A
PROP. MINIMUM LOT AREA (SFA) = ±1,000#
PROP. MINIMUM LOT WIDTH (SFA) = ±20'
MINIMUM YARDS:
PROPOSED: FRONT YARD: 2'
SIDE YARD: 2'
REAR YARD: 2'

OPEN SPACE REQUIRED: ±60,177# (30%)
OPEN SPACE PROPOSED: *±75,000# (±37%)
*THIS AREA EXCLUDES ANY AREA WITHIN THE EXISTING MAJOR UTILITY EASEMENT (GAS TRANSMISSION).

DENSITY:
MAXIMUM PERMITTED = 12 DU/Ac.
PROPOSED = **9.56 DU/Ac.
WORKFORCE HOUSING
37 MARKET RATE UNITS
4 WORKFORCE HOUSING UNITS
3 BONUS DENSITY UNITS
TOTAL 44 UNITS(34 SFA + 10 MF(4 WORKFORCE HOUSING UNITS.)
**THE EX. MAJOR UTILITY EASEMENT PROVIDES NO DENSITY REDUCTION SINCE SINCE IT WAS CREATED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE (1978).
PROP. BUILDING AREA = ±106,860#

PARKING:
PROPOSED PARKING
TOTAL NUMBER OF RESIDENTIAL UNITS = 44
TOWNHOUSE (SFA) UNITS = 34
PARKING REQ'D.= 2.7 SPACES PER UNIT
MULTI-FAMILY (MF) UNITS = 10
PARKING REQ'D.= 1.6 SPACES PER UNIT
TOTAL PARKING REQ'D. = 92 SPACES (SFA) + 16 SPACES(MF) = 108 SPACES
PARKING PROVIDED = 48 SURFACE SPACES + 68 GARAGE SPACE = 116 SPACES

SHEET INDEX:

1. COVER SHEET-C.D.P./P.D.P./D.P.A
2. EXISTING CONDITION PLAN
2A. DEVELOPMENT PLAN AMENDMENT
3. C.D.P./P.D.P.
4. EXISTING VEGETATION MAP
4A. TREE PRESERVATION PLAN
4B. TREE PRESERVATION DETAILS & NARRATIVE
5. LANDSCAPE PLAN
6. LANDSCAPE NOTES & DETAILS
6A. PEDESTRIAN CIRCULATION PLAN
7. ARCHITECTURAL PERSPECTIVES & DETAILS
7A. ARCHITECTURAL ELEVATIONS
8. SWM INFORMATION & OUTFALL ANALYSIS
9. SWM & VRRM COMPUTATIONS

LDC
4585 DAISY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4775 FX: 703-680-4785

COVER SHEET
C.D.P./P.D.P./D.P.A.

11690 SUNRISE VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
11/2015	FFD/KR	1	COUNTY COMMENTS			
2/2016	FFD/KR	2	COUNTY COMMENTS			
9/2016	WT	3	COUNTY COMMENTS			

ENGINEER

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1525-B
9-9-16
LAND SURVEYOR

SCALE: N/A

SHEET 1 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

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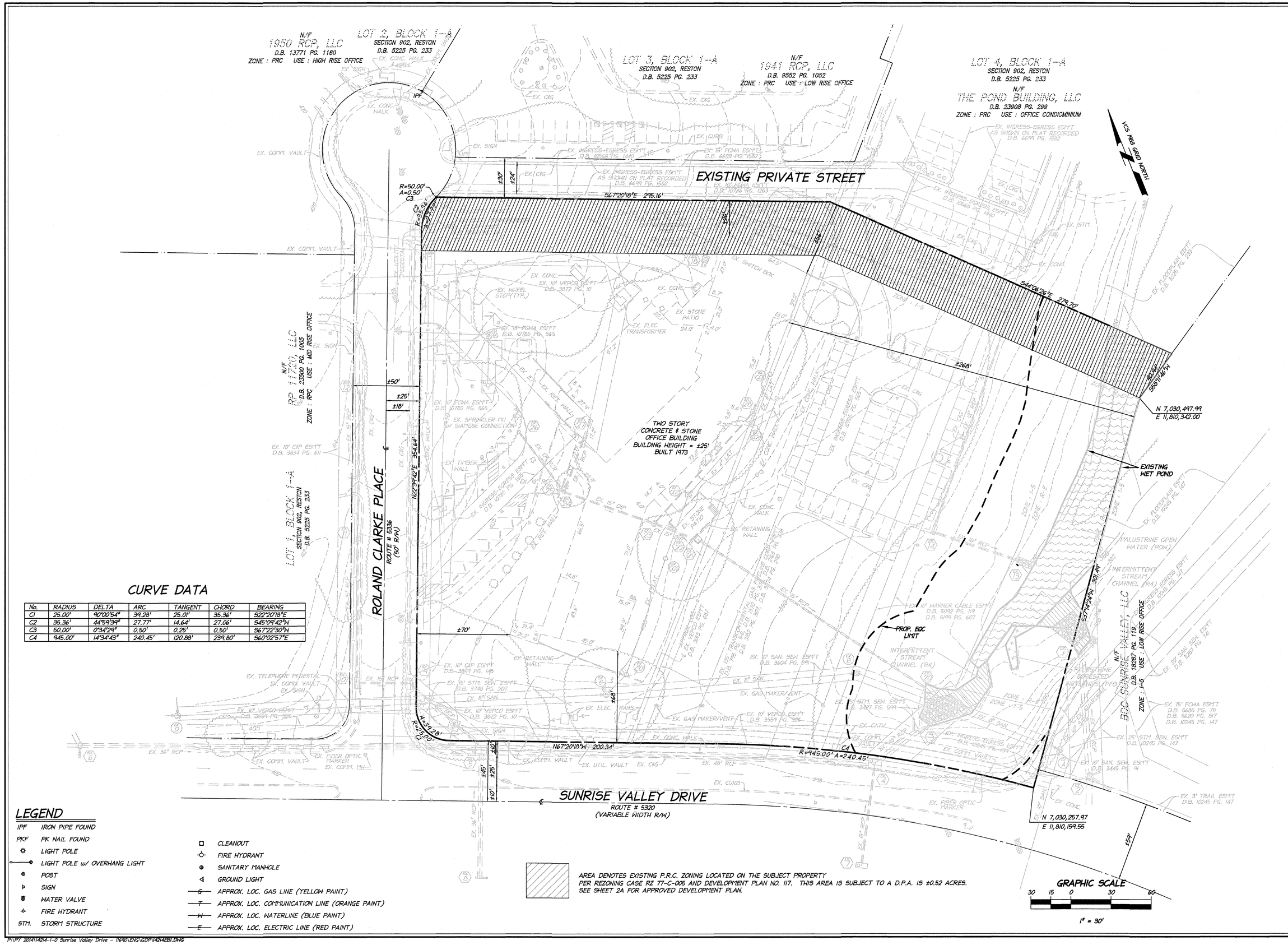


CURVE DATA

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	25.00'	90°00'54"	39.28'	25.01'	35.36'	S22°20'18"E
C2	35.36'	44°59'39"	27.77'	14.64'	27.06'	S45°09'42"W
C3	50.00'	0°34'29"	0.50'	0.25'	0.50'	S67°22'30"W
C4	945.00'	14°34'43"	240.45'	120.88'	239.80'	S60°02'57"E

LEGEND

- IPF — IRON PIPE FOUND
- PKF — PK NAIL FOUND
- LIGHT POLE
- LIGHT POLE w/ OVERHANG LIGHT
- POST
- SIGN
- WATER VALVE
- FIRE HYDRANT
- STM. — STORM STRUCTURE
- CLEANOUT
- FIRE HYDRANT
- SANITARY MANHOLE
- GROUND LIGHT
- G — APPROX. LOC. GAS LINE (YELLOW PAINT)
- T — APPROX. LOC. COMMUNICATION LINE (ORANGE PAINT)
- W — APPROX. LOC. WATERLINE (BLUE PAINT)
- E — APPROX. LOC. ELECTRIC LINE (RED PAINT)

AREA DENOTES EXISTING P.R.C. ZONING LOCATED ON THE SUBJECT PROPERTY PER REZONING CASE RZ 77-C-005 AND DEVELOPMENT PLAN NO. 117. THIS AREA IS SUBJECT TO A D.P.A. IS ±0.52 ACRES. SEE SHEET 2A FOR APPROVED DEVELOPMENT PLAN.

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4175

EXISTING CONDITIONS PLAN

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
2/2016	MM/WOR	1	COUNTY COMMENTS			

ENGINEER

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1525-B
LAND SURVEYOR
23116

SCALE: 1" = 30'

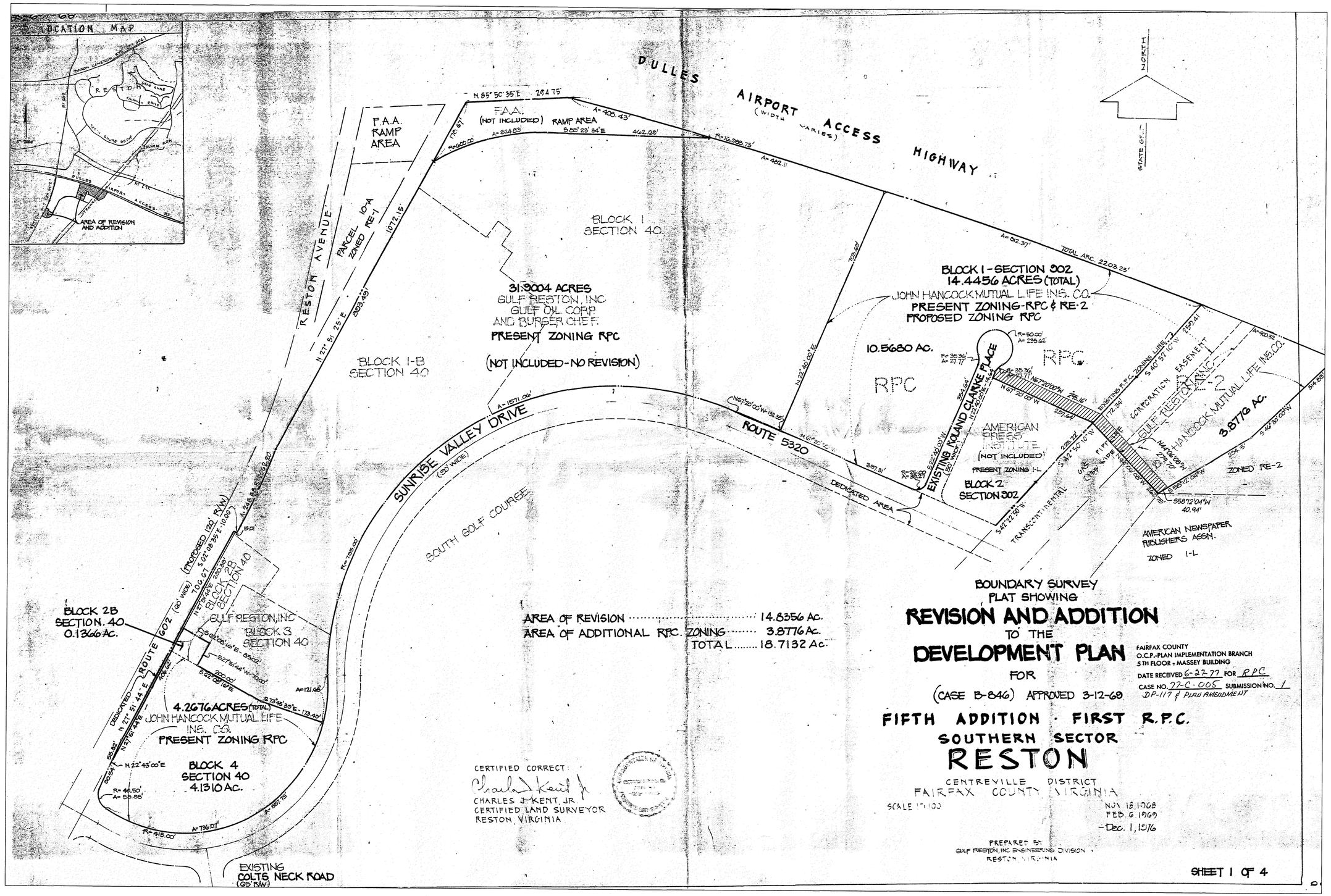
SHEET 2 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PY 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214EB1.DWG



AREA DENOTES EXISTING P.R.C. ZONING LOCATED ON THE SUBJECT PROPERTY
PER REZONING CASE RZ 77-C-005 AND DEVELOPMENT PLAN NO. 117. THIS AREA IS SUBJECT TO A D.P.A. AND IS ±0.52 ACRES.

AREA OF REVISION	14.8356 Ac.
AREA OF ADDITIONAL RPC. ZONING	3.8776 Ac.
TOTAL	18.7132 Ac.

CERTIFIED CORRECT:
CHARLES J. KENT, JR.
CERTIFIED LAND SURVEYOR
RESTON, VIRGINIA

BOUNDARY SURVEY
PLAT SHOWING

REVISION AND ADDITION
TO THE
DEVELOPMENT PLAN
FOR

(CASE B-846) APPROVED 3-12-68

FAIRFAX COUNTY
O.C.P.-PLAN IMPLEMENTATION BRANCH
5TH FLOOR - MASSEY BUILDING
DATE RECEIVED 6-27-77 FOR RPC
CASE NO. 77-C-005 SUBMISSION NO. 1
DP-117 & PLAN AMENDMENT

FIFTH ADDITION · FIRST R.P.C.
SOUTHERN SECTOR
RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=100'

NOV 18, 1968
FEB. 6, 1969
-Dec. 1, 1976

PREPARED BY:
GULF RESTON, INC ENGINEERING DIVISION
RESTON, VIRGINIA

SHEET 1 OF 4

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4465 FX: 703-680-4475

DEVELOPMENT PLAN AMENDMENT

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
		REVISION APPROVED BY:			

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1525-B
LAND SURVEYOR

SCALE: N/A

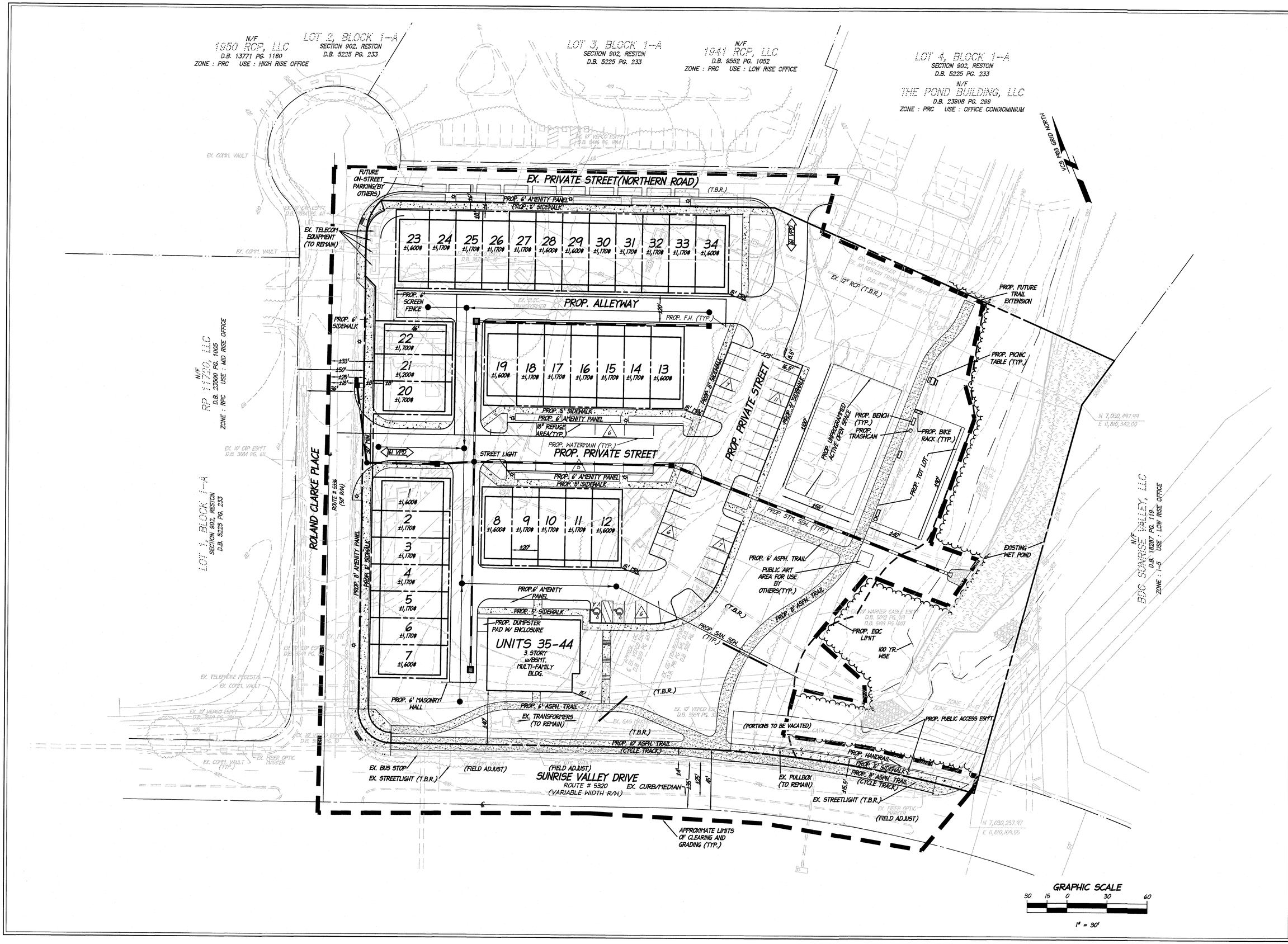
SHEET 2A OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PT 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\



LDC
4585 DAISY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

C.D.P./P.D.P.

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
11/20/15	1	COUNTY COMMENTS			
1/22/16	2	COUNTY COMMENTS			
5/20/16	3	COUNTY COMMENTS			

ENGINEER

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MAISHALL
Lic. No. 2328
LAND SURVEYOR

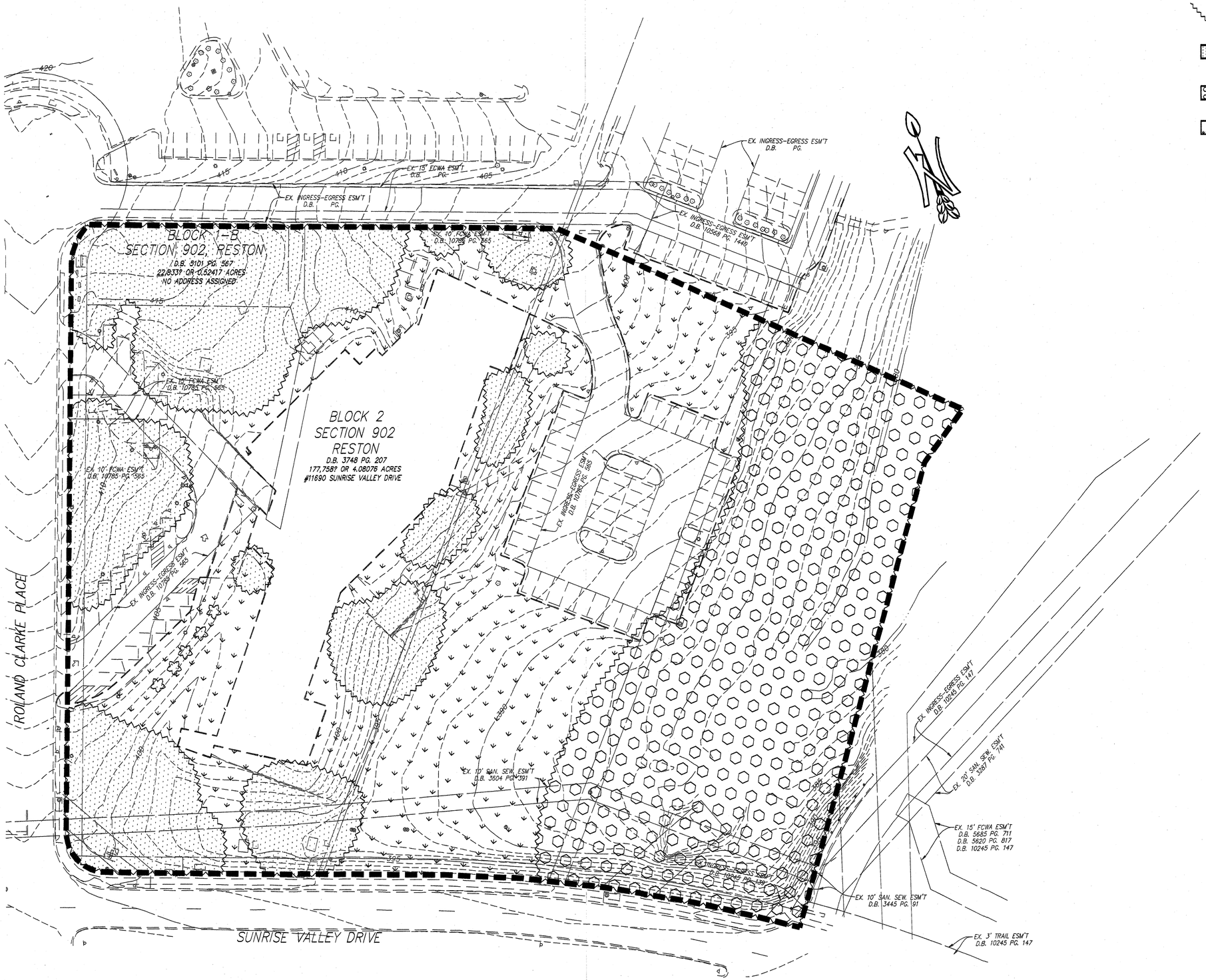
SCALE: 1" = 30'

SHEET 3 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B



LEGEND

- EXISTING TREELINE
- EXISTING CANOPY (9) LANDSCAPE CANOPY (48,071-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (7) BOTTOMLAND FOREST (51,093-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (50,386-SF)

NOTES:

1. (9) LANDSCAPE CANOPY CONSISTS PRIMARILY OF CHESTNUT OAK, NORTHERN RED OAK, TULIP POPLAR, HEMLOCK, WHITE OAK, AND RED MAPLE WHICH ARE GENERALLY IN FAIR TO GOOD CONDITION.
2. (7) BOTTOMLAND FOREST CONSISTS PRIMARILY OF TULIP POPLAR, SYCAMORE, RED MAPLE, SPICEBUSH, AND WHITE OAK WHICH ARE GENERALLY IN FAIR TO GOOD CONDITION.
3. INVASIVE SPECIES ARE PRESENT THROUGHOUT THE WOODED PORTIONS OF THE SITE AND CONSIST GENERALLY OF TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE AND ORNAMENTAL BITTERSWEET.

SCALE (IN FEET)
15 30
30 0

SHEET 4 OF 9

Avinash M. Sarcet
Certified Arborist
Certification # MA-4127A

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

ENVIRONMENTAL
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

11690 SUNRISE VALLEY DRIVE

FAIRFAX COUNTY

EXISTING VEGETATION MAP

REVISIONS

DATE	COMMENTS
1-28-16	REV BY LAD
2-23-16	REV PER NEW LAYOUT

SHEET OF

SCALE: 1" = 30"

PROJECT DATE: 5/15/15

DRAFT: AMS | CHECK: AMS

FILE NUMBER: 311

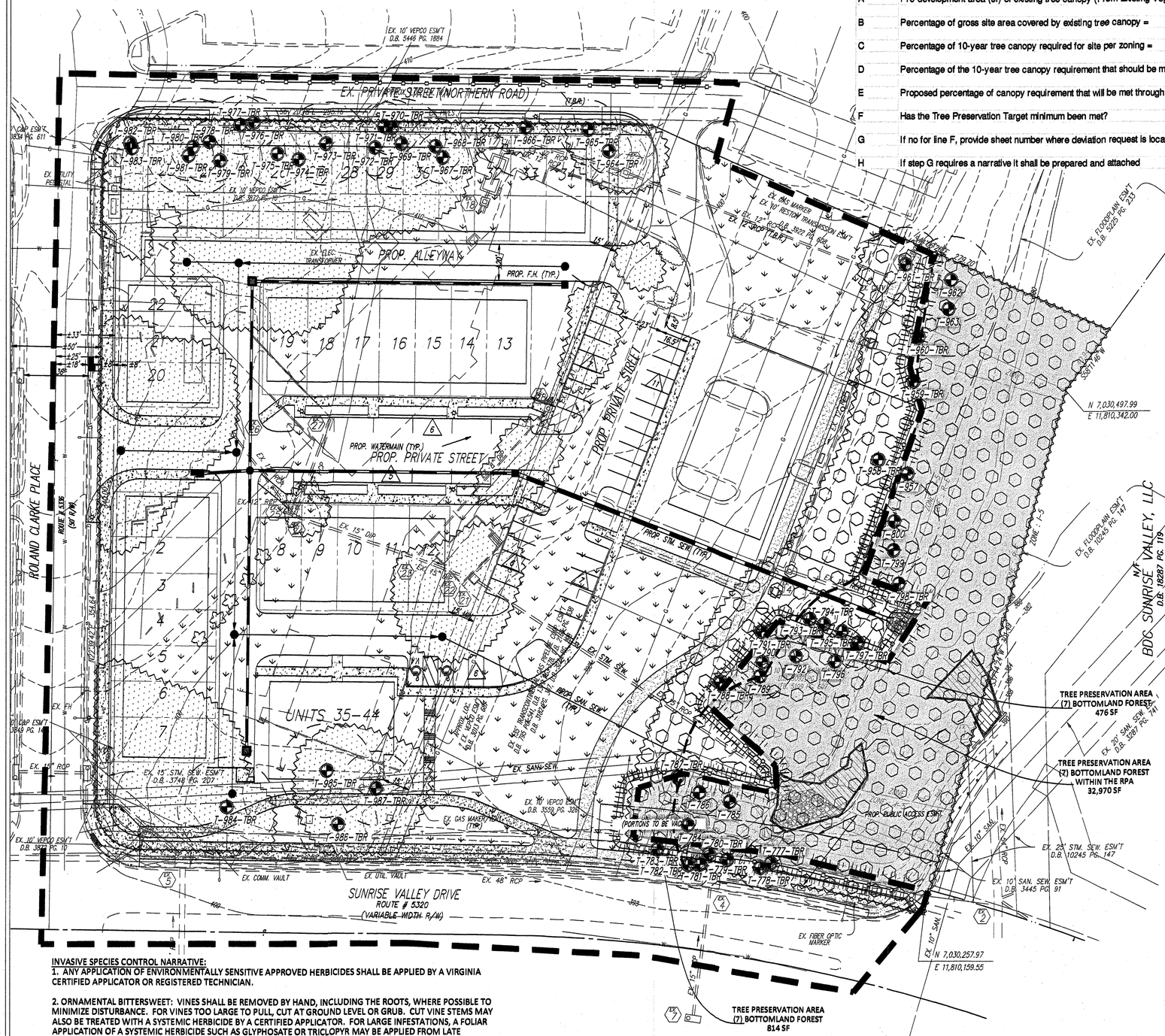


Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	99,164.0
B	Percentage of gross site area covered by existing tree canopy =	55.8%
C	Percentage of 10-year tree canopy required for site per zoning =	15.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	55.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	129.7%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

LEGEND

- EXISTING TREELINE
- EXISTING CANOPY (9) LANDSCAPE CANOPY (48,071-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (7) BOTTOMLAND FOREST (51,093-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (50,386-SF)
- TREE PRESERVATION AREA (7) BOTTOMLAND FOREST (34,260 SF)
- CRITICAL ROOT ZONE (CRZ)
- T-37 TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

Tree Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes & Arborist Recommendations
777	Tulip Poplar	15.1	15.1	Good	x	
778	Black Locust	12.0	12.0	Fair	x	vines, some dead limbs
779	Tree of Heaven	13.2	13.2	Fair	x	vines, some dead limbs
780	Red Maple	12.1	12.1	Fair	x	vines, some dead limbs, slight lean
781	Black Locust	13.4	13.4	Fair	x	vines, some dead limbs
782	Black Locust	13.3	13.3	Fair	x	Remove vines from tree, Prune dead limbs
783	Red Maple	12.0	12.0	Fair	x	Prune dead limbs, one-sided
784	Red Maple	12.1	12.1	Good		
785	Red Maple	22.1	22.1	Fair		Prune dead limbs. Shallow roots noted
786	Red Maple	13.0	13.0	Fair		Small cavity at base, shallow roots, one-sided
787	Red Maple	15.0	15.0	Fair	x	Several dead limgs, leaning, vines
788	Cottonwood	20.0	20.0	Fair	x	Remove vines from tree, Prune dead limbs
789	White Oak	13.1	13.1	Fair		Leaning, one-sided. Prune dead limbs
790	Tulip Poplar	18.3	18.3	Fair		Prune dead limbs
791	Red Maple	13.0	13.0	Fair	x	Leaning, one-sided
792	White Oak	22.5	22.5	Poor		Diseased, Prune dead limbs
793	Tulip Poplar	14.2	14.2	Good	x	
794	White Oak	15.3	15.3	Fair	x	Several small dead limbs
795	White Oak	23.2	23.2	Fair	x	Some dead limbs
796	Loblolly Pine	20.1	20.1	Fair		Some woodpecker damage noted. Prune dead limbs
797	Loblolly Pine	13.7	13.7	Fair	x	Leaning, several dead limbs
798	Loblolly Pine	12.0	12.0	Fair	x	Poor form, some dead limbs
799	Black Gum	14.1	14.1	Fair		Prune small dead limbs
800	White Oak	25.0	25.0	Fair		Prune large dead limbs
957	Red Maple	13.0	13.0	Good		
958	Tulip Poplar	15.4	15.4	Fair	x	Girdling roots
959	Cottonwood	-	-	Dead	x	Dead
960	White Oak	-	-	Dead	x	Dead
961	White Oak	20.6	20.6	Fair	x	Some dead limbs
962	White Oak	24.1	24.1	Fair		Prune dead limbs
963	White Oak	26.2	26.2	Fair		Prune dead limbs
964	Red Maple	12.7	12.7	Good	x	
965	Northern Red Oak	16.5	16.5	Fair	x	Some dead limbs
966	Northern Red Oak	27.7	27.7	Fair	x	Multi-trunk, girdled roots and some dead limbs
967	American Sycamore	14.4	14.4	Fair	x	One-sided, leaning
968	White Oak	15.5	15.5	Fair	x	Vines, some dead limb
969	Chestnut Oak	25.0	25.0	Fair	x	Several dead limbs
970	Tulip Poplar	15.4	15.4	Fair	x	
971	Chestnut Oak	13.7	13.7	Fair	x	Some dead limbs
972	Tulip Poplar	15.6	15.6	Fair	x	Slight lean, some dead limbs
973	Chestnut Oak	23.0	23.0	Fair	x	Several dead limbs
974	Pignut Hickory	18.2	18.2	Good	x	
975	Black Gum	18.4	18.4	Poor	x	Deadwood at the base, vines, several dead limbs
976	Chestnut Oak	14.0	14.0	Fair	x	One-sided, some dead limbs
977	Chestnut Oak	16.2	16.2	Fair	x	One-sided, some dead limbs
978	Chestnut Oak	22.5	22.5	Poor	x	Deadwood at the base, several dead limbs
979	White Oak	23.4	23.4	Fair	x	Mostly one-sided, some dead limbs
980	Northern Red Oak	27.0	27.0	Poor	x	Many dead limbs, failed branches, diseased
981	Chestnut Oak	13.8	13.8	Fair/Poor	x	Leaning, diseased, several dead limbs
982	White Oak	13.0	13.0	Poor	x	Swollen/diseased base
983	Northern Red Oak	23.0	23.0	Fair	x	Some dead limbs, mostly one-sided
984	Pin Oak	27.5	27.5	Fair	x	Some small dead limbs, lichen
985	Pin Oak	26.0	26.0	Fair	x	Several small dead limbs
986	Pin Oak	22.0	22.0	Fair/Poor	x	Hollow roots, many dead limbs
987	Pin Oak	20.6	20.6	Fair	x	Several small dead limbs

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

3. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

4. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.

5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

NOTES:

1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

SCALE (IN FEET)
15 30
30 0

SHEET 4A OF 9

Himash M. Sarsen
Certified Arborist
Certification # MA-4727A

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

ENVIRONMENTAL
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

SUNRISE VALLEY DRIVE

FAIRFAX COUNTY

TREE PRESERVATION & PROTECTION PLAN

REVISIONS

DATE	COMMENTS
2-10-16	REV PER NEW LAYOUT
2-23-16	REV PER NEW LAYOUT
2-25-16	REV PER NEW LAYOUT

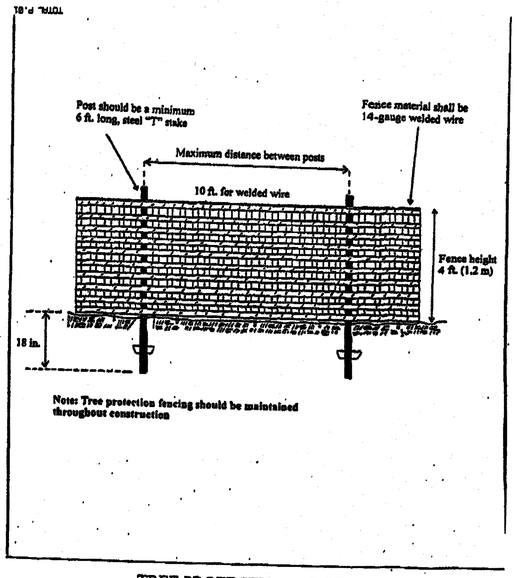
SHEET
OF

SCALE: 1" = 30'

PROJECT DATE: 1/28/16

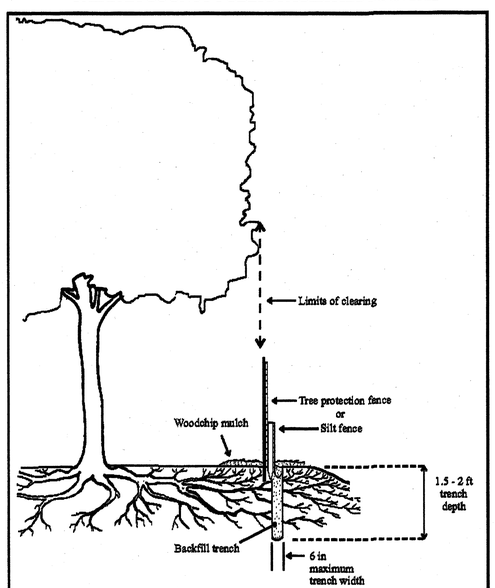
DRAFT: LAD | CHECK: AMS

FILE NUMBER: 311



TREE PROTECTION FENCE INSTALLATION DETAIL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1 Rev. 10-08	ROOT PRUNING	PLATE NO. 7-12	STD. NO.

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN JANUARY 2016. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND SOFTWOODS AND HARDWOODS (I.E. OAKS, MAPLES, LOBLOLLY PINES). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE PREVIOUS SHEET.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE, ORNAMENTAL BITTERSWEET) ARE PRESENT ONSITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES-SPECIFIC CONTROL MEASURES. THE TREES ONSITE ARE GENERALLY IN FAIR/GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR, DEAD). ONSITE TREES WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING MEET THE STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH IDENTIFIED IN § 12-0403.2A AND 12-0403.2B AND ARE IDENTIFIED ON THE EVM. AT THE TIME OF INSPECTION THERE WERE POOR AND DEAD TREES LOCATED WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING, WHICH ARE IDENTIFIED ON THE EXISTING VEGETATION MAP.

IN ACCORDANCE WITH § 12-0507.E2(1), TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PRESERVATION NARRATIVE

IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25-FEET OF THE UNDISTURBED AREA BEHIND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10-FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

§ 12-0509.3B: DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN 100-FEET OF THE PROPOSED LIMITS OF CLEARING. DEAD TREES NOT WITHIN THIS AREA SHALL BE LEFT IN PLACE TO SERVE AS WILDLIFE HABITAT. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

§ 12-0509.3C: BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

§ 12-0509.3D: INVASIVE AND/OR NOXIOUS SPECIES (I.E.: TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE, ORNAMENTAL BITTERSWEET) ARE PRESENT ON THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE.

§ 12-0509.3E: THE APPLICANT IS NOT REQUESTING OFFICIAL SPECIMEN TREE DESIGNATION FOR ANY OF THE LARGE TREES LOCATED ONSITE AND IS NOT USING A MULTIPLIER FOR TREE CANOPY CALCULATIONS.

§ 12-0509.3F: NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING AS REQUIRED BY §12-0507.2E(1).

§ 12-0509.3G: PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING (TRENCHLESS SUPER SILT FENCE) ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

§ 12-0509.3H: NO TREES WILL BE TRANSPLANTED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES.

§ 12-0509.3I: TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY ORDINANCES. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

§ 12-0509.3J: NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

§ 12-0509.3K: PROFFER CONDITIONS ARE ADDRESSED ON THIS TREE PRESERVATION AND PROTECTION PLAN.

PROFFER CONDITIONS:

TREE PRESERVATION WALK-THROUGH. "THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST, AND SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE WALK-THROUGH MEETING. DURING THE TREE-PRESERVATION WALK-THROUGH MEETING, THE APPLICANT'S CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN UFMD, DPWES, 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."

TREE PRESERVATION FENCING: "ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCE. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR, SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES SHALL BE ERECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE DEMOLITION, AND PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS, AS MAY BE MODIFIED BY THE "ROOT PRUNING" PROFFER 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. 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 (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES, BUT SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES, THE UFMD, DPWES, SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY THE UFMD, DPWES."

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 SUBDIVISION PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY THE UFMD, DPWES, ACCOMPLISHED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 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.
- AN UFMD, DPWES, REPRESENTATIVE SHALL BE INFORMED WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE."

SITE MONITORING. "DURING ANY CLEARING OR TREE/VEGETATION/STRUCTURE REMOVAL ON THE APPLICANT PROPERTY, A REPRESENTATIVE OF THE APPLICANT SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFFERED AND AS APPROVED BY THE UFMD. THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION PROFFERS, AND UFMD APPROVALS. THE MONITORING SCHEDULE SHALL BE DESCRIBED AND DETAILED IN THE LANDSCAPING AND TREE PRESERVATION PLAN, AND REVIEWED AND APPROVED BY THE UFMD, DPWES."

TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING. PER PFM 12-0703.3, THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

TREE PROTECTION ZONE
KEEP OUT

OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS, AND WORKERS

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- MINIMUM LETTER SIZE: LARGE = 0.48 INCHES
  SMALL = 0.26 INCHES
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

Nimish M. Sarode
Certified Arborist
Certification # MA-4727A

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

SHEET 4B OF 9

ENVIRONMENTAL
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

SUNRISE VALLEY DRIVE

FAIRFAX COUNTY

TREE PRESERVATION DETAILS & NARRATIVE

REVISIONS

DATE	COMMENTS
2-23-16	REV (LAD)

SHEET OF

SCALE: NTS

PROJECT DATE: 1/28/16

DRAFT: LAD | CHECK: AMS

FILE NUMBER: 311

12-0000 TREE CONSERVATION

Table 12.10 10-year Tree Canopy Calculation Worksheet

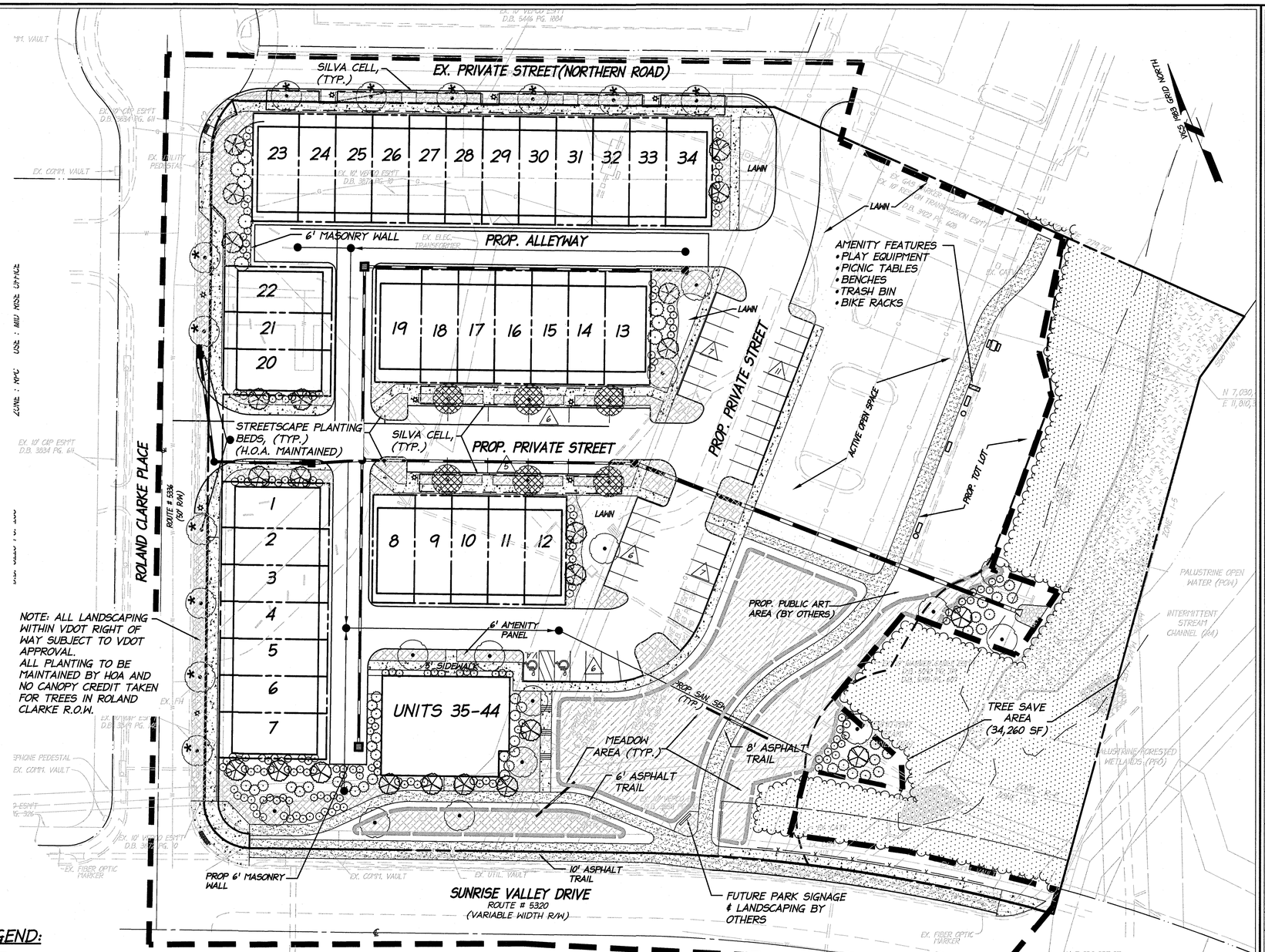
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE A1	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	200,591 SF	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	3,044 SF	§ 12-0511.1B
B3	Subtract area of exemptions =	54,247 SF	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	143,300 SF	
B5	Identify site's zoning and/or use	PDH-12	
B6	Percentage of 10-year tree canopy required =	15%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	21,495 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	-	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	10,769 SF	
C2	Total canopy area meeting standards of § 12-0400 =	-	
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 =	-	
C9	C8 x 1.0 =	34,260 SF	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	34,260 SF	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	7,000 SF	
D2	Area of canopy planted for air quality benefits =	-	
D3	x 1.5 =	-	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	-	
D9	x 1.5 =	-	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	-	
D13	x 1.25	-	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs =	-	
	x1.0	-	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	-	
D18	Is an off-site planting relief requested?	-	Yes or No
D19	Tree Bank or Tree Fund?	-	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	-	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	-	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	34,260 SF	
E2	Total of canopy area provided through tree planting (D17) =	7,000 SF	
E3	Total of canopy area provided through off-site mechanism (D19) =	-	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	41,260 SF	Total of E1 through E3. Area should meet or exceed area required by B7

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	100,164 SF	(2.30 AC.)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	50.1%	(100,164 SF)
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PDH-12)	15%	(21,495 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	50.1%	(10,769 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	318%	(34,260 SF)
HAS THE TREE PRESERVATION TARGET BEEN MET?	YES	

TREE CANOPY COVER REQUIREMENTS

GROSS SITE AREA	200,591 SF	(4.60 AC.)
DEDUCTION OF TRANSCONTINENTIAL GAS ESM'T	54,247 SF	(1.24 AC.)
R.O.W. DEDICATION	3,044 SF	(0.07 AC.)
ADJUSTED SITE AREA	143,300 SF	(3.29 AC.)
ZONING:		PDH-12
TREE CANOPY COVER REQUIRED (143,300 SF X 15%)		21,495 SF
EXISTING TREE CANOPY CREDIT (34,260 SF X 1.00)		34,260 SF
TREE CANOPY COVER PROVIDED:		
LANDSCAPE TO BE PROVIDED		7,000 SF
TREE SAVE AREA		34,260 SF
TOTAL		41,260 SF



LEGEND:

- LARGE DECIDUOUS TREE CAT. 4 - (2-2.5" Cal.(200 SF))
- COMPACT DECIDUOUS TREE CAT. 2 - (2-2.5" Cal.(100 SF))
- COMPACT EVERGREEN TREE CAT. 2 - ((7-8' Ht.(100 SF))
- SHRUBS
- PROPOSED TREELINE
- EXISTING TREELINE
- EQC LIMITS
- LIMIT OF DISTURBANCE
- SILVA CELL
- TREESAVE AREA (34,260 SF)
- STREETSCAPE PLANTINGS (SHRUBS AND PERENNIAL)
- LOW MAINTENANCE MEADOW FIELD AREA (TO BE SEEDED WITH ERNST SEED MIX ERNMX-156)

INTERIOR PARKING LOT LANDSCAPING

PARKING LOT AREA	
INTERIOR LANDSCAPING REQUIRED (5%)	19,100 SF
TOTAL SHADE CANOPY PROVIDED	955 SF
PROPOSED SHADE CANOPY TREES (6 TREES @ 200 SF EACH)	1,200 SF
TOTAL REQUIRED	955 SF
TOTAL PROVIDED	1,200 SF

DENOTES TREE COUNTED TOWARDS PARKING LOT LANDSCAPING

PERIPHERAL PARKING LOT LANDSCAPING

WAIVER OF Z.O. 13 - 203 REQUESTED DUE TO PROPOSED PARKING BEING LOCATED WITHIN EXISTING MAJOR UTILITY EASEMENT.

NOTES:

1. SOIL VOLUME FOR CATEGORY III OR IV TREES SHALL MEET OR EXCEED THE MINIMUM SOIL VOLUMES REQUIRED PER THE PFM.
2. SOIL IN PLANTING SITES SHALL BE AS SPECIFIED IN PLANTING NOTES TO BE INCLUDED IN SITE PLANS REVIEWED AND APPROVED BY URBAN FOREST MANAGEMENT.
3. ALL LANDSCAPING DEPICTED HEREIN IS SUBJECT TO FINAL ENGINEERING AND APPROVAL BY URBAN FOREST MANAGEMENT.
4. ALL TREES PROPOSED TO BE PLANTED IN THE VDOT R/W SHALL BE SELECTED IN ACCORDANCE WITH THE NORTHERN VIRGINIA PLANTING GUIDELINES, PLANT SELECTOR FOR CLIMATE ZONES 6 AND 7.

* DENOTES: TREES NOT COUNTED TOWARDS TREE CANOPY REQUIREMENTS.

MEADOW FIELD SEED MIX (ERNMX-156)

63.6% SHEEP FESCUE, VARIETY NOT STATED (FESTUCA OVINA, VARIETY NOT STATED)
17% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM))
8% PERENNIAL BLUE FLAX (LINUM PERENNE SSP. LEWISII)
2% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HIRTA)
2% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA)
2% OXEYE DAISY (CHRYSANTHEMUM LEUCANTHEMUM)
1% SHASTA DAISY (CHRYSANTHEMUM MAXIMUM)
1% PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.))
1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)
0.5% COMMON YARROW (ACHILLEA MILLEFOLIUM)
0.5% AROMATIC ASTER, PA ECOTYPE (ASTER OBLONGIFOLIUS)
0.5% MISTFLOWER, VA ECOTYPE (EUPATORIUM COELESTINUM (CONOCLINIUM C.))
0.5% SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE (MONARDA PUNCTATA)
0.3% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
0.1% SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)

TOTAL: 100%

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!

LDC
4585 DAISY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

LANDSCAPE PLAN

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	11/20/06	COUNTY COMMENTS			
2	12/20/06	COUNTY COMMENTS			
3	3/20/08	COUNTY COMMENTS			

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1505-B
83116
LAND SURVEYOR

SCALE: 1" = 30'

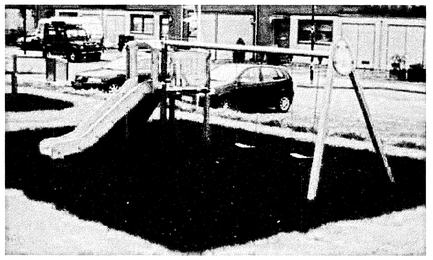
SHEET 5 OF 9

DATE: MAY, 2015

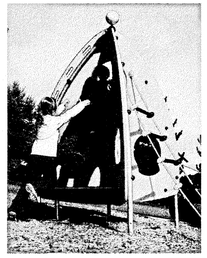
DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PY 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214-LND.DWG

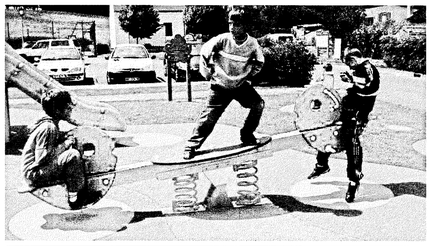


PLAY STRUCTURE AND SWINGS, TYP.

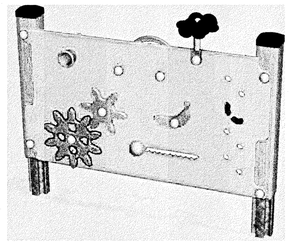


CLIMBING STRUCTURE, TYP.

SPRING ANIMAL, TYP.



SEE-SAW STRUCTURE, TYP.

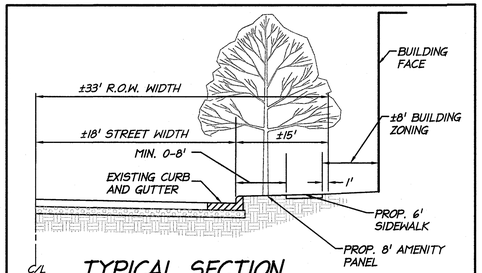


INTERACTIVE PLAY PANEL, TYP.

NOTE: THE DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. EQUIPMENT STYLE AND MANUFACTURER MAY VARY. THE ANTICIPATED AGE OF THE USERS IS 5-12 YEARS.

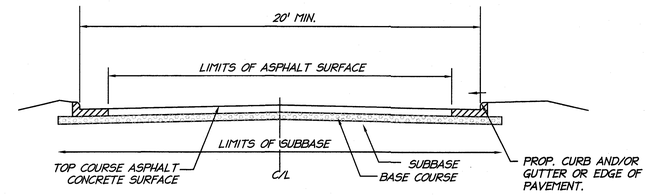
TOT LOT PLAYGROUND EQUIPMENT EXAMPLES

N.T.S.



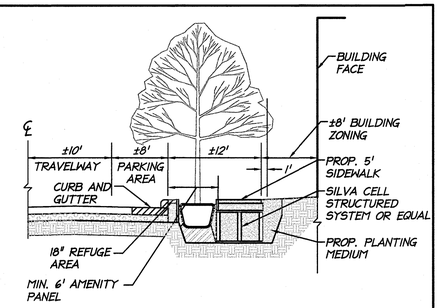
TYPICAL SECTION ROLAND CLARKE PLACE

N.T.S.



TYPICAL ALLEYWAY SECTION

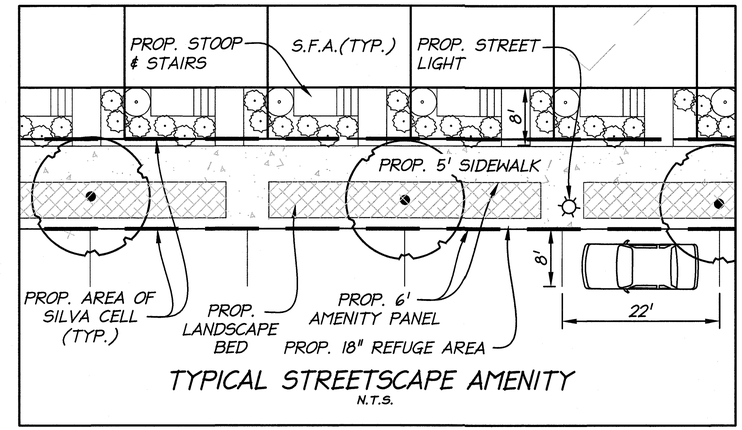
N.T.S.



PRIVATE STREET TREE PLANTING W/ SILVA CELL

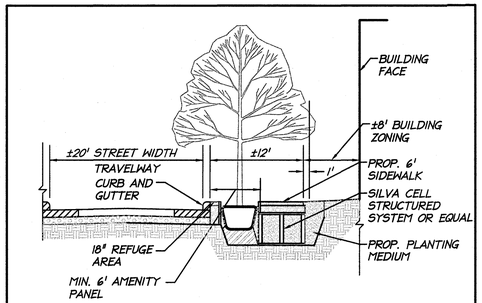
(AT LOTS 11-19 & 8-12)

N.T.S.



TYPICAL STREETSCAPE AMENITY

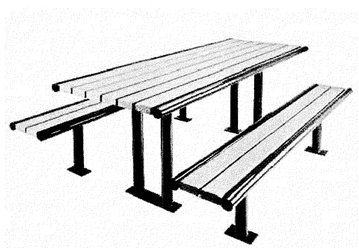
N.T.S.



TYPICAL PRIVATE STREET (NORTHERN ROAD)

(AT LOTS 23-34)

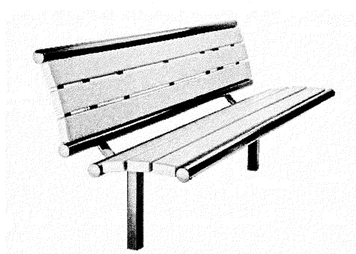
N.T.S.



PICNIC TABLE, TYP. SCALE: NTS

TRASH RECEPTICAL, TYP. SCALE: NTS

INVERTED "U" BIKE RACK, TYP. SCALE: NTS



BENCH, TYP. SCALE: NTS

LDC
4386 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4365 FX: 703-680-4775

LANDSCAPE NOTES & DETAILS

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
11/2015	PFT/NOR	1 COUNTY COMMENTS			
2/2016	PFT/NOR	2 COUNTY COMMENTS			
3/2016	PFT	3 COUNTY COMMENTS			

REVISION APPROVED BY:

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1525-B
LAND SURVEYOR

SCALE: N/A

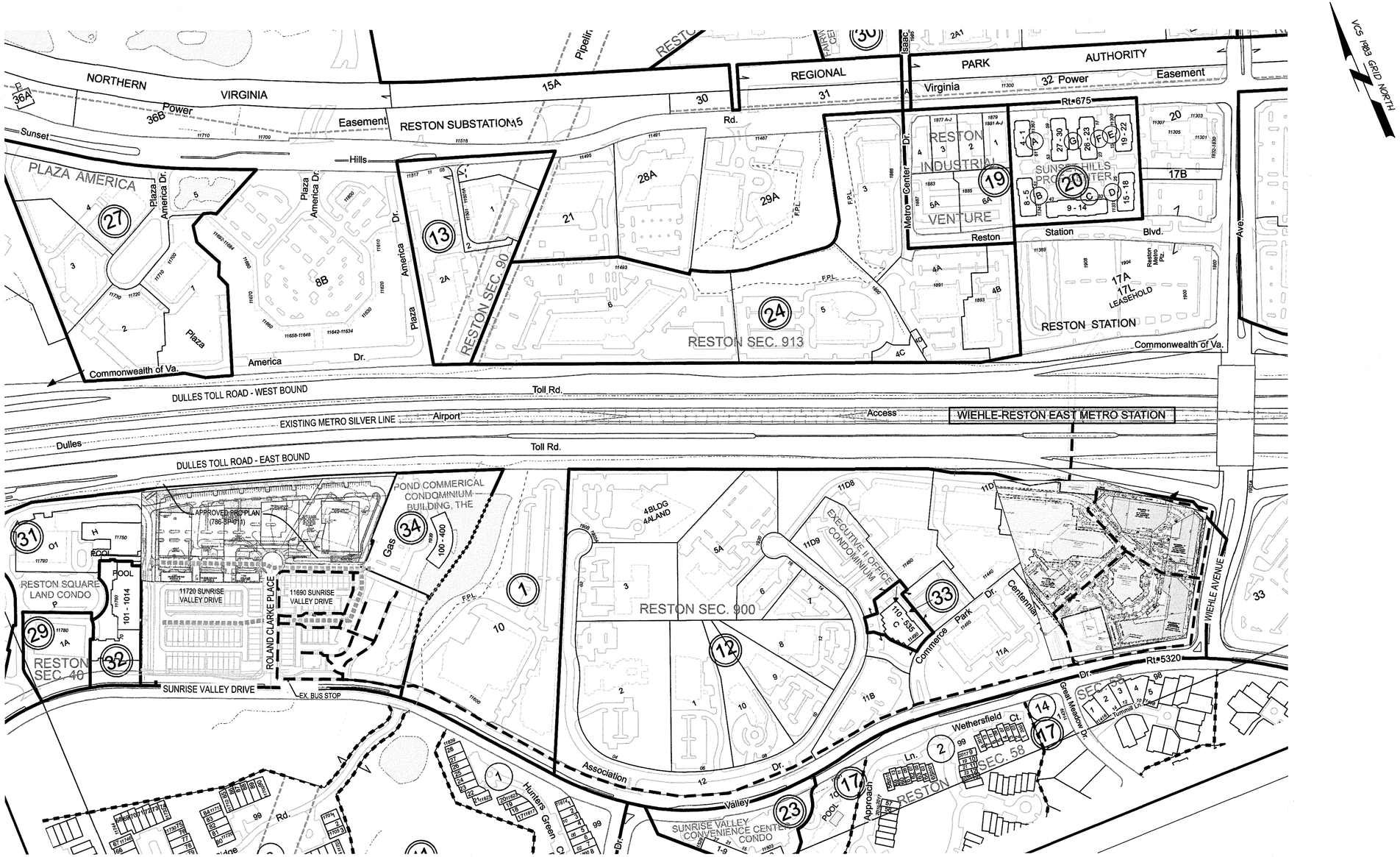
SHEET 6 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PT 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214-LND.DWG



LEGEND:

- PEDESTRIAN ACCESS TO WIEHLE METRO STATION
- PROPOSED GRID STREET

GRAPHIC SCALE

200 100 0 200 400

1" = 200'

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY!!!!

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

PEDESTRIAN CIRCULATION PLAN

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
3/2016	MM	1	COUNTY COMMENTS			

ENGINEER

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1525-B
3/3/16
LAND SURVEYOR

SCALE: 1" = 200'

SHEET 6A OF 9

DATE: FEB., 2016

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PY 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214-LND.DWG

VIEW SOUTHEAST ALONG ROLAND CLARKE DRIVE

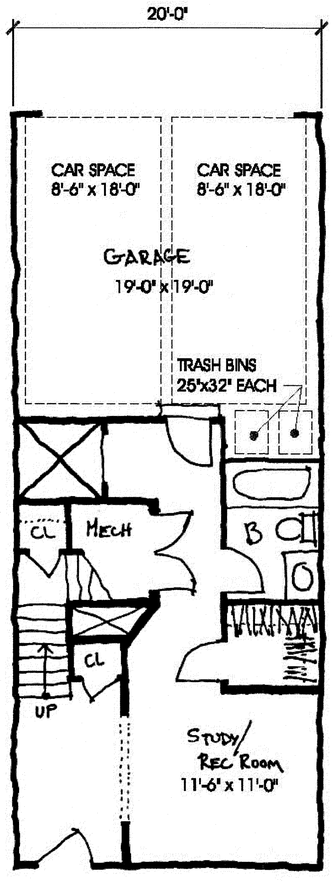
N.T.S.

VIEW NORTHEAST ALONG ROLAND CLARKE DRIVE

N.T.S.

VIEW NORTHEAST ALONG SUNRISE VALLEY DRIVE

N.T.S.



TYPICAL GARAGE PLAN

N.T.S.

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-690-4566 FX: 703-690-4775

ARCHITECTURAL PERSPECTIVES AND DETAILS

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

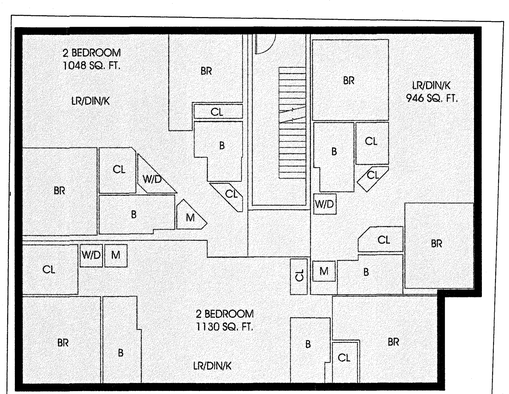
USER	DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
USER	DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

D MULTI-FAMILY BUILDING RIGHT SIDE ELEVATION
1/8"=1'-0"

C MULTI-FAMILY BUILDING REAR ELEVATION
1/8"=1'-0"

B MULTI-FAMILY BUILDING LEFT SIDE ELEVATION
1/8"=1'-0"

A MULTI-FAMILY BUILDING FRONT ELEVATION
1/8"=1'-0"

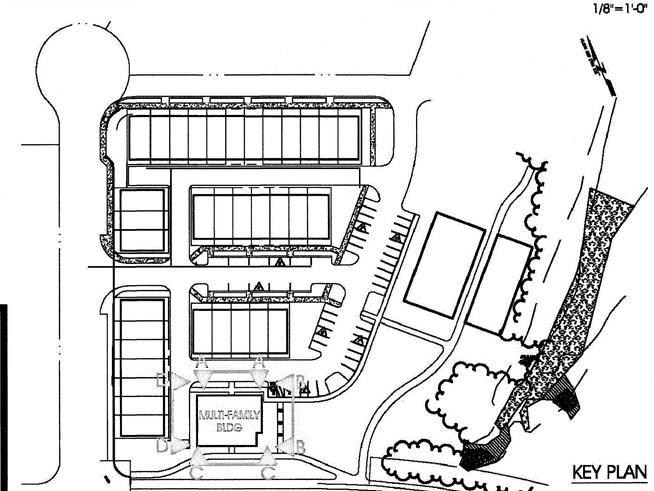


TYPICAL FIRST FLOOR PLAN
FOR CONCEPTUAL PURPOSES ONLY!
N.T.S.

RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
F - 703.548.4779
admin@rustorling.com
www.rustorling.com



KEY PLAN

LDC
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4366 FX: 703-680-4775

ARCHITECTURAL ELEVATIONS

11690 SUNRISE VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
3/2016	MT	1	COUNTY COMMENTS			

REVISION APPROVED BY:
ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1326-B
3/2/16
LAND SURVEYOR

SCALE: N/A

SHEET 7A OF 9

DATE: FEB. , 2016

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PY 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214-LND.DWG

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE EXISTING WET POND (#WP0323) FACILITY. THIS EXISTING FACILITY WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 "RESTON - BLOCK 1A - SECTION 902, POND OFFICE BUILDING" AND SHALL PROVIDE STORAGE FOR WATER QUALITY AND QUANTITY PURPOSES.

FOR SWM DETENTION AND WATER QUALITY PURPOSES THE AREA OF THE SUBJECT SITE IS 4.60 AC. THE AS-BUILT PLANS OF THE EXISTING SWM POND (#WP0323, #0786-SP-009) AND THE SUBJECT SITE (#0786-SP-010) WERE STUDIED TO DETERMINE THE EXISTING WET STORAGE AND DRY STORAGE AVAILABLE IN THE WET POND. IT WAS DETERMINED THAT THE AVAILABLE WET STORAGE IS 381,284 CF AND THE AVAILABLE DRY STORAGE WITH THE REQUIRED 1.0' OF FREEBOARD (TO ELEVATION 384.0) IS 575,434 CF. THE SHARE OF THE EXISTING VOLUME THAT WAS PROVIDED FOR THE SUBJECT SITE WAS DETERMINED BY USING A RATIO OF THE "CxA" OF THE SUBJECT SITE TO THE "CxA" OF THE TOTAL AREA DRAINING TO THE WET POND. "C" FACTORS WERE USED BASED ON THE PREVIOUS PLANS (SHEET 5 OF 8 ON #0786-SP-009, AND SHEET 12 OF 16 ON #0786-SP-010). THE AREAS WERE UPDATED BASED ON CURRENT COUNTY TOPO MAPS. THE TOTAL DESIGNED "CxA" TO THE WET POND BASED ON A TOTAL AREA OF 111 ACRES IS 67.44. THE DESIGNED "CxA" FROM THE SUBJECT PROPERTY TO THE WET POND IS 0.80x4.60=3.68. THE SHARE OF THE EXISTING VOLUME THAT WAS PROVIDED FOR THE SUBJECT SITE IS 3.68/67.44 = 5.46%. THIS DETERMINED SHARE EQUATES TO 20,806 CF OF WET STORAGE AND 31,400 CF OF DRY STORAGE AVAILABLE FOR THE SUBJECT PROPERTY. BASED ON THE VRRM SPREADSHEET AND DCR SPECIFICATION #14 FOR WET PONDS, THE REQUIRED WATER QUALITY VOLUME FOR THE PROPOSED SITE IS 8,712 CF WHICH IS LESS THAN THE PROVIDED WET STORAGE VOLUME OF 20,806 CF. THE REQUIRED DETENTION VOLUME FOR THE SUBJECT SITE WAS BASED ON THE ENERGY BALANCE EQUATION FOR CHANNEL AND FLOOD PROTECTION AND RESULTS IN 12,800 CF OF DRY STORAGE NEEDED TO DETAIN THE 10 YEAR STORM WHICH IS LESS THAN THE PROVIDED DRY STORAGE VOLUME OF 31,400 CF. THE EXISTING WET POND PROVIDES VOLUME FOR THE WATER QUALITY AND QUANTITY CONTROL AND WILL MEET THE SWM REQUIREMENTS FOR THE PROPOSED DEVELOPMENT ON THE SUBJECT SITE. THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFF-SITE NUTRIENT CREDITS IF IT IS DETERMINED THAT THE EXISTING WET POND DOES NOT MEET THE TOTAL REQUIRED PHOSPHORUS REMOVAL.

THE EXISTING WET POND WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 AND SHALL MEET WATER QUALITY/BMP & WATER QUANTITY REQUIREMENTS FOR THE SUBJECT PROPERTY AS OUTLINE IN CODE SECTION 124-4-3, 124-4-4, 124-4-5(A)) & (D). THE SITE CURRENTLY HAS AN EXISTING BUILDINGS, PAVED SURFACES, LAWN AREAS AND SOME TREES. CURRENTLY, THE WATER SURFACE OF THE EXISTING WET POND IS PARTIALLY ON THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT OF THE SITE SHALL REPLACE THE EXISTING FEATURES WITH 44 RESIDENTIAL UNITS AND A PRIVATE ROAD SYSTEM. THE EXISTING WET POND WAS DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE ENTIRE WATERSHED ASSUMING FULL DEVELOPMENT, THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AS A RESULT OF THE SUBJECT PROPOSAL.

A VRRM SPREADSHEET IS PROVIDED ON SHEET 9 TO DEMONSTRATE THAT THE EXISTING WET POND PROVIDES WATER QUALITY CONTROL FOR THE PROJECT UNDER THE CURRENT SWM REGULATIONS.

THE EXISTING WET POND IS PRIVATELY OWNED AND MAINTAINED AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)
Development Plans PRC District (Sect. 16-302 3 & 4L)
FDP P Districts (Sect. 16-502 1A (8) & (17))
Special Exceptions (Sect. 9-011 2J & 2L)
Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
PRC Plan (Sect. 16-303 1E & 1 O)
Amendments (Sect. 18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 3
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
WET POND #WP0323	±4.60 AC.	±106.4 AC.	±111 AC.	±2.10 AC	N/A	N/A
Totals:	±4.60 AC.	±106.4 AC.	±111 AC.	±2.10 AC	N/A	N/A

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 3 & 8. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 3.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 5.

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 8.

☒ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 8. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 8.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1-3

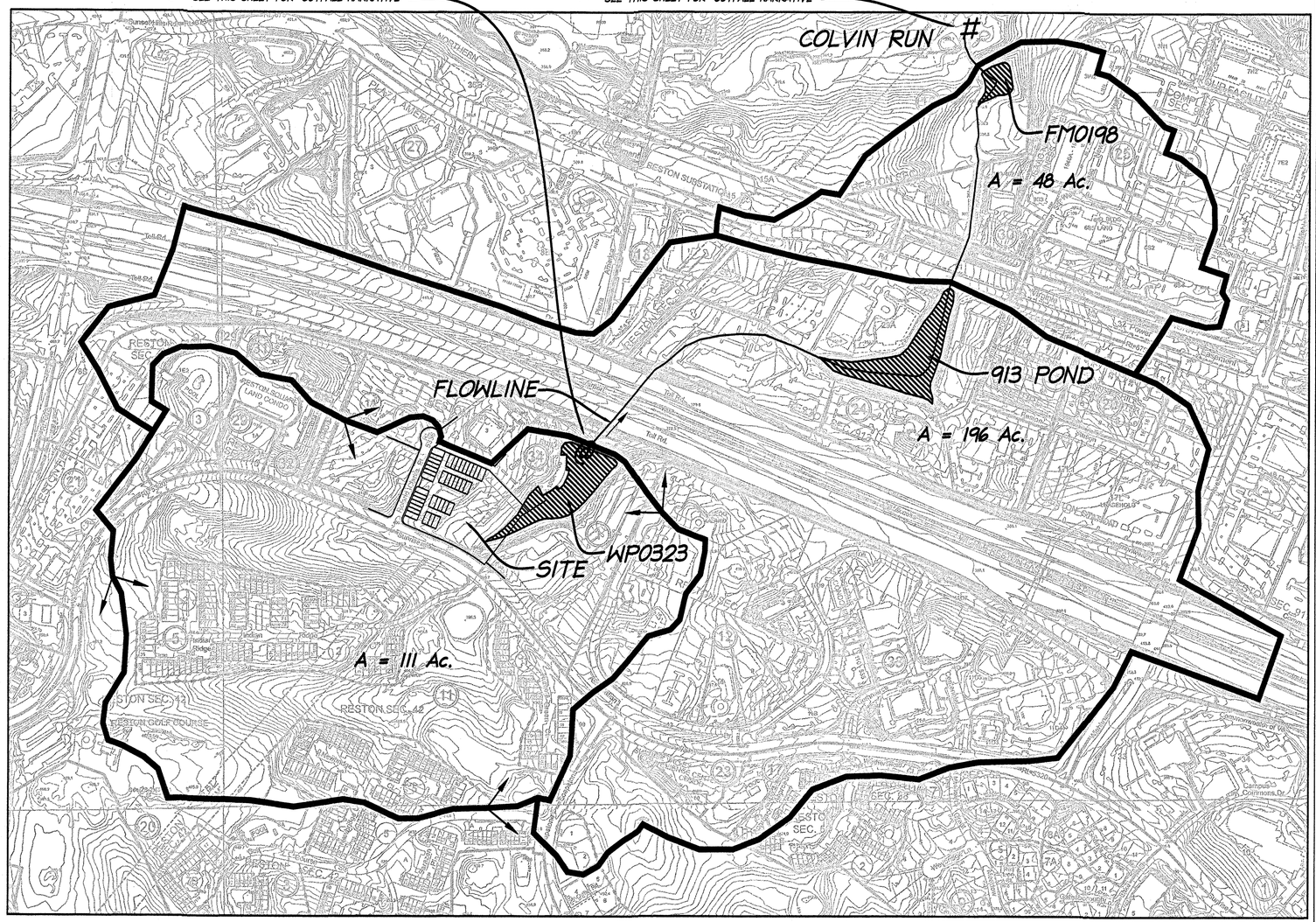
☒ 11. A submission waiver is required for USE OF EXISTING OFF-SITE REGIONAL FACILITY

☐ 12. Stormwater management is not required because _____

Revised: 8/4/2015

@- EXTENT OF REVIEW (EX. WET POND IS POINT OF CONFLUENCE), SEE THIS SHEET FOR "OUTFALL NARRATIVE"

#- EXTENT OF STUDY AREA (100 TIMES SITE AREA AT COLVIN RUN), SEE THIS SHEET FOR "OUTFALL NARRATIVE"



DRAINAGE AREA MAP

SCALE : 1" = 300'

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE IS AN EXISTING FLOODPLAIN AND EOC AREA ON THE SUBJECT PROPERTY. THERE ARE NO RPA AREAS ON THE SUBJECT PROPERTY. THE FLOODPLAIN AND EOC AREA INCLUDES PART OF AN EXISTING WET POND (#WP0323). A FLOODPLAIN AND STORM DRAINAGE EASEMENT WILL BE PROVIDED ON THE PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE EXISTING WET POND (#WP0323, PLAN #0786-SP-009) WAS DESIGNED TO MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING WET POND PER FAIRFAX COUNTY CODE SECTIONS 124-4-4, 124-4-5(A)) & (D) (SEE STORMWATER MANAGEMENT NARRATIVE, THIS SHEET). THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. AS STATED ABOVE, THE POST DEVELOPED DISCHARGES FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING WET POND AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. A WAIVER FOR USE OF THE DOWNSTREAM EXISTING WET POND SHALL BE APPROVED PRIOR TO FINAL SUBDIVISION PLAN APPROVAL. TWO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT (#WP0323 & #FM0198) AND BATHYMETRIC NOTIFICATIONS AND, IF REQUESTED, SURVEYS ARE REQUIRED.

OUTFALL #1
THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND THEN IN AN EASTERLY DIRECTION INTO EXISTING WET POND #WP0323. THE EXISTING WET POND IS/SHALL BE COVERED BY A FLOODPLAIN & STORM DRAINAGE EASEMENT. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROPOSED TO BE PROVIDED BY THE EXISTING WET POND (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SWM INFORMATION). THE DOWNSTREAM RECEIVING SWALE IS THE FLOODPLAIN CHANNEL DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND ACTS AS THE POINT OF CONFLUENCE FOR THE EXTENT OF REVIEW PER CODE SECTIONS 124-4-4(b)(6)c & 124-4-4(c)(6)d. THE FLOODPLAIN CHANNEL MAINTAINS A STAND OF WEEDS AND UNDERGROWTH AND PER A FIELD INSPECTION IS IN GOOD CONDITION.

THIS OUTFALL CONVEYS 4.60 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE EXISTING WET POND (#WP0323) DETENTION WILL BE PROVIDED FOR THE SUBJECT PROPERTY. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). THE TOTAL DRAINAGE AREA TO THE EXISTING WET POND IS 111 ACRES. THE EXISTING WET POND IS THE POINT OF CONFLUENCE FOR THE SITE OUTFALL AND THE EXTENT OF REVIEW IS 150' DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND OUTFALL DISCHARGES INTO THE ROADSIDE DITCH ALONG THE DULLES TOLL ROAD AND THEN NORTH INTO A CULVERT UNDER THE TOLL ROAD. THE 150' DOWNSTREAM EXTENT OF REVIEW FROM THE EXISTING WET POND TERMINATES WITHIN THE CULVERT UNDER THE TOLL ROAD. THE EXISTING FLOODPLAIN CHANNEL POND OUTFALL AND CULVERT WERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. ADEQUATE OUTFALL CROSS-SECTIONS AND CULVERT COMPUTATIONS SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL HAVE BEEN MET IN ACCORDANCE WITH CODE SECTIONS 124-4-4(b)(3)a & (c)(4) AND 124-4-4(b)(6)c & (c)(6)d.

THE EXISTING WET POND, POND OUTFALL, FLOODPLAIN CHANNEL & CULVERT UNDER THE DULLES TOLL ROAD SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE CULVERT UNDER THE DULLES TOLL ROAD DISCHARGES FROM THE PROPERTY AND THEN CONTINUES NORTHEAST WITHIN AN EXISTING CLOSED STORM SEWER SYSTEM TO A FLOODPLAIN EASEMENT AND THE 913 POND THEN TO A CLOSED STORM SEWER SYSTEM UNDER SUNSET HILL ROAD AND THEN INTO AN EXISTING FARM POND (#FM0198) AND THEN INTO THE COLVIN RUN FLOODPLAIN. AT THE POINT WHERE THE EXISTING FARM POND OUTFALL JOINS WITH COLVIN RUN THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (4.60 AC.).

IT IS OUR PROFESSIONAL OPINION THAT ALL ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE PFM & COUNTY CODE.

LDG
4695 DAISY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4505 FX: 703-680-4775

SWM INFORMATION & OUTFALL ANALYSIS

11690 SUNRISE VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
11/20/15	EVANS	REVISION APPROVED BY:			

COUNTY CONTENTS

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1805-B
LAND SURVEYOR

SCALE: 3314
AS NOTED

SHEET 8 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

P:\PY 2014\14214-1-0 Sunrise Valley Drive - 11690\ENG\GDP\14214-SWM.dwg

Site Data

Project Name:	Sunrise Valley Townhouses
Date:	February 16, 2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage: 4.60

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.28
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Nitrogen EMC (mg/L): 1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	1.24	1.24
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.03	2.03
Impervious Cover (acres)	0.00	0.00	0.00	1.33	1.33
			Total		4.60

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.89	0.89
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	1.67	1.67
Impervious Cover (acres)	0.00	0.00	0.00	2.04	2.04
			Total		4.60
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	1.24	0.89
Composite Rv(forest)	0.05	0.05
% Forest	27%	23%
Managed Turf Cover (acres)	2.03	1.67
Composite Rv(turf)	0.25	0.25
% Managed Turf	44%	43%
Impervious Cover (acres)	1.33	1.33
Rv(impervious)	0.95	0.95
% Impervious	29%	34%
Total Site Area (acres)	4.60	3.89
Site Rv	0.40	0.44
Pre-Development Treatment Volume (acre-ft)	0.1528	0.1438
Pre-Development Treatment Volume (cubic feet)	6,654	6,264
Pre-Development Load (TP) (lb/yr)	4.18	3.94

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.89
Composite Rv(forest)	0.05
% Forest	23%
Managed Turf Cover (acres)	1.67
Composite Rv(turf)	0.25
% Managed Turf	43%
ReDev. Impervious Cover (acres)	1.33
Rv(impervious)	0.95
% Impervious	34%
Total ReDev. Site Area (acres)	3.89
ReDev. Site Rv	0.44
Post-ReDevelopment Treatment Volume (acre-ft)	0.1438
Post-ReDevelopment Treatment Volume (cubic feet)	6,264
Post-ReDevelopment Load (TP) (lb/yr)	3.94

Land Cover Summary Post-ReDevelopment New Impervious	
New Impervious Cover (acres)	0.71
Rv(impervious)	0.95
% Impervious	100%
Total New Dev. Site Area (acres)	0.71
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0562
Post-Development Treatment Volume (cubic feet)	2,448
Post-Development Load (TP) (lb/yr)	1.54

[1] *Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.79
TP Load Reduction Required for New Impervious Area (lb/yr)	1.25
Total Load Reduction Required (lb/yr)	2.03
Pre-Development Load (TN) (lb/yr)	29.91
Post-Development Load (TN) (lb/yr)	39.16

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	2.04	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	2.04	0.00	0.00	0.00	0.00	OK
TURF AREA	1.67	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	1.67	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.03
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	2.68
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.79
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.6 LB/YEAR!!

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.89	0.89	0.05
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	1.67	1.67	0.25
Impervious Cover (acres)	0.00	0.00	0.00	2.04	2.04	0.95
			Total		4.60	

Post Development Treatment Volume (cf): 8712

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
13. Wet Ponds													
13.a. Wet Pond #1 (Spec #14)	impervious acres draining to wet pond	0% runoff volume reduction	0.00	2.04	0.00	0	7035	50	0.00	4.42	2.21	2.21	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	1.67	0.00	0	1516	50	0.00	0.95	0.48	0.48	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	45	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	75	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	65	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	65	0.00	0.00	0.00	0.00	

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	0.00	0.00	0.89	0.89	19.35
Turf (acres)	0.00	0.00	0.00	1.67	1.67	36.30
Impervious (acres)	0.00	0.00	0.00	2.04	2.04	44.35
					4.60	100.00

Site Rv	0.52
Post Development Treatment Volume (ft^3)	8712
Post Development TP Load (lb/yr)	5.47
Post Development TN Load (lb/yr)	39.16
Total TP Load Reduction Required (lb/yr)	2.03
Total Runoff Volume Reduction (ft^3)	0
Total TP Load Reduction Achieved (lb/yr)	3
Total TN Load Reduction Achieved (lb/yr)	11.52
Adjusted Post Development TP Load (lb/yr)	2.79
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.89	0.00	0.00	0.00	0.00	0.89
Turf (acres)	1.67	0.00	0.00	0.00	0.00	1.67
Impervious (acres)	2.04	0.00	0.00	0.00	0.00	2.04
						4.60

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.68	0.00	0.00	0.00	0.00	2.68
TN Load Red. (lb/yr)	11.52	0.00	0.00	0.00	0.00	11.52

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.89	0.89	19.35
Turf (acres)	0.00	0.00	0.00	1.67	1.67	36.30
Impervious (acres)	0.00	0.00	0.00	2.04	2.04	44.35
					4.60	

BMP Selections

Practice	Credit Area (acres)		Downstream Practice
13.a. Wet Pond #1 (Spec #14)	Impervious:	2.04	
	Turf (Pervious):	1.67	

Total Impervious Cover Treated (acres)	2.04
Total Turf Area Treated (acres)	1.67
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.68
Total TN Load Reduction Achieved in D.A. A (lb/yr)	11.52

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.70	3.20	5.20

Drainage Area A	
Drainage Area (acres)	4.60
Runoff Reduction Volume (cf)	0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted $RV_{Developed}$ 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	0.00	0.00	0.89
	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	1.67
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.04
	CN	98	98	98	98
				Weighted CN	87
				S	1.49

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (in) with no Runoff Reduction	1.48	1.91	3.76
$RV_{Developed}$ (in) with Runoff Reduction	1.48	1.91	3.76
Adjusted CN	87	87	87

FOR INFORMATIONAL PURPOSES ONLY!

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATION PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

LDC
4595 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4555 FX: 703-680-4775

SWM & VRRM COMPUTATIONS

11690 SUNRISE VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
11/2015	REVISION 1	COUNTY COMMENTS			

REVISION APPROVED BY:

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1505-B
LAND SURVEYOR

5/31/16

SCALE: AS NOTED

SHEET 9 OF 9

DATE: MAY, 2015

DRAFT: WOR | CHECK: MTM

FILE NUMBER: 14214-1-1 3B

DESCRIPTION OF THE APPLICATION

The applicant, Sekas Homes, LTD, is requesting approval of DPA-HM-117 to allow the deletion of 22,834 square feet of land area from the PRC District to permit that area to be included in the rezoning to the PDH-12 District. This area was previously shown as part of the DP-117 associated with RZ B-846.

The applicant has requested the approval of a rezoning of 4.6 acres from the I-5 (3.74 acres), PRC (0.52 acres) and R-E Districts (0.33 acres) to the PDH-12 District. The applicant proposes to redevelop the property by demolishing the existing 48,200 square foot office building and construct 34 single family attached dwellings and one multifamily residential building with 10 units, which results in an overall density of 9.56 dwelling units per acre. The applicant has proposed that four of the 10 proposed multifamily units will be workforce dwelling units (WDUs).

Modifications/Waivers:

The applicant has submitted four requests for waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance, which requires a 200 square foot minimum privacy yard area of single family attached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance, to provide peripheral parking lot landscaping due to the restrictions of the gas line transmission easement.
- Waiver of Sect. 11-203 of the Zoning Ordinance, to provide loading spaces.
- Waiver to modify Standard TS-5A in the Public Facilities Manual (PFM), typical private street requirement for all proposed alleyways. This request will be processed by the Director of Public Works and Environmental Services (DPWES) at the time of site plan approval.

A reduced copy of the applicant's development plan is included at the beginning of this staff report. Copies of the draft proffers, applicant's statement of justification and affidavit are included in Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER

The subject properties are located at 11690 Sunrise Valley Drive, east of Roland Clark Place and north of Sunrise Valley Drive. The western portion of the site is zoned I-5, the eastern portion of the site is zoned R-E, and along the northern boundary line the site is zoned PRC. The site contains a 2 story, 48,200 square foot office building (formally the American Press Institute building and currently vacant) constructed in 1973. A transcontinental gas pipeline easement containing four separate pipelines bisects the property. An Environmental Quality Corridor (EQC) and wet pond is located on the eastern portion of the site. Figure 1 depicts the subject property.

The properties to the north are zoned PRC and developed with office buildings. The property to the east (on the other side of the wet pond) is zoned I-5 and also developed with an office building. The property to the south, across Sunrise Valley Drive is zoned PRC and is the Reston Golf Course. The property to the west is zoned PRC and developed with an office building; however, is proposed to be redeveloped with single family attached and multifamily buildings as part of PCA B-846-3, PRC B-846-4 and DPA HM-117-2.

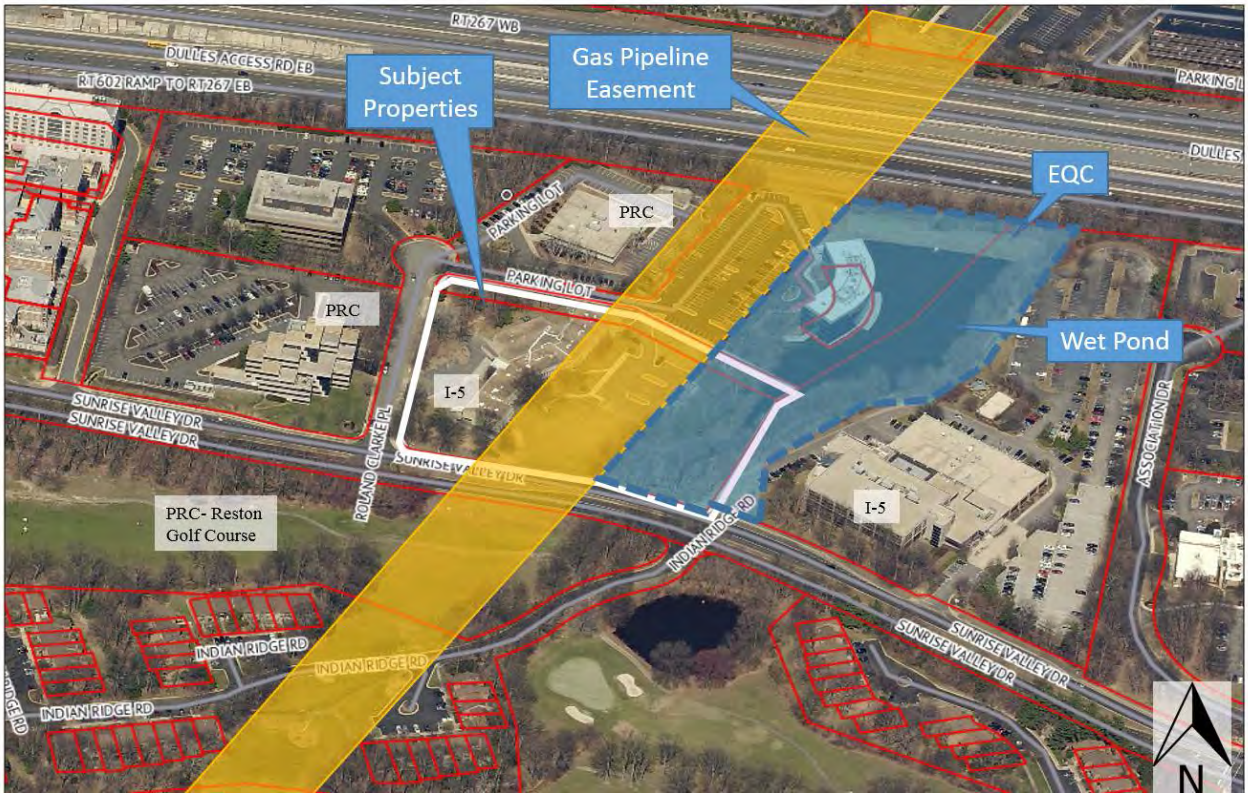


Figure 1- The subject property with neighboring streets and parcel boundaries (Source: Fairfax County GIS and Pictometry)

BACKGROUND

On March 12, 1969, the Board of Supervisors approved RZ B-846 to rezone 44.79 acres from the RE-2 District (Now R-E District) to the RPC District (now PRC District). On July 24, 1972, the Board of Supervisors approved RZ C-432 to rezone 3.74 acres from RPC to the I-L District (now I-5 District).

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN/DEVELOPMENT PLAN AMENMENT (CDP/FDP/DPA)

The CDP/FDP/DPA Plan entitled “11690 Sunrise Valley Drive,” as submitted by Land Design Consultants consisting of 14 sheets, dated May 2015 as revised through March 2016 is reviewed below and a copy contained in the front of the staff report.

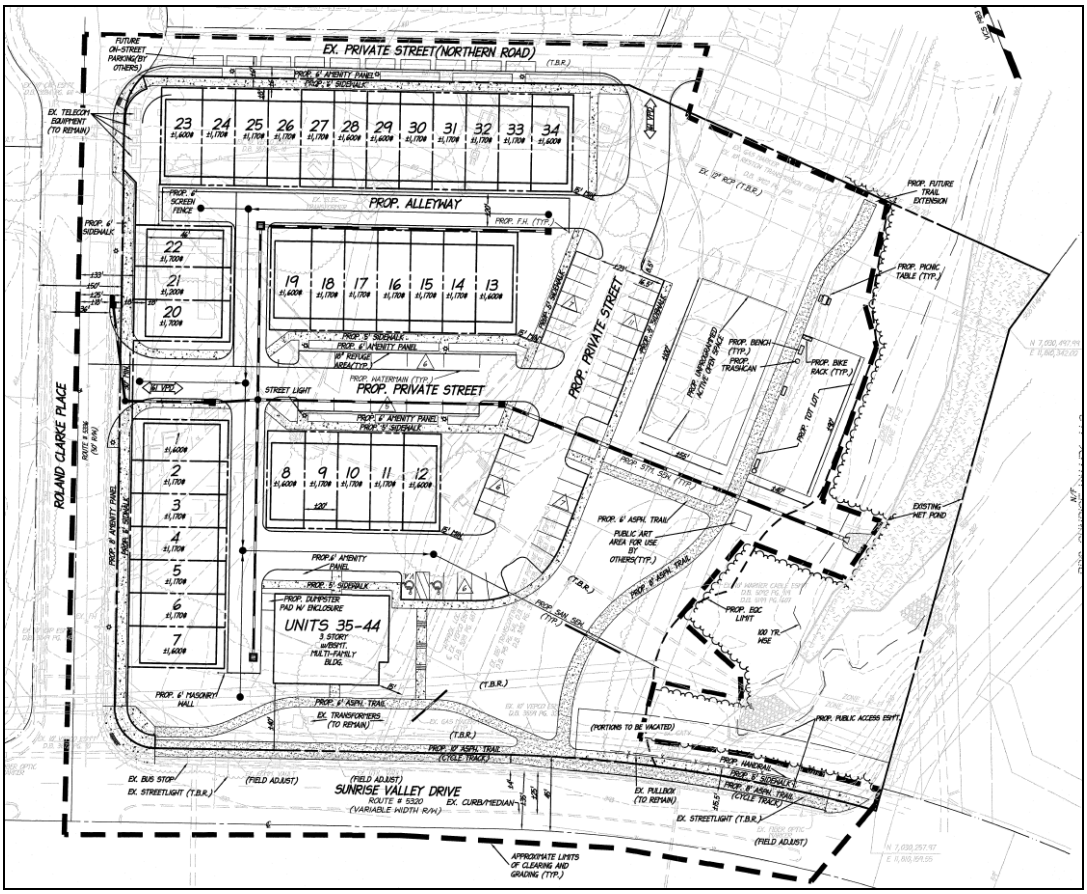


Figure 2- Proposed Conceptual/Final Development Plan

Site Layout/Proposed Dwelling Units

The site is located at the intersection of Sunrise Valley Drive and Roland Clark Place, with access from Roland Clark Place and a private street along the northern boundary. The applicant proposes a site layout with 34 single family attached dwellings and one multifamily building with 10 units. Each single family dwelling would be 4 stories with a garage on the lower level. Interior lots would comprise of 1,170 square feet, while end units would be on lots of 1,600 square feet. The applicant has included architectural perspectives of the proposed dwellings on Sheet 7A, which are depicted below in Figure 3.

The multifamily building is located on the southern portion of the site adjacent to Sunrise Valley Drive and would be also 4 stories, no taller than 47 feet. Parking for the multifamily building would be provided in the adjacent surface lot. Front door access into the multifamily building is provided both along Sunrise Valley Drives as well as the interior travelway. The multifamily building is designed to have a similar bulk and mass as a stick of three townhouses and has an architectural treatment to complement the proposed single family units. The proposed multifamily architectural elevations are included in Figure 4.

A 135 foot wide Transcontinental Gas Pipeline Easement, with the inclusion of four gas lines, is located on the central portion of the site. The applicant has proposed a private street and surface parking on a portion of the gas easement. The applicant has also proposed an unprogrammed active open space, an asphalt trail system and a meadow as amenities in the easement. To the east of the gas line easement is a tot lot. Benches, picnic table and area for public art are proposed near the recreation area.

Figure 3- Architectural Perspectives

Figure 4- Architectural Perspectives Multifamily Bldg.

Lots 1 through 7 and 20 through 22 front onto Roland Clarke Place. Lots 8 through 19 would have frontage on an internal private street. Lots 23 through 34 would have frontage on an existing private street to the north of the development. There are also three proposed alleyways in the development that would provide access to the garages on the back side of the single family attached dwelling units.

Each single family attached dwelling would have a two-car garage and a 7 foot long concrete driveway. The eastern portion of the site and central private street provides 48 surface spaces to accommodate for visitor parking and the multifamily units.

Pedestrian Network and Streetscape

The development fronts on a private street to the north and the proposed streetscape consists of a 6-foot landscape panel adjacent to the curb, 6-foot sidewalk and an 8-foot building zone. The building zone is part of the single family attached lots and includes landscaping and stoops. Along Roland Clarke Place the streetscape consists of an 8-foot landscape panel, 6-foot sidewalk and 8-foot building zone with the exception of a small area at the northwest portion of the site where the amenity panel is removed to avoid impacting existing telecommunication equipment. Along Sunrise Valley Drive a 6-foot sidewalk and 10- foot cycle track is proposed with a modification of the size along the EQC to avoid impacting the existing culvert and wetlands. The cycle track is proposed as a separate bicycle facility, instead of an on-road bike lane, buffered from Sunrise Valley Drive with a 4-foot wide landscape panel. An 8-foot wide trail connects the Sunrise Valley Drive sidewalk to the play area and tot lot.

Stormwater Management/Environmental Quality Corridor (EQC)

An existing wet pond facility located on the eastern portion of the property is proposed to be used to meet stormwater management requirements. The wet pond and the eastern portion of the site is designated as an EQC and is proposed to be preserved by the applicant, with the exception of two minor encroachments for storm sewer and sanitary sewer lines.

Landscaping

The subject property has an existing tree canopy covering 100,164 square feet (2.3 acres or 50.1 percent). The PFM requires the applicants to provide a total of 21,495 square feet of 10-year tree canopy coverage of which 10,769 square feet must be preserved trees (50.1 percent of the required canopy).

The applicant's site design provides 34,260 square feet canopy of tree preservation; the bulk of tree preservation will be provided in the existing Environmental Quality Corridor (EQC) along the eastern portion of the property.

The applicant is proposing a landscaped central drive through the middle of the proposed development, and raised mulch planters near the visitor parking area. The applicant has further delineated a meadow area to the east of the multifamily building. Landscaping and a 6 foot tall masonry wall are proposed to screen the two dead-end alleyways from Roland Clark Place and Sunrise Valley Drive.

DEVELOPMENT PLAN AMENDMENT (DPA)

The DPA is included as Sheet 2A requests to delete Lot 1B1, which consists of 22,834 square feet, from the PRC District. The approved Development Plan was for a convention center but did not depict any buildings on this portion of the site. This small strip of land zoned PRC was not part of the adjacent site plans and the removal of the land area does not adversely impact any previous approvals. The deletion of land from the PRC District does have a small impact on the permitted density for Reston, which is capped at 13 people per acre for land zoned PRC. Therefore the removal of approximately one-half acre would decrease the potential density for land zoned PRC by seven people. The rezoning proposal would add density to the area, but since it is proposed as PDH-12, the residents generated by the development would not count towards the permitted PRC density.

ANALYSIS

This section of the report focuses on staff analysis and discussion of the Comprehensive Plan site specific recommendations, the Transit-Oriented Development Guidelines and the Residential Development Criteria located in the Policy Plan. To

provide context, excerpts from the Comprehensive Plan guidance are provided prior to the staff analysis.

The Residential Development Criteria and Guidelines for Transit-Oriented Development (Appendix 4) are used to evaluate zoning requests for new residential development and how such development enhances 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.

The Areawide Recommendations, Development Review Performance Objectives, the Residential Development Criteria and the Guidelines for Transit-Oriented Development are accessible from the links below.
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf.

Site Specific Recommendations

The site specific and Areawide Recommendations are cited from the Fairfax County Comprehensive Plan, 2013 Edition Area III, Upper Potomac Planning District, Reston, amended through October 20, 2015. Specifically, the site is located in the Wiehle-Reston East Transit Station, Wiehle Station Transit-Oriented Development (TOD) with specific recommendation located on pages 153-158 that states in relevant part:

> ***South Subdistrict***
>
> *The South TOD subdistrict includes approximately 116 acres and is bounded by the DAAR on the north, Upper Lake Drive on the east, Sunrise Valley on the south and the Reston Heights mixed-use development on the west….*
>
> *Existing development in the area is predominantly suburban office parks housing typical office uses with limited retail and support service uses located on the ground floor of several office buildings…*
>
> *Base Plan*
>
> *The subdistrict is planned for office use at .35 FAR or residential use at up to 30 dwelling units per acre.*

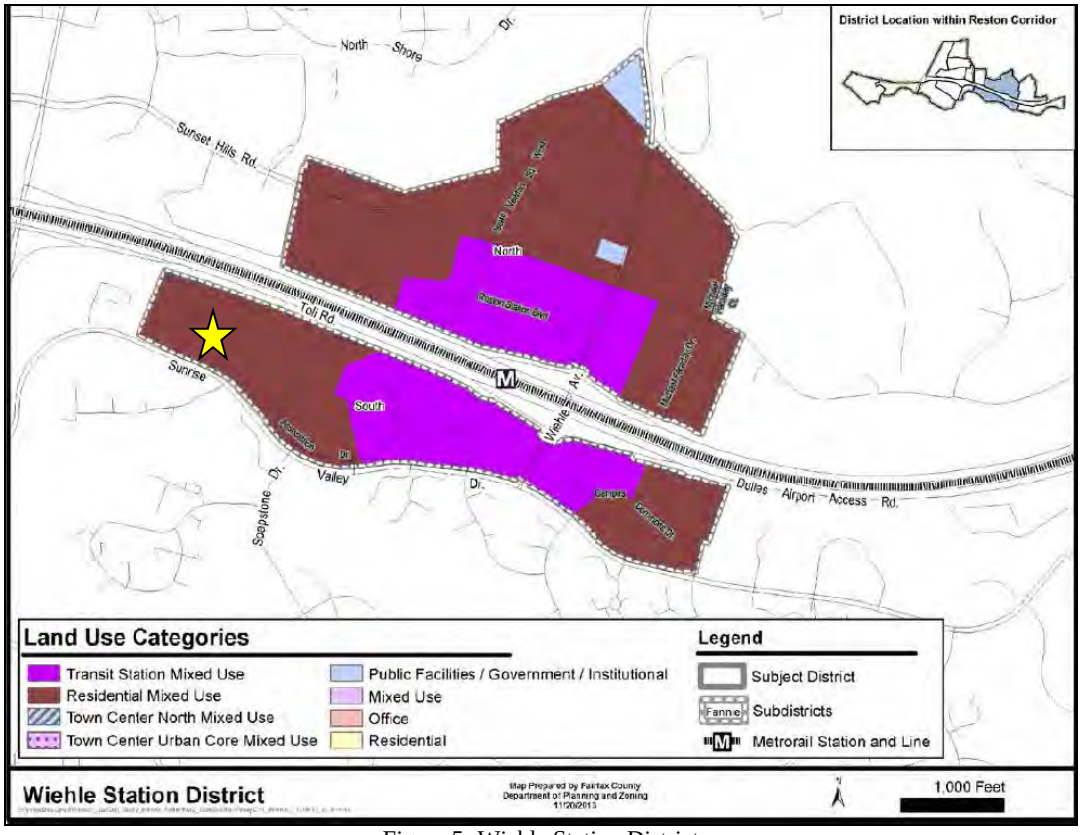


Figure 5- Wiehle Station District

<u>Redevelopment Option</u>

The vision for this subdistrict is for significant redevelopment at higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses than currently exist and a wider array of support services….

Local-serving amenities including civic plazas, other urban parks, trails, and public art should be provided throughout the subdistrict to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan.

Existing manmade and natural features in the vicinity of Sunrise Valley Drive provide a particular opportunity to create small, semi-urban scale parks linked by trails and pedestrian facilities planned for the TSA. Opportunities to cluster amenities in nodes along existing natural and stormwater features should be used to form a connected park amenity.

…

The Residential Mixed Use area includes parcels along Roland Clarke Place that are zoned Planned Residential Community (PRC) and are designated on the Reston Master Plan as Convention/Conference

> *Center uses. Two of the parcels (Tax Map 17-4((14)) (1A)2 and 3) have an approval for office and retail uses at a 3.55 FAR. A third parcel (Tax Map 17-4((14)) (1A) 1) has an approval for office and retail uses at 3.02 FAR. Under the Redevelopment Option, they are planned for their approved intensities with a mix of uses to include office, retail, hotel and residential with a minimum of 50 percent of the FAR as residential. The remaining parcels along Roland Clarke Place are planned for office uses at 0.35 FAR or residential use with support retail to up to 1.0 FAR.*

Areawide Recommendation: Land Use

The Areawide Recommendation on Land Use, which begins on page 95 of the *Comprehensive Plan, 2013 Edition, Reston* focuses on the following topics: transit station areas land use concept, development review performance objectives, TOD district intensity, non-TOD district intensity, and phasing development and provides in relevant part:

> *The recommendations encourage a more urban, transit-oriented development pattern, with the objective of creating a walkable activity center at each station. The areas closest to the stations should consist of a mix of uses to include employment, housing and services to meet the needs of daily living. As noted earlier, achieving this vision will be a long-term process. Therefore, the land use section also includes guidance on land use compatibility, land use flexibility, incremental redevelopment as well as new development.*

The subject property is located in the Wiehle-Reston Transit Station Area (TSA) Within a TSA, there are transit-oriented development (TOD) and non-TOD districts. A TOD District is an area located around the station platforms and planned for the highest intensities; non-TOD districts are areas that should maintain their existing character, uses, and zoned intensities. The subject property is located within the Wiehle Station TOD District identified as the residential mixed use.

The applicant is proposing a 44 dwelling unit development consisting of 34 single family attached units and a single 10 unit multifamily building.

Areawide Recommendations/Development Review Performance Objectives

The Areawide Land Use Recommendations include Development Review Performance Objectives and provides that development proposed within the TSAs will be evaluated for the extent to which they meet or contribute to the following objectives: achieve high quality site design and architecture; provide pedestrian and bicycle connectivity throughout the TSA; provide urban parks and other recreational amenities throughout the TSA; achieve greater housing diversity; provide office uses in strategic locations; provide public uses; provide retail, hotel uses, and institutional uses; encourage coordinated development plans; encourage educational institution(s); accommodate

existing uses and buildings; and protect existing low density residential areas. As indicated earlier, relevant Development Review Criteria and Guidelines for Transit Oriented Development are included in the discussion of the Development Review Performance Objective.

Areawide Recommendation: Urban Design and Placemaking, page 109: *Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment, with a particular emphasis on public spaces. An urban environment is comprised of many elements including streets, blocks, open spaces, pedestrian areas, and buildings. The following recommendations provide guidance for each of these elements, with a particular emphasis on creating a high-quality urban environment that is walkable and pedestrian-friendly and are applicable to all areas of the TSAs.* ***Development Review Performance Objective: Achieve High Quality Site Design and Architecture, page 103:*** *Excellent site design in the TSAs should continue the Reston traditions of emphasizing community gathering places, integrating access to the natural environment when possible, and providing public art. In addition, there should be an emphasis on environmentally sustainable design and practices with non-residential development achieving U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification or the equivalent, at a minimum. Residential development should be guided by the Fairfax County Policy Plan objectives on Resource Conservation and Green Building Practices.* ***Residential Development Criteria #1, Site Design:*** *All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles: consolidation, layout, open space, landscaping, and amenities.* ***Transit-Oriented Development Guideline #6, Urban Design:*** *Encourage excellence in urban design, including site planning, streetscape and building design, which creates a pedestrian-focused sense of place.* ***Residential Development Criteria #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. Applicable staff memos are provided in Appendices 5-7.*

The applicant is proposing to develop significantly below the base recommendation of the Plan of 30 dwelling units per acre; however, they are still expected to meet the development objectives of the Plan. The applicant originally proposed a development that included dwelling units east of the pipeline easement that would have encroached into the EQC and required a significant removal of trees. They revised their design to concentrate development on the western portion of the site in order to preserve the existing trees adjacent to the wet pond. The applicant proposes a site layout with 34 single family attached dwellings and one multifamily building with 10 units. While the Plan envisioned most new residential development would be multifamily units, the applicant has worked closely with staff to develop an urban townhouse concept that could still meet the goals of the Plan. While the site is part of the TOD, it is in excess of

the ½ mile radius from the Wiehle-Reston East Metro to the east and the future Reston Town Center Station to the west. With the presence of the gas line easement and EQC restricting the development of approximately half the site and the site's distance from the metro station, staff was comfortable entertaining the concept of urban townhomes at this location.

The proposed townhouses are a compatible use when compared to the surrounding development. Townhomes currently exist in nearby locations to the south along Indian Ridge Road. Currently a rezoning application is in review for the development of townhomes across Roland Clarke Place to the west.

The proposed lots are of an appropriate size and shape of standard townhomes. The lot sizes and shape are consistent throughout the property. The applicant proposes to construct 4-story single family attached and a multifamily building with a maximum height of 47 feet. This height and massing is compatible with the nearby offices and proposed development to the west.

The proposed dwelling units would be oriented appropriately to the adjacent streets with front doors on Roland Clark Place, the private road to the north, and along a central thoroughfare proposed in the layout. This allows alleyways to be utilized, as the rear of the townhouses will face each other. The street frontages along Roland Clark Place and the private road to the north will have adequate streetscape, including a sidewalk and a landscaping buffer. The applicant is providing convenient access to transit facilities, including the Wiehle-Reston East Metro Station, through pedestrian trails and access to the cycle track proposed along Sunrise Valley Drive.

The architectural elevations on Sheet 7 and 7A of the CDP/FDP/DPA show that the design and style of the proposed single family and multifamily units. Staff believes the elevations and materials are appropriate for this location. In addition, the applicant is providing a masonry wall around the dumpster and at the dead-end of the alleyways as requested by staff to create a more urban appearance.

The proposed layout would provide approximately 37 percent open space, or 75,000 square feet and exceed the Zoning Ordinance's minimum open space requirement of 30 percent for PDH-12 Districts.

Sheets 5 and 6 of the CDP/FDP/DPA shows the applicant's landscape plan, which would add new vegetation to the streetscapes, and along the proposed central thoroughfare. This even distribution of landscaping throughout the site is appropriate. It should be noted there are restrictions from the owners of the gas pipeline easement that do not allow specific types of landscaping within the easement. The applicant has proposed raised planter beds and a meadow in the easement to meet County landscaping requests as well as the easement requirements.

The applicant is proposing appropriate amenities including an unprogrammed recreational area and a tot lot along with asphalt trails and a cycle track along Sunrise

Valley Drive. Benches, trash cans, bike racks, picnic tables and public art have been provided in appropriate locations. Similar to the landscaping above, no permanent structures can be proposed in the gas pipeline easement. The applicant has abided with this restriction.

The applicant has proffered to qualifying the proposed townhouses under the 2012 National Green Building Standard using the ENERGY STAR Qualified Homes Path, or other equivalent program. This certification process meets the green building recommendations in the Comprehensive Plan.

The following charts below summarize the streetscape that is being provided:

Private Road to the North			
	Landscape Panel	**Sidewalk**	**Building Zone**
Comprehensive Plan	6-8 feet	6-feet	8-12 feet
Provided	6-feet	5-feet	8-feet

Roland Clark Place			
	Landscape Panel	**Sidewalk**	**Building Zone**
Comprehensive Plan	6-8 feet	6-feet	8-12 feet
Provided	8-feet	6-feet	8-feet

Sunrise Valley Drive			
	Landscape Panel	**Sidewalk/Trail**	**Building Zone**
Comprehensive Plan	12 feet	6-8-feet	8-12 feet
Provided	4-feet	5-6 feet and 8-10 foot cycle track	8 feet

As the charts above demonstrate, portions of the streetscape do not meet the Comprehensive Plan recommendations. However, the applicant has worked with staff to negotiate an appropriate streetscape. Staff accepts the need for flexibility, in particular, because a gas pipeline easement and EQC are located on the property. Staff recognizes the importance of providing streetscape that is consistent with the surrounding properties, but also provides a safe method of transportation for its users.

Development Review Performance Objective: Provide Pedestrian and Bicycle Connectivity throughout the Transit Station Areas, page 103: *New pedestrian and bicycle connections should be provided through complete streets within the TSAs and new or extended trails on both sides of the DAAR connecting the three Metrorail stations. Pedestrian and bicycle crossings of existing streets should be improved to increase pedestrian and bicyclists' safety, visibility and convenience. Several existing streets act as major barriers to pedestrian and bicycle movement and are identified for specific improvements within the District Recommendations. In addition, connections should be made from the Metrorail stations to the existing community trail network.* ***Transit-Oriented Development Guideline #3, Pedestrian and Bicycle Access:*** *Provide safe pedestrian and bicycle travel to and from and within the station area. Applicable staff memos are provided in Appendix 8.*

The Comprehensive Plan language provides a recommendation for this area which includes on on-street bike lane along Sunrise Valley Drive. However, in staff discussions it was determined that an off-road, two-way cycle track, was preferable as it was safer for cyclists along Sunrise Valley Drive due to the amount and speed of vehicular traffic.

The applicant worked closely with staff to develop a cycle track option along the frontage of the site. While the streetscape and cycle track provided along the site represent a compromise from the desired levels, they do provide for the amenities and recognize the limitations on the site.

Development Review Performance Objective: Provide Urban Parks and other Recreational Amenities throughout the Transit Station Areas, page 104: *Local-serving urban parks, recreational and cultural amenities including but not limited to plazas, trails and public art should be provided throughout the TSAs in order to serve local leisure and recreation needs. Membership in Reston Association may serve to meet a portion of the identified park and recreation needs. The exact number of urban parks and other amenities, their sizes and distribution will be determined by the amount and type of new development and provided in accordance with the guidance in the Urban Parks, Recreation Facilities and Cultural Facilities section.* ***Residential Development Criteria #6, Public Facilities:*** *All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. 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.* ***Transit-Oriented Development Guideline #14, Open Space:*** *Provide publicly-accessible, high-quality, usable open space. The applicable staff memo is provided in Appendix 9.*

Based on the parkland standard, the site is expected to provide 0.37 acres. The site provides for 90,300 (45 percent) of open space consisting of a 3,600 square foot tot lot and 5,500 open play area. The applicant has also proffered to request membership into Reston Association, permitting the residents access to additional recreation amenities. The applicant is also providing a 10 foot wide asphalt trail along Sunrise Valley Drive in accordance with the Countywide Trails Plan.

The applicant has proffered to work with the adjacent properties owners if they redevelop, to create a local homeowners association that would permit access to the recreational uses on the site.

The Plan anticipates 12 athletic fields serving Reston should be achieved through development contribution of land and/or facilities. These fields are expected to be provided by new facilities, as well as the upgrade to existing facilities, in order to

increase capacity. Based on the projected costs to develop the athletic fields and the potential redevelopment within Reston, a contribution of $1.72 per square foot of residential and non-residential uses is requested. Based on the proposed building area of 106,860 square feet, the applicant was requested to provide a contribution of $183,799 towards athletic fields. The applicant is currently proposing a contribution of $107,102. Therefore this is an outstanding issue.

Development Review Performance Objective: Achieve Greater Housing Diversity, page 104: *Future development should ensure that a diversity of housing is available in the TSAs. The residential component of mixed-use development should meet the needs of a variety of households such as families and seniors. Most of the new housing is envisioned to be multifamily to achieve the desired urban form. However, urban townhouses may be appropriate in some locations.*

To ensure the provision of adequate affordable housing, future development should meet county policies on affordable housing. All projects that seek to utilize the redevelopment option in the District Recommendations should contribute toward the creation of affordable housing as described below.

- *Development proposals with a residential component should meet the provisions of the Affordable Dwelling Unit Ordinance (ADU) when applicable.*

- *For the Policy Plan's Workforce Housing Policy, proposals with a residential component seeking up to a 1.0 FAR should meet the current policy objective of 12 percent of total units as Workforce Dwelling Units (WDU).*

Residential Development Criteria #7, Affordable Housing: *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.* **Transit-*Oriented Development Guideline #5, Housing Affordability:*** *Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.*

Affordable housing is strongly encouraged to be provided as either affordable dwelling units or workforce dwelling units, in accordance with County policy. The Zoning Ordinance specifies that rezoning applicants should provide ADUs for single family attached development plans proposing 50 or more dwelling units. While the Zoning Ordinance would not require ADUs with this proposal, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund or a provision of Workforce Dwelling Units (WDUs) in rezoning applications where the Zoning Ordinance's ADU provisions are not applicable.

While the residential development may be exempt from the ADU Program, it is not exempt from the County's Workforce Housing Program. In this instance staff is

recommending construction of WDUs over a monetary contribution. Staff recommended a minimum of 12 percent WDU commitment and the applicant has proffered to provide four WDUs in the multifamily building. With the proffered conditions, this objective and criterion has been satisfied.

Furthermore, the applicant would provide future homeowners optional universal design features, as determined by the applicant. In the proffered conditions, the applicant has committed to offering a step-less entry, wider door openings, lever door handles, and modified light switch, thermostat, and electrical outlet heights.

Development Review Performance Objective: Provide Office Uses in Strategic Locations, page 105: *New office uses at higher intensities should be located within approximately ¼ mile of the Metrorail station, as shown on the Conceptual Land Use Map, to maximize use of transit by future office workers and it should be demonstrated that proposed site layouts achieve a safe, comfortable and reasonably direct walk for employees. In selected circumstances, increased office intensity may be considered for parcels outside of the ¼ mile radius if it will facilitate the provision of new public infrastructure, such as a new crossing of the DAAR, or other critical public facilities, and a safe, comfortable and reasonably direct walk can be achieved. See additional guidance in the District Recommendations.*

The proposal is for the removal of the existing 48,200 square foot office building for the development of residential dwelling units. While the site is certainly an acceptable office location it is more than ½ mile from the Wiehle-Reston East metro station and staff is comfortable with the proposed residential development.

Development Review Performance Objective: Provide Public Uses, page 106: *Public uses such as a library, fire station or recreation center, that are integrated into a building may also generate activity in off-peak hours and are encouraged so as to further diversify the type of uses in the TSAs. In instances where space for a public use in a private development is requested in a Transit-Oriented Development (TOD) District, the square footage associated with these uses will not be included in the overall calculation of the proposed FAR for the purposes of determining conformance of a mixed-use proposal with the applicable FAR specified in the District Recommendations. However, this square footage will be considered in all other aspects of site development and traffic impact analysis. In addition, these public uses may be exempted from the non-residential use category for the purposes of determining the appropriate mix of uses specified in the Transit Station Mixed Use and Residential Mixed Use categories in a proposal, provided that a firm commitment is made to provide these uses.*

No public uses are proposed or expected for this site.

Development Review Performance Objective: Provide Retail, Hotel Uses and Institutional Uses, page 106: *Retail uses on the ground floor of mixed-use buildings are encouraged in all TSAs to allow employees and residents in each TSA to carry out daily activities with minimal need to use single-occupancy vehicles. However, free-*

standing retail uses are strongly discouraged in the TSA. Such uses are typically not compatible with the urban form desired in the TSAs and frequently draw vehicle trips to an area. Consequently, retail uses should be integrated into buildings containing other uses.

No retail, hotel or institutional uses are proposed or expected for this site.

Development Review Performance Objective: Encourage Coordinated Development Plans, page 106: *For development proposals requesting increased intensity above the base plan recommendation, consolidation or coordinated development plans are encouraged. Coordinated development plans refer to two or more concurrent and contiguous development applications that demonstrate coordination of site design, building locations, urban design, open space amenities and signage, inter-parcel access where appropriate, roadway realignment or improvements, and parking facilities. When coordinated development plans are used in lieu of, or in addition to substantial consolidation, development proposals will need to ensure that projects function in a compatible, well-designed, efficient manner; compatible with development on adjacent properties; reflect coordinated phasing of improvements as needed (for example, providing links in a street grid); consistent with the overall intent of the land use concept to achieve a desired urban form and mix of uses; and do not preclude adjacent parcels from developing in conformance with the Plan.*

While there is no consolidation with the adjacent properties the applicant has worked as an agent for the owner of the property to the west that is proposing redevelopment of the site to residential to ensure that both developments provide for a cohesive development pattern. This consists of providing for similar style of dwelling units, streetscape and coordinated access points. The applicant has proffered to permit the adjacent site to join the local HOA to permit a sharing of the recreation facilities. The property to the north is developed with an office building adjacent to the wet pond and two office buildings to the west. The office park owner to the northwest has expressed an interest in redeveloping their site instead of pursuing the approved development consisting of office and retail uses. At this time they are still reviewing options and have no concrete development proposal in order for staff to review.

Development Performance Review Objective: Encourage Educational Institution(s), page 107: *There is a desire for additional educational institutions (specifically institutions of higher learning) to complement the other uses planned for the TSAs in addition to providing continuing education opportunities for residents and employees.*

No educational institutions are proposed or recommended with this application.

Development Performance Review Objective: Accommodate Existing Uses and Buildings, page 107: *In some instances, existing development may not be consistent with the long-term vision for the TSAs. This Plan is not intended to interfere with the continuation of existing land uses or buildings. If improvements to the open space or*

road network that are identified in the Plan are not feasible due to an existing building's location on the site, alternative streetscape and other design improvements intended to implement the Plan's vision may be considered. ***Residential Development Criterion #8, Heritage Resources:*** *Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.*

The existing office building has been identified as a potential heritage resource and may be eligible for listing in the Fairfax County Inventory of Historic Sites and the National Register of Historic Places. The building was designed by the renowned architect, Marcel Breuer. The Architectural Review Board (ARB) requested that the applicant develop a proposal to adaptively reuse the building. The applicant indicated they were not amenable to that proposal. At staff's request, the applicant did conduct a historic review and survey of the building, a copy of which is provided in Appendix 10.

Development Performance Review Objective: Protect Existing Low Density Residential Areas, page 107: *The majority of existing residential communities adjacent to the TSAs are low density neighborhoods comprised of single family detached homes and townhomes. In most instances, these communities are separated from the TSAs by major roadways. Appropriate design measures such as reduced building height and massing for new development closest to these existing neighborhoods should be utilized to help define the limits of the TSAs.*

Across Sunrise Valley Drive is the Reston Golf Course and single family attached units along Indian Ridge Road. The existing abutting development is office; however, the property to the west is proposing a similar style residential development.

Areawide Recommendation: Transportation, page 132*- The vision for the three Reston TSAs promotes a mix of land uses served by a multi-modal transportation system. Various planned transportation improvements will facilitate this vision, while accommodating current and future commuters and residents within and around the transit stations. The improvements should 1) balance future land uses with supporting transportation infrastructure and services; 2) address the long term needs of the area, including significantly improving the infrastructure and facilities for transit, pedestrians and bicycles; and, 3) design a road network that accommodates all modes of transportation and includes a grid of streets in the TSAs to improve connectivity around the transit stations.* ***Residential Development Criteria #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.* ***Transit-Oriented Development Guideline #3, Pedestrian and Bicycle Access:*** *Provide safe pedestrian and bicycle travel to and from and within the station area.* ***Transit-Oriented Development Guideline #7, Street Design:*** *Provide a grid of safe, attractive streets for all users which provide connectivity throughout the site and to and from adjacent areas.* ***Transit-Oriented Development Guideline #8, Parking:*** *Encourage the use of transit while maximizing the use of available parking throughout the day and evening and minimizing the visual impact of*

parking structures and surface parking lots. ***Transit-Oriented Development Guideline #9, Transportation and Traffic:*** *Promote a balance between the intensity of TOD and the capacity of the multimodal transportation infrastructure provided and affected by TOD, and provide for and accommodate high quality transit, pedestrian, and bicycle infrastructure and services and other measures to limit single occupant vehicle trips.* The applicable staff memo is provided as Appendix 8.

As this property is part of the Reston core, the proposed grid layout was analyzed. This property will not alter the layout of the proposed Reston grid. There are no vehicular transportation improvements being proposed with this application. However, there are a number of additional improvements, including on-street parking, pedestrian walkways and bicycle connectivity that the applicant is proposing or should still be provided.

The Fairfax Connector Bus provides service along Sunrise Valley Drive. The applicant has shown on the CDP/FDP/DPA an existing bus stop located outside of the southwest corner of the site along Sunrise Valley Drive. Furthermore, the applicant has agreed to provide a commitment to construct the pedestrian and bicycle facilities along Sunrise Valley Drive and provide them within an easement for bicycle and pedestrian facilities, if not located in the Virginia Department of Transportation right-of-way.

As part of the approval of the Reston Master Plan the Board of Supervisors (the Board) approved a follow-on motion to direct staff to develop a funding plan for the transportation improvements recommended in the Plan. Staff has been working with an advisory group to develop a formula to present to the Board that would facilitate a co-operative funding agreement between public and private investment in Reston. At the time of publication, the rate of contribution per dwelling unit has not yet been established or adopted by the Board. However, the applicant has proffered to contribute the amount towards the transportation fund as determined by the formula to be adopted by the Board of Supervisors.

Staff did not identify a need for an individual transportation management plan given the minimal impacts the proposed dwelling units would have on the nearby transportation network. However, staff did recommend the applicant commit to allowing this development, the neighboring development to the west (11720 Sunrise Valley Drive) and the development to the north, to have a combined Transportation Demand Management program. As the applicant has not yet committed to this, it is an outstanding issue.

Areawide Recommendation: Environmental Stewardship, page 140: *Includes recommendations on stormwater management, natural resources management, tree canopy goals, green buildings, and noise impacts.* ***Residential Development Criteria #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: preservation; slopes and soils; water quality; drainage; noise; lighting; and*

energy. ***Residential Development Criteria #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 lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts are also encouraged.* **Transit-Oriented Development Guideline #12, Environmental Considerations:** *Seek opportunities for mitigating environmental impacts of development.* The applicable staff memo is provided as Appendices 7, 11 and 12.

The site lacks steep slopes and has adequate soils for good foundational support and subsurface drainage. There is an existing Environmental Quality Corridor (EQC) and an existing wet pond located on the eastern portion of the site. The applicant has committed to preserving the existing trees in the EQC and will not disturb these areas with development.

A portion of the Colonial Pipeline Easement covers a portion of the eastern site between the residence and the EQC. The Comprehensive Plan provides guidance as it related to residential units in proximity to gas pipelines. In general the Plan states that care should be taken on locating uses in the pipeline easement and there should be an adequate setback to new residential development. The applicant has located parking and an open play area in the pipeline. The original submission included portions of the lots located within the easement and the units located just outside the easement. While staff would prefer a 50-foot setback from the easement to the units the applicant was only able to provide 15 feet. However, the applicant has indicated to staff that they are required by the pipeline owners to re-insulate the pipeline to provide an added measure of security against rupture. In staff's opinion, the revised setback and insulation are adequate to address the Plan guidance.

The applicant's CDP/FDP/DPA proposes a stormwater management system that uses an existing on-site stormwater management pond to meet the PFM standards for water quality and quantity. The capacity of the downstream conveyance system, which includes Pond 913 and culverts under Sunset Hill Road and the Washington and Old Dominion Trail, is inadequate as evidenced by recent flooding. The applicant will need to demonstrate to the satisfaction of the Department of Public Works and Environmental Services (DPWES) at site plan stage, that they can detain water on-site as if the site was an undisturbed forested area, instead of simply detaining the stormwater from the new impervious development proposed. This will increase the amount of stormwater detained on-site in accordance with the goals of the Comprehensive Plan and help avoid exacerbating the existing downstream problem.

The Environment section of the Comprehensive Plan's Policy Plan contains recommended levels for transportation generated noise in residential settings. Specifically, the Policy Plan recommends transportation noise impacts be mitigated so that internal noise levels inside homes do not exceed 45 dBA and 65 dBA for outdoor recreation areas for homes. For homes impacted by a day-night average sound level (DNL) of 65-75 dBA, the Comprehensive Plan recommends mitigation.

The applicant's proffer statement includes a commitment to submit a noise study during site plan review. The proffer further commits the applicant to incorporating noise attenuation features in the proposed dwellings that would meet the Comprehensive Plan's recommended standards listed above.

Staff reviewed the existing trees on site and the proposed landscaping. Staff recommends that the applicant provide a contingency plan for the street trees along Roland Clarke Place, as they are located in a VDOT right of way and may not be permitted. The applicant has included a proffered condition to address this concern.

The applicant has also included proffered to tree preservation, construction monitoring, root pruning, and tree protection typically recommended by the Department of Public Works and Environmental Service's (DPWES) Urban Forest Management Division (UFMD).

Areawide Recommendation: Urban Parks, Recreational Facilities, Cultural Facilities, page 140: *The growth and redevelopment planned for the three TSAs will increase the need for parks and open space, recreation facilities, and cultural amenities, all of which are essential components in creating places where residents and employees can live, work and play. The intent of this [Comprehensive Plan] section is to present recommendations to meet the need for urban parks, recreation and cultural facilities created by growth in the TSAs.*

This was previously discussed in the Development Performance Review Objective to Provide Urban Parks and other Recreational Amenities and has been addressed by the applicant.

ZONING ORDINANCE PROVISIONS

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

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement

the stated purpose and intent of this Ordinance. A rezoning application or development plan amendment application may only be approved for a planned development if the planned development satisfies the following general standards:

General Standard 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 previously discussed, the planned development substantially conforms to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities, and does not exceed the density or intensity permitted by the Comprehensive Plan.

General Standard 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 general Comprehensive Plan guidance in this area is office or residential use. The design of the layout, lot sizes and building setbacks are constrained due to the existence of a gas pipeline easement and an EQC. Such development is possible because of the flexibility provided in the Zoning Ordinance for Planned districts; a similar residential development would not be permissible in a conventional district.

General Standard 3: The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

The majority of the development is being proposed on the western portion of the site due to the restrictions on the property mentioned above. The applicant is providing a tree save area in the limits of the EQC and providing open recreation space in the gas pipeline easement. As previously discussed, the proposed development provides over 90,300 square feet of open space.

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

In staff's opinion, the proposed development does not hinder, deter, or impede development of surrounding properties and has been designed to fit into the character of the surrounding area.

General Standard 5: The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities,

including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

Fairfax County Public Schools (FCPS): The Fairfax County Public Schools' (FCPS) Office of Facilities Planning Services anticipates that the 34 single family attached dwelling units and 10 multifamily dwelling units proposed by the applicant would generate 18 new students attending County schools (Appendix 13). In order to address the need for capital improvements associated with the new students, a proffer contribution of $211,482 ($11,749 x 18) per projected student has been requested. The applicant has proposed a proffer contribution to satisfy this concern.

Fairfax County Water Authority (FCWA): The property can be served by Fairfax Water. Adequate domestic water service is available at the site from an existing 12-inch water main located in Roland Clark Place (Appendix 14).

Sanitary Sewer Analysis: The application is located in the Colvin Run watershed and would be sewered into the Blue Plains Treatment Plant. An existing 8 inch line located on the property is adequate for the proposed use (Appendix 15).

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

As previously discussed, adequate pedestrian, bicycle, and transit linkages exist, are shown on the CDP/FDP/DPA Plan and have been proffered to be provided by the applicant.

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

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

Design Standard 1: In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The applicant is requesting a rezoning to the PDH-12 District and the R-12 District would be the most similar conventional district. In the R-12 District, the building height for single family dwellings is 35 feet and multifamily is 65 feet. The applicant is proposing buildings at 47 feet. Setbacks in the conventional district is 5 feet for the front,

10 feet for the side and 20 feet for the rear for single family and 20 feet for the front, 10 feet for the side and 25 feet for the rear for multifamily units. The single family units have a building zone of 8 feet for the front of the buildings along Roland Clark Place and the northern road that also includes the stoops and the multifamily building is 40 feet from Sunrise Valley Drive. The adjacent properties to the north and west are zoned PRC. The property to the east is zoned I-5 and separated from the site by a wet pond. The applicant is establishing an urban townhouse format and in staff's opinion has provided for adequate setbacks.

Design Standard 2: Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

A minimum of 30 percent open space is required and the applicant is proposing 37 percent open space. The Zoning Ordinance requires 2.7 parking spaces per single family attached unit and 1.6 spaces per unit for each multifamily unit. There are two planned parking spaces per single family attached unit in each garage and the rest of the parking is surface parking. The required number of spaces is 108 and the applicant is providing 116 spaces.

Design Standard 3: Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The applicant is providing an adequate network of private roads and alleyways in the proposed development. The streets and driveways conform to County regulations. In addition, the applicant has proposed sidewalk and trail connections throughout the site and with neighboring properties. These sidewalks and trails provide access to the recreational areas, open space, roadways and transportation facilities on site.

MODIFICATIONS AND WAIVERS

Minimum Required Privacy Yard

Sect. 6-107 (2) of the Zoning Ordinance requires the applicant to provide a minimum of a 200 square foot privacy yard for single family attached dwellings. The applicant has requested a waiver to the provision of a minimum rear yard in favor of providing open recreation area on the eastern portion of the site. In addition, since no permanent structures can be constructed in the gas pipeline easement, the single family attached dwellings are concentrated on the western portion of the site. Therefore, staff supports the waiver request.

Parking Lot Landscaping

The applicant is requesting a waiver of Sect. 13-203 (3) of the Zoning Ordinance to provide peripheral parking lot landscaping due to the restrictions of the gas line transmission easement. While staff encourages landscaping to surround the parking lot, permanent trees may not be planted in the gas pipeline easement. On the CDP/FDP/DPA the applicant has shown raised mulch beds to allow for shrubs and perennial plants. Staff feels this is an acceptable alternative and therefore supports the waiver request.

Loading Space

The applicant is requesting a waiver of Sect. 11-203 of Zoning Ordinance requiring a loading space for the multifamily dwelling unit. The multifamily building consists of 10 units and is directly adjacent to surface parking. While staff has often supported a reduction in this requirement, we seldom support a waiver. However, this multifamily building is unique since it is for only ten units of which four are WDUs. In this limited instance staff does not object to the waiver.

CONCLUSIONS

The applicant is requesting approval of DPA-HM-117 to allow the deletion of 22,834 square feet of land area from the PRC District to permit that area to be included in the rezoning to the PDH-12 District. The deletion of land from the PRC District does have a small impact on the permitted density for Reston, which is capped at 13 people per acre for land zoned PRC. Therefore, the removal of approximately one-half acre would decrease the potential density for land zoned PRC by seven people. The rezoning proposal would add density to the area, but since it is proposed as PDH-12 the residents generated by the development would not count towards the permitted PRC density. Therefore, staff concludes that the deletion of the land area with the requested DPA would not negatively affect the nearby development.

The applicant has demonstrated to the satisfaction of staff that the proposed development meets the criteria used to analyze this application set forth in the Comprehensive Plan and the Zoning Ordinance, including the Areawide Recommendations, Development Review Performance Objectives and the Residential Development Criteria. The applicant has adequately addressed site design issues including streetscapes, an appropriate setback from the gas pipeline easement, open space requirements and inclusion of recreation facilities. The applicant has provided architectural renderings of the single family attached dwellings and the multifamily building and demonstrated their compatibility in design and massing with the surrounding developments, as well as committing to provide a noise study at the time of site plan. In addition, the applicant has satisfied environmental concerns by providing adequate tree preservation and new landscaping, as well as restricting encroachment of

the development into the Environmental Quality Corridor. The applicant has also proffered to design the buildings using green building measures.

Furthermore, the applicant has addressed staff concerns by including pedestrian trails throughout the site and a cycle track for bicycles along Sunrise Valley Drive. It should be further noted that the applicant has satisfactory addressed staff concerns with regard to stormwater management mitigation techniques, the provision of four workforce dwelling units, and heritage resource documentation.

Staff notes there remain outstanding Park Authority concerns. The applicant is proposing a proffer contribution to the construction and maintenance of athletic fields of $107,102; whereas, $183,799, based on the calculation of $1.72 per square foot of gross floor area was requested. The applicant has not committed to providing a transportation demand management commitment.

RECOMMENDATIONS

Staff recommends approval of DPA-HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District.

Staff recommends approval of RZ/FDP 2015-HM-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance to provide the minimum required privacy yard area of single family detached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance to provide peripheral parking lot landscaping.
- Waiver of Sect. 11-203 of the Zoning Ordinance to provide loading spaces.

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

APPENDICES

1. Draft Proffers
2. Applicant's Statement of Justification
3. Affidavit
4. Residential Development Criteria/Guidelines for Transit-Oriented Development
5. Land Use Analysis
6. Office of Community Revitalization Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Park Authority Analysis
10. Heritage Resources Survey
11. Department of Public Works and Environmental Services Analysis
12. Urban Forestry Analysis
13. Fairfax County Public Schools Analysis
14. Fairfax County Water Analysis
15. Sanitary Sewer Analysis
16. Glossary

Proffered Conditions
Sekas Homes, LTD.
RZ 2015-HM-012
November 6, 2015
February 23, 2016
March 31, 2016
April 5, 2016
April 11, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))1B1 and 2 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-12 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, (hereinafter referred to as the "Board") in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Land Design Consultants, Inc., dated May, 2015, revised through March, 2016.

2. Maximum Lot Yield. The development shall consist of a maximum of 34 single family attached units and 10 multifamily units.

3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the CDP/FDP, such as, but not limited to locations of utilities, landscaping, minor adjustments of property lines and the general location of dwellings and driveways on the proposed lots may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the CDP/FDP and provided that the modifications do not increase the total number of dwelling units, decrease the amount of open space, tree save, or distances to peripheral lot lines, change the points of access to the Property, or alter the limits of clearing and grading as shown on the CDP/FDP.

4. Establishment of Homeowners Association (HOA). Prior to record plat approval, the Applicant shall provide the Department of Public Works and Environmental Services (DPWES) with documentation that the Applicant has established an HOA in accordance with Sect. 2-700 of the Zoning Ordinance. The applicant shall petition Reston Association (RA) for membership. The purpose of the HOA shall be, among other

things, establishing the necessary residential covenants governing the use and operation of common open space, provided the same is not maintained by Reston Association, and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items. If the Property is incorporated into Reston Association, maintenance obligations for the uses in the open space may be delegated to RA, if RA accepts those responsibilities. The HOA documents shall also include a commitment that the open space amenities shall be available for use by the development located in the northwest quadrant of Roland Clarke Place and Sunrise Valley Drive if such is approved for townhouse development. The HOA documents shall also include a provision allowing the addition of land area to the association, specifically parcels to the north and to the west.

5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same, unless, as described in Proffer3, maintenance obligations are delegated to RA.

6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, walkways, common area landscaping, stormwater management facilities, and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The location and any applicable restrictions of the gas line and associated easement shall also be disclosed per the parameters in this proffer.

7. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over any trails and/or sidewalks, private streets and public amenity areas as generally shown on the CDP/FDP. Notwithstanding that shown on the CDP/FDP, the proposed public access easement on the eastern portion of the site adjacent to the sidewalk and trail shall extend from the eastern property boundary to the western edge of the internal trail to allow for the construction of a bike or pedestrian facility over the EQC by others. All pedestrian or bicycle facilities not located within right-of-way shall be located within a public access easement.

8. Architectural Design. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on the CDP/FDP. The primary building materials, exclusive of trim shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the elevations.

9. Construction. Outdoor construction activity shall be limited to between the hours of 7:00 am and 7:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturdays. No

outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employee and subcontractors. Construction hours shall be posted on site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners. All parking of construction vehicles shall occur on the Property. Prior to site plan approval, the telephone number of the site superintendent that will be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.

10. Public Space Design Elements. A minimum of one trash receptacles shall be provided for each proposed picnic table. A dog waste station shall be provided along the trail, the exact location to be determined at the time of site plan review.

11. Public Art. The Applicant shall install and maintain an art or sculpture element, the exact location to be determined at the time of site plan review, that is based on the architecture/design or otherwise commemorates the prior existence of the American Press Institute building on the Property. Additionally, the Applicant shall work with IPAR (Initiative for Public Art) to allow the installation of public art on the property in the area on the plan labeled "Potential Public Art Display Area" or at another location determined by the Applicant in consultation with IPAR.

II. TRANSPORTATION

12. Private Streets. All private streets on the Property shall be constructed in conformance with the Public Facilities Manual ("PFM") and of materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The HOA shall be responsible for the maintenance of the onsite private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.

13. Construction Easement. At the time the full section of roadway is provided to the north, the Applicant shall provide the easements and permission needed to allow the "northern road" as shown on the CDP/FDP, to be reconfigured and incorporated as a component of the completed road, with such incorporation, to potentially include the provision of parallel parking spaces in the area of the northern road. Such easements and permission shall be provided at no cost. This proffer shall not require an expansion of the northern road, or any change in its configuration, or relationship to the approved units, as shown on the CDP/FDP and shall not require the dedication of the northern road as a public street. Any re-striping or associated road work shall be performed by others and shall not be a responsibility of the Applicant or the successor HOA.

14. Trail Maintenance. The Applicant/HOA or designee shall maintain all trails/sidewalks not in right-of-way.

III. ENVIRONMENTAL

15. Noise. At the time of site plan review, the Applicant shall submit a noise study which analyzes the impact of vehicle noise from Sunrise Valley Drive on the Property. If such study shows that the multi-family building (shown as Units 35-44) or Unit 7 along Roland Clarke Place as shown on the CDP/FDP are impacted by noise levels greater than 65 dBA, the Applicant shall provide attenuation measures sufficient to achieve an interior noise level of no greater than DNL 45 dBA and an exterior noise level for outdoor areas, including decks of no greater than 65 dBA.

16. Lighting. Any streetlights on the Property shall conform to the requirements of Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the approval of the Director, DPWES in accordance with the provisions of the Public Facilities Manual. Streetlights shall be consistent in design throughout the property and be of a design and character consistent with the architecture of the dwellings and the street furniture/amenity elements.

17. Green Building Practices. For each new dwelling unit constructed, certification shall be provided in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance or other equivalent program, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs. Such documentation shall demonstrate that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for that dwelling.

18. Universal Design At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

    At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style-vanity.

19. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on the CDP/FDP and shall be non-invasive, predominantly native species. At the time of planting, the minimum caliper for deciduous trees shall be two (2)

inches and the minimum height for evergreen trees shall be seven (7) to eight (8) feet, as depicted on the CDP/FDP. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision plans for review and approval by the Urban Forestry Management Division (UFMD), provided that, to the extent possible, all species are locally common native species. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, as approved by UFMD, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.

20. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities or trails.

21. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall be subject to the review and approval of the UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and within 25 feet outside of the proposed limits of clearing and grading and within ten (10) inside the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, determined by the certified arborist shall be included in the plan.

22. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting,

the Applicant's certified arborist or landscape architect or designated representative shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. 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.

23. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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

24. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. Root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be 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 minimum depth of 18 inches.

• Root pruning shall take place prior to any clearing and grading, or demolition of structures and in conjunction with the installation of all super silt fence being used as tree protection fence.

• Root pruning shall be conducted with the supervision of a certified arborist.

• An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

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

26. Maintenance. The Applicant or HOA shall maintain and replace in-kind all pedestrian realm elements in the right-of-way immediately adjacent to the Property on Roland Clarke Place. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Maintenance commitments shall commence coincidental with the Applicant's streetscape installation and shall include, but not be limited to the following elements if they are located within the ROW:

    1. All plantings including trees, shrubs, perennials, and annuals;
    2. All associated irrigation elements;
    3. All hard surfaces;
    4. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures.

27. Streetscape Planting Spaces. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on the CDP/FDP, subject to review and approval by UFMD. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area at least 4 x 4 feet. Where planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet shall be provided beneath paver surfaces using structural cell technology or other solutions acceptable to UFMD that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

    - A minimum of 4 feet open surface width and 16 square feet open surface area.
    - Rooting area beneath paver surfaces a minimum of 8 feet wide at the narrowest point, taking into consideration sloped sides as may be needed to support adjacent compacted soils to support roadways and pedestrian walkways. Planting space depth shall be 3-4 feet. Paved surfaces over the specified rooting area shall not be dependent upon compacted soil for structural support.
    - Soil volume for Category III or IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil

depth of 3-4 feet, within which lateral root growth is unrestricted.

- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.
- Applicant shall contact UFMD at least 3 business days prior to installation of trees, and provide an opportunity for UFMD staff to verify conformance with these requirements.

IV. CONTRIBUTIONS

28. Parks and Recreation. Pursuant to Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. Installation of the features and amenities shown on the CDP/FDP shall be deemed to fulfill the requirement of Sect. 6-110. In the event that the nature or extent of the features/amenities are altered so as to not be deemed to fulfill the requirements, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of $1,800 per residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Hunter Mill District.

29. Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute $107,102.00 to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Hunter Mill District, as determined by the Fairfax County Park Authority in consultation with the Hunter Mill District Supervisor.

30. Public Schools. A contribution of $11,749 per projected student for the total number of units constructed, based on methodology for calculating the number of students outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements at the public schools serving the development. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

31. Workforce Dwelling Units ("WDUs"). The Applicant shall provide four (4) WDUs within the multi-family building on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. The four units shall not be located all on the same floor. Half of the units shall be affordable to those whose incomes qualify at 80% of the area median

income and the other half of the units shall be affordable to those whose incomes qualify at 100% of the area median income.

32. Reston Road Fund Contribution. Prior to site plan approval, the Applicant shall contribute per dwelling unit to the _____ in accordance with the guidelines when adopted by the Board of Supervisors, as amended, subject to credit for all creditable expenses as a determined by the Fairfax County Department of Transportation and/or the Department of Public Works and Environmental Services.

33. Metrorail Tax District Buyout for Certain Residential Uses. This Approval will change the use of the Subject Property from one that is subject to an annual special improvement tax payable to the Phase I Dulles Rail Transportation Improvement District (the "District") to one that is not subject to payment of that tax. Pursuant to Virginia Code Ann. §33.2-2107 (2016), the Applicant must pay to the County $_____ , which is the amount representing the County's estimate of the present value of special improvement taxes that would have been payable to the District had the Subject Property continued as a use subject to payment of that tax. This payment is due to the County from the Applicant within 60 days of the date of this approval. If that payment is not made, then this Approval shall be null and void and of no effect, without further action by the Board of Supervisors. If at some future time, the Subject Property again becomes subject to payment of the special improvement tax to the District, then a portion of the lump sum payment may be credited towards the payment of subsequent special improvement taxes for the Subject Property in an amount as reasonably determined by the County on a pro rata basis, considering the lapse of time that the Subject Property was not so subject to payment of the special improvement tax.

34. Escalation. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution, shall escalate on a yearly basis from the base year of 2016, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3. 3.

Successors and Assigns

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

Counterparts

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

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

RP 11690, LLC
Title Owner of 174((14))1B1

By: _____

Name: _____

Title: _____

Sekas Homes, LTD

By: _____

Printed Name: John P. Sekas

Title: President

72064680_4.doc

NARRATIVE STATEMENT OF JUSTIFICATION

for

11690 Sunrise Valley Drive
Sekas Homes LTD
Rezoning Application
Tax Map # 17-4((14)) 1B1 and 2
June 3, 2015

RECEIVED
Department of Planning & Zoning
JUN 04 2015
Zoning Evaluation Division

OVERVIEW

This application presents the opportunity to revitalize a site within the industrially zoned section of Reston along the north side of Sunrise Valley Drive. The property, and those around it which share access on Roland Clarke Place, represent the suburban style office development efforts of the early 1970's. The property, located at the western edge of the Wiehle Station Transit Oriented Development (TOD) District, is strategically positioned so as to contribute significantly to the residential mixed use environment envisioned for the area while also providing an appropriate transitional use to the lower density open space and townhouse uses on the south side of Sunrise Valley Drive.

SURROUNDING AREA

The property is zoned I-5, PRC and R-E and contains 4.6049 acres. It is located in the northeast quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place and is bordered on the north and west by property zoned PRC and developed with office uses, on the east by property zoned I-5 and developed with office uses and on the south by open space (Reston Golf Course) and townhouses within the Indian Ridge subdivision.

PROPOSAL

The Applicant proposes to rezone the property to the PDH-12 District in order to construct 37 urban-style single family attached dwelling units with associated parking and recreational amenities. The existing office building and surface parking will be removed. Access will be provided via a single full movement access point off of Roland Clarke Place and the development will be served by private streets and alleyways. Recreational amenities will include a 4,100 square foot sport court and amenity space with picnic tables, benches and a trail system which will be open to the public. These recreational amenities are proposed within the existing 135 foot wide Transcontinental Gas Pipeline easement where parking for the office building exists today. It is noted that the pipeline easement was created prior to the Zoning Ordinance regulation related

to a density penalty for the easement area. Open space totals 38% of the site, with 75% of that being outside of the pipeline easement. The eastern portion of the property contains an intermittent stream which leads to an existing wet pond partially on the property, wetlands and Environmental Quality Corridor (EQC). This area is

being left undisturbed with the exception of allowed utility encroachments. An eight (8) foot wide asphalt trail is provided along Sunrise Valley Drive. Stormwater management is proposed to be provided through the existing pond which will be retrofitted to provide water quality measures and quantity control.

COMPLIANCE WITH COMPREHENSIVE PLAN

The property is located at the western edge of the South Subdistrict in the Wiehle Station Transit-Oriented Development (TOD) District. The base plan for the subdistrict is office use at .35 FAR or residential use up to 30 dwelling units per acre and the Plan contains language referencing the property as planned for office use at .35 or residential use with support retail at up to 1.0 FAR. The property is situated just outside a ½ mile from the Wiehle Station.

Transit Station Areas. The proposal aligns with the Planning Principles within the Comprehensive Plan for the Transit Station Areas (TSAs). Specifically, the provision of an urban-style townhome product at the edge of the TOD provides the diversity of housing recommended within the TSA in a built form which will complement the surrounding existing and future planned office and multifamily developments. The proposal also achieves the goal of tapering density as distance from the Station increases. The preservation of the environmentally sensitive land in the eastern portion of the property meets the important principle of protecting the area's natural resources and ecosystems. The provision of an active public amenity area contributes to the recreational opportunities recommended in the TSA and in Reston in general. The site is somewhat bifurcated from the remainder of the TOD to the east by the existing pond which spans the entire width of the TOD in a north/south direction. Therefore, connectivity to the bulk of the TOD to the east, and ultimately to the Wiehle Station, is accomplished through the proposed 8' trail along Sunrise Valley Drive.

The proposal also accomplishes the applicable objectives outlined in the Development Review Performance Objectives for projects in the TSA areas by providing an urban townhouse development which will add housing diversity to the prodominently planned multifamily uses in the TOD, contributing to the necessary residential/non-residential balance within the TOD, providing pedestrian and bicycle connectivity and recreational

amenities, as well as protecting the existing lower density residential areas to the south by providing a like and appropriate transitional use.

Residential Development Criteria

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

High Quality Site Design. The urban-style layout depicts a rear-loaded style attached product which enables the units to front, for the most part, on either a central urban streetscape or on open space with front sidewalks. By designing the majority of the homes to front on the edges of the property, the ability to create a connection with future adjacent development is fostered. A well-designed open space area, which takes advantage of the views of the pond and the essentially unbuildable easement is also provided. Streetscape landscaping as well as landscaping for screening purposes is provided in the development and both the tree preservation target and the tree canopy requirements are met or exceeded.

Neighborhood Context The surrounding area is currently characterized by suburban-style office development. The context envisioned in the Comprehensive Plan, however, is a much more urban, walkable, pedestrian focused environment, oriented to the Metro. The proposed townhouse development is appropriately located within the TSA to contribute to this pedestrian focused environment while also serving as a transition to areas outside of the TSA.

Environment. The proposal proposes 38% open space, with much of it including the substantially wooded environmentally sensitive EQC area in the eastern portion of the property. The site layout has been designed to respect the natural topography of the property in that the design of the units comtemplated additional stairs in the garage in order to mimic the topography and minimize any encroachment in to the gas easement and the existing natural features around the wetlands/EQC. Water quality will be handled via the existing wet pond so no additional facilities will be necessary. The development is set back an appropriate distrance from the DAAR so as not be affected by traffic noise. Lighting within the development will respect the night sky and off-site impact

will be minimized. Lastly, the homes will be constructed utilized green building techniques which will be memorialized in the proffers.

Tree Preservation and Tree Cover Requirements. As noted above, both the tree canopy requirement and tree preservation target percentage have been met. A landscape plan has been provided showing the location of proposed trees and tree save areas.

Transportation. There are no planned grid of street sections shown on the Comprehesnive Plan for this Property and all surrounding streets have been improved to their ultimate capacity. However, the proposed street pattern does allow for a potential grid street connection to the north while transforming existing Roland Clarke Place into the desired streetscape contemplated by the Plan. No direct access is proposed on Sunrise Valley Drive. The size of the development does not lend itself to a TDM program but connections to the Wiehle Metro Station will be fostered for pedestrian access via the proposed trail along Sunrise Valley Drive.

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

Affordable Housing. Due to the size of the project, it is not subject to the ADU Ordinance requiring onsite construction of ADUs. The Applicant will proffer a contribution to the Housing Trust Fund.

Heritage Resources. There are no known heritage resources on this developed site.

COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

Article 6: Planned Development District Regulations, Sect. 6-100

The proposed use of single family attached units is a permitted principal use in a PDH-12 District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6.

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

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, the proposed project embodies the principles, objectives and goals of development within transit station areas.

2. The Application meets General Standard 2 which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The P District allows the flexibility to provide the urban site design recommended in the Comprehensive Plan. The site design constraints created by the 135 foot wide pipeline easement could result in difficulties achieving the design concepts recommended in the Plan, but the utilization of a P District allows for the appropriate reductions to overcome this obstacle. The plan incorporates urban design standards for the front, side and rear yard setbacks to permit covered porches, stairs and stoops and bay/box windows and four foot balconies in the rear of the units for enhanced architecture. The open space required in the P District has been designed with the theme established in the Comprehensive Plan of a central place of congregation for the quadrant revolving around outdoor recreation accessible via a series of trails.

3. The planned development effectively utilizes all available land, including that within the easement, and protect the environmentally sensitive land to the east, thus meeting General Standard 3.

4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. Quite the contrary, as stated above, the development will contribute positively to the mixed use residential environment envisioned for this area and the layout will not preclude the development of neighboring properties. Since this property is located on the outermost fringe of the TSA, it provides a quality urban community while, at the same time, serving as a transition use between the higher density expected nearer to the station and the low density open space (golf course) and townhomes across Sunrise Valley Drive.

5. The proposal meets General Standard 5 as adequate public facilities are available to serve the property.

6. Appropriate connections are provided within the development to external facilities and internally between the townhomes and the recreational area. Thus, General Standard 6 is met.

The application also meets the required design standards specified in Sect. 6-102 by meeting the applicable bulk regulations, parking, open space requirements and by providing appropriately designed street and trail systems.

CONCLUSION

This application proposes a rezoning of the Property to facilitate the revitalization of this industrially zoned site in order to create a development that furthers the goals and objectives of the Wiehle Station TSA and fosters synergy with other developments in proximity to Metro. For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

REZONING AFFIDAVIT

131415b

DATE: APR 4 2016
(enter date affidavit is notarized)

I, Lori R. Greenlief, 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): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sekas Homes, Ltd. Agent: John P. Sekas	407 L Church Street, N.E. Vienna, VA 22180	Applicant/Contract Purchaser of Tax Map 17-4 ((14)) 1B1, 2
RP 11690 LLC Agent: James J. Lee	4075 Wilson Boulevard, Suite 650 Arlington, VA 22203	Title Owner of Tax Map 17-4 ((14)) 1B1, 2
Land Design Consultants, Inc. Agent: Matthew T. Marshall, LS Joshua C. Marshall	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Engineer/Agent for Applicant

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

131415b

Rezoning Attachment to Par. 1(a)

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
McGuireWoods LLP	1750 Tysons Boulevard, Suite 1800	
Agents: Scott E. Adams	Tysons, VA 22102	Attorney/Agent for Applicant
David R. Gill		Attorney
Janet F.S. Griffith		Attorney
Jonathan P. Rak		Attorney
Gregory A. Riegle		Attorney
Kenneth W. Wire		Attorney
Sheri L. Akin		Planner
Lori R. Greenlief		Planner

(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.

131415b

REZONING AFFIDAVIT

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(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)
Sekas Homes, Ltd.
407 L Church Street, N.E.
Vienna, VA 22180

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John P. Sekas, sole shareholder

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
John P. Sekas, President
Bryan L. Deege, Vice President
Sandra A. Booze, 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: APR 4 2016
(enter date affidavit is notarized)

131456

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RP 11690 LLC
4075 Wilson Boulevard, Suite 650
Arlington, VA 22203

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)
Rooney Properties, LLC (1) Kathleen D. Rooney
Rooney Capital, LLC (2) John Reyhan
James J. Lee
Kevin P. Moore

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
James J. Lee, President
Kathleen D. Rooney, Vice President
Kevin P. Moore, Secretary and Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Rooney Properties, LLC (1)
4075 Wilson Boulevard, Suite 650
Arlington, VA 22203

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)
Rooney Holdings Inc. (3)
Kathleen D. Rooney
James J. Lee

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.

131415b

Rezoning Attachment to Par. 1(b)

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Rooney Capital, LLC (2)
4075 Wilson Boulevard, Suite 650
Arlington, VA 22203

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)
L. F. Rooney, III Revocable Trust (4)
L. F. Rooney, III 1991 Trust No. 3 (5)
L. F. Rooney, III 2002 Family Trust (6)

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)
Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

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)

Matthew T. Marshall
Joshua C. Marshall

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: APR 4 2016
(enter date affidavit is notarized)

13145b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Rooney Holdings Inc. (3)
4075 Wilson Boulevard, Suite 650
Arlington, VA 22203

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)
L. F. Rooney, III Revocable Trust
Kathleen C. Rooney
L. F. Rooney, III 1991 Trust No. 2 (7)
Rooney Capital, LLC
L. F. Rooney, III 1991 Trust No. 3
L. F. Rooney, III 2002 Family Trust

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)

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: APR 4 2016
(enter date affidavit is notarized)

131415b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

(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**)

Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brose, R. C.
Allen, Joel S.	Becker, Scott L.	Burk, Eric L.
Anderson, Arthur E., II	Belcher, Dennis I.	Busch, Stephen D.
Anderson, James M., III	Bell, Craig D.	Cabaniss, Thomas E.
Anderson, Mark E.	Bilik, R. E.	Cairns, Scott S.
Andre-Dumont, Hubert	Blank, Jonathan T.	Capwell, Jeffrey R.
Atty, Lisa A.	Boardman, J. K.	Cason, Alan C.
Bagley, Terrence M.	Brenner, Irving M.	Chaffin, Rebecca S.
Barger, Brian D.	Brooks, Edwin E.	Chapman, Jeffrey J.

(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.

131415b

Rezoning Attachment to Par. 1(c)

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

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

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

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

Clark, Jeffrey C.
Cockrell, Geoffrey C.
Collins, Darren W.
Covington, Peter J.
Cramer, Robert W.
Cromwell, Richard J.
Culbertson, Craig R.
Cullen, Richard (nmi)
Daglio, Michael R.
De Ridder, Patrick A.
Dickerman, Dorothea W.
DiMattia, Michael J.
Dooley, Kathleen H.
Dossa, Mehboob R.
Downing, Scott P.
Edwards, Elizabeth F.
Ensing, Donald A.
Evans, Gregory L.
Evans, Jason D.
Ey, Douglas W., Jr.
Farrell, Thomas M.
Feller, Howard (nmi)
Finger, Jon W.
Finkelson, David E.
Foley, Douglas M.
Fox, Charles D., IV
Franklin, Ronald G.
Fratkin, Bryan A.
Freedlander, Mark E.
Freeman, Jeremy D.
Fuhr, Joy C.
Gambill, Michael A.
Glassman, Margaret M.
Gold, Stephen (nmi)
Goldstein, Philip (nmi)
Grant, Richard S.
Greenberg, Richard T.
Greene, Christopher K.
Greenspan, David L.
Gresham, A. B.
Grieb, John T.
Haas, Cheryl L.
Hampton, Charles B.
Harmon, Jonathan P.
Harmon, T. C.
Hartsell, David L.
Hatcher, J. K.
Hayden, Patrick L.
Hayes, Dion W.
Hedrick, James T., Jr.
Hilton, Robert C.
Horne, Patrick T.
Hornyak, David J.
Hosmer, Patricia F.
Howard, Justin D.
Hughes, John L., Jr.
Jackson, J. B.
Jewett, Bryce D., III
Jordan, Hilary P.
Justus, J. B.
Kahn, Brian A.
Kanazawa, Sidney K.
Kane, Matthew C.
Kang, Franklin D.
Kannensohn, Kimberly J.
Katsantonis, Joanne (nmi)
Keeler, Steven J.
Kelly, Brian J.
Kilpatrick, Gregory R.
King, Donald E.
Kobayashi, Naho (nmi)
Konia, Charles A.
Kratz, Timothy H.
Kromkowski, Mark A.
Krueger, Kurt J.

(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)

131415b

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

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

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

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

Kutrow, Bradley R.
La Fratta, Mark J.
Lamb, Douglas E.
Lapp, David R.
Lias-Booker, Ava E.
Link, Vishwa B.
Little, Nancy R.
Long, William M.
Lukitsch, Bethany G.
Maddock, John H., III
Mandel, Michael D.
Manning, Amy B.
Marianes, William B.
Marshall, Gary S.
Marshall, Harrison L., Jr.
Marsico, Leonard J.
Martin, Cecil E., III
Martin, George K.
Martinez, Peter W.
Mason, Richard J.
Mathews, Eugene E., III
Mayberry, William C.
McDonald, John G.
McFarland, Robert W.
McGinnis, Kevin A.
McIntyre, Charles W.
McKinnon, Michele A.
McLean, David P.
McLean, J. D.
McNab, S. K.
McRill, Emery B.
Michalik, Christopher M.
Milianti, Peter A.
Miller, Amy E.
Moldovan, Victor L.
Muckenfuss, Robert A.
Mullins, P. T.
Murphy, Sean F.
Nahal, Hardeep S.
Natarajan, Rajsekhar (nmi)
Neale, James F.
Nesbit, Christopher S.
Newhouse, Philip J.
O'Grady, John B.
Oakey, David N.
Older, Stephen E.
Oostdyk, Scott C.
Padgett, John D.
Perzek, Philip J.
Phillips, Michael R.
Pryor, Robert H.
Pumphrey, Brian E.
Pusateri, David P.
Rak, Jonathan P.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Riley, James B., Jr.
Riopelle, Brian C.
Roach, Derek A.
Roberts, Manley W.
Roeschenthaler, Michael J.
Rogers, Marvin L.
Rohman, Thomas P.
Ronn, David L.
Rosen, Gregg M.
Russo, Angelo M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, Philip C.
Schewel, Michael J.
Sellers, Jane W.
Sethi, Akash D.
Shelley, Patrick M.
Simmons, L. D., II

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

131445b

Rezoning Attachment to Par. 1(c)

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

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

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

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

Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Spitzer, Mark A.
Spivey, Angela M.
Stallings, Thomas J.
Steen, Bruce M.
Steggerda, Todd R.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.
Symons, Noel H.
Tarry, Samuel L., Jr.
Taylor, R. T.
Thanner, Christopher J.
Thornhill, James A.
Van Horn, James E.
Vance, Robin C.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Visconsi Law Corporation, John R.*
Wade, H. L., Jr.
Walker, Barton C.
Walker, John T., IV
Walker, Thomas R.
Walker, W. K., Jr.
Walsh, Amber M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. R., III
White, Walter H., Jr.
Wilburn, John D.
Williams, Steven R.
Woodard, Michael B.
Wren, Elizabeth G.

*Does not own 10% or more of McGuireWoods LLP

(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: APR 4 2016
(enter date affidavit is notarized)

1314156

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

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

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

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

(Former Equity Partner List)

Cacheris, Kimberly Q.
Glickson, Scott L.
Isaf, Fred T.
Parker, Brian K.
Robinson, Stephen W.
Schmidt, Gordon W.
Tackley, Michael O.

(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: APR 4 2016
(enter date affidavit is notarized)

13145b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

L. F. Rooney, III Revocable Trust (4)
4075 Wilson Bouelvard, Suite 650
Arlington, VA 22203

(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**)

Beneficiary:

Kathleen C. Rooney
Laurence F. Rooney IV
Michael C. Rooney
Kathleen D. Rooney

(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: APR 4 2016
(enter date affidavit is notarized)

131415b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

L. F. Rooney, III 1991 Trust No. 3 (5)
4075 Wilson Bouelvard, Suite 650
Arlington, VA 22203

(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)**

Beneficiary:

Kathleen C. Rooney
Laurence F. Rooney IV and two minor children
Michael C. Rooney
Kathleen D. Rooney

(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: APR 4 2016
(enter date affidavit is notarized)

131415b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

L. F. Rooney, III 2002 Family Trust (6)
4075 Wilson Bouelvard, Suite 650
Arlington, VA 22203

(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**)

Beneficiary:

Kathleen C. Rooney
Laurence F. Rooney IV and two minor children
Michael C. Rooney
Kathleen D. Rooney

(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)

131445b

DATE: APR 4 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(enter County-assigned application number (s))

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

L. F. Rooney, III 1991 Trust No. 2 (7)
4075 Wilson Bouelvard, Suite 650
Arlington, VA 22203

(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**)

Beneficiary:

Kathleen C. Rooney
Laurence F. Rooney IV
Michael C. Rooney
Kathleen D. Rooney

(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: APR 4 2016
(enter date affidavit is notarized)

131445b

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(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: APR 4 2016
(enter date affidavit is notarized)

1314156

for Application No. (s): RZ/FDP 2015-HM-012, DPA HM-117
(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

Lori R. Greenlief, Sr. Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of April 2016, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2016

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

b) *Layout:* The layout should:

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

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

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

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

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

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

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

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

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

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

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

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

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

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

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

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

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

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

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

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

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;

b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;

h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

APPENDIX 11

GUIDELINES FOR TRANSIT-ORIENTED DEVELOPMENT

Fairfax County seeks to accommodate future residential and employment growth and expand choices for residents and employees by encouraging transit-oriented development (TOD) as a means to achieve compact, pedestrian-oriented, mixed-use communities focused around existing and planned rail transit stations.

The following guidelines and design principles are intended to effect well-planned transit-oriented development and should be considered in planning efforts as new station areas are identified and when an existing station area is subject to a major replanning effort. When applicable, these principles should be used in the review of major rezoning cases for development around planned and existing rail transit stations. These guidelines are intended to provide guidance for TOD in addition to the specific guidance found in Area Plans for each station area.

1. Transit Proximity and Station Area Boundaries:

Focus and concentrate the highest density or land use intensity close to the rail transit station, and where feasible, above the rail transit station.

This TOD area may be generally defined as a ¼ mile radius from the station platform with density and intensity tapering to within a ½ mile radius from the station platform, or a 5-10 minute walk, subject to site-specific considerations. Station-specific delineations should allow for the consideration of conditions such as roads, topography, or existing development that would affect the frequency of pedestrian usage of transit and therefore affect the expected walking distance to a station within which higher intensity development may be appropriate. Higher intensities within the delineated area may be appropriate if barriers are overcome and demonstrable opportunities exist to provide pedestrians a safe, comfortable and interesting walk to transit. To protect existing stable neighborhoods in the vicinity of transit but not planned for transit-oriented development or redevelopment, and to focus density toward the station, Area Plans should include clearly delineated boundaries for transit-oriented development based upon these criteria and a recognition of the respective differences in service levels and capacity of heavy rail, commuter rail and light rail transit which influence the overall density and intensity appropriate for a particular station area.

2. Station-specific Flexibility:

Examine the unique characteristics and needs of a particular station area when evaluating TOD principles to ensure the appropriate development intensity and mix of land uses relative to the existing and planned uses for the surrounding areas.

Each of Fairfax County's planned and existing rail transit stations has a unique character in terms of surrounding land uses, transportation infrastructure and roadways, environmental and topographical characteristics, and location within the rail system. Although each individual station should balance node and place functions to some extent, the value of the system as a whole can be enhanced if there is some degree of specialization, which can enhance the goals of TOD. Implementation of TOD within Transit Station Area (TSA) boundaries established in Area Plans, should consider the characteristics of the larger area surrounding the TSA (e.g., stable residential neighborhood, revitalization area, urban center). Transit station areas within a larger

mixed-use center should be integrated into the overall planning fabric of the mixed-use center.

3. **Pedestrian and Bicycle Access:**

Provide safe pedestrian and bicycle travel to and from and within the station area.

Non-motorized access and circulation are critical elements of successful TODs and should be encouraged. Techniques to promote maximum pedestrian and bicycle access must include an integrated pedestrian and bicycle system plan with features such as on-road bicycle lanes, walkways, trails and sidewalks, amenities such as street trees, benches, bus shelters, adequate lighting, covered walkways, pedestrian aids such as moving sidewalks and escalators, covered and secure bicycle storage facilities close to the station, shower and changing facilities, a pedestrian-friendly street network, and appropriate sidewalk width. Conflict between vehicles and pedestrians/bicyclists should be minimized. This may be achieved through the appropriate location of parking facilities including kiss-and-ride facilities, and the appropriate location and design of access roads to the rail transit station. Planning for accessible trail systems should consider distances traveled by both pedestrians and cyclists and should provide usable trails and other systems beyond the Transit Station Area.

4. **Mix of Land Uses:**

Promote a mix of uses to ensure the efficient use of transit, to promote increased ridership during peak and off-peak travel periods in all directions, and to encourage different types of activity throughout the day.

A balanced mix of residential, office, retail, governmental, institutional, entertainment and recreational uses should be provided to encourage a critical mass of pedestrian activity as people live, work and play in these areas. The appropriate mix of uses should be determined in the Area Plans by examining the unique characteristics and needs of each station area. Specific development plans that conflict with the achievement of the mix of uses planned for that station area are discouraged.

5. **Housing Affordability:**

Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.

Housing within TODs should be accessible to those most dependent on public transportation, including older adults, persons with disabilities and other special needs, and persons with limited income. Housing should be provided within the residential component of a TOD for low and moderate income residents. Affordable and workforce housing should be provided on-site or, if an alternative location can provide a substantially greater number of units, in adjacent areas within the TOD. Housing for seniors is encouraged to the extent feasible.

6. **Urban Design:**

Encourage excellence in urban design, including site planning, streetscape and building design, which creates a pedestrian-focused sense of place.

A pleasant pedestrian environment can contribute to the quality of a transit experience, which is also a pedestrian activity. Urban design elements to achieve an appropriate sense of place and a pleasant pedestrian environment may include any or all of the following: well-landscaped public spaces such as squares and plazas; urban parks; courtyards; an integrated pedestrian system; street-oriented building forms with a pedestrian focus; compact development; appropriate street width and block size; measures to mitigate the visual impact and presence of structured parking; and, high-quality architecture.

7. **Street Design:**

Provide a grid of safe, attractive streets for all users which provide connectivity throughout the site and to and from adjacent areas.

The street grids around transit station areas should be designed at a scale that facilitates safe pedestrian and cyclist movement and provides for vehicular circulation and capacity. Street design should incorporate elements such as lighting, appropriate street width, sidewalk width and intersection dimensions to allow for pedestrian, bicycle and vehicular use, and should be designed to provide universal access to people with a range of abilities and disabilities. The design of streets should encourage lower traffic speeds and superior pedestrian circulation through provision of on-street parking, street trees, and other features and amenities.

8. **Parking:**

Encourage the use of transit while maximizing the use of available parking throughout the day and evening and minimizing the visual impact of parking structures and surface parking lots.

Proper size and location of parking facilities contribute to creation of a pedestrian- and transit-supportive environment. The use of maximum parking requirements, shared use parking facilities, incentive programs to reduce automobile usage, carpooling, metered parking, car-sharing programs, neighborhood parking programs, and other techniques can-encourage the use of transit while also maximizing the use of parking spaces at different times of day. Efforts to provide urban design elements such as on-street parking, placement of parking structures underground and minimizing surface parking lots are encouraged. Wherever possible, ground floor uses and activities should be incorporated into structured parking, particularly where parking structures are located along streets where pedestrian activity is encouraged. Location of commuter garages should be sensitive to pedestrian and bicycle activity within and adjacent to the Transit Station Area and adjacent neighborhoods.

9. **Transportation and Traffic:**

Promote a balance between the intensity of TOD and the capacity of the multimodal transportation infrastructure provided and affected by TOD, and provide for and accommodate high quality transit, pedestrian, and bicycle infrastructure and services and other measures to limit single occupant vehicle trips.

A TOD should contain the following characteristics relating to transportation and traffic:

- A multimodal transportation infrastructure, with an emphasis on pedestrian and biking facilities, that offer a choice in transportation modes providing convenient and reliable alternatives to driving to a station area, particularly those station areas without parking.

- A design that accommodates, but minimizes single occupant vehicle trips. Additional measures to minimize single occupant vehicle trips, including Transportation Demand Management measures, should be identified and applied.

- Traffic-calming measures, design techniques and road alignment that balance pedestrian and bicycle accessibility and vehicular access.

The cumulative impacts of TOD on transportation infrastructure should be evaluated in the TOD area, and improvements provided where needed. *The impacts on roads:* Where applicable, a higher level of delay is acceptable for vehicular traffic within TOD areas. A non-degradation policy should be applied to areas immediately adjacent to a TOD area and to arterials serving the TOD area. This policy requires that traffic flow in these adjacent areas and on arterials serving the TOD area perform no worse after development of a TOD takes place. Where it is not possible or appropriate to maintain a non-degradation policy, in lieu of additional road capacity, there can be improvements, measures and/or monetary contributions to a fund to enable the application of techniques to reduce vehicle trips by an appropriate amount in and around the TOD area. *The impacts on transit, pedestrian, and bicycle facilities:* A high level of service should be maintained for transit users that minimizes delay, the need for transfers, and transfer delay. Where it is not possible to maintain a high level of transit service because of extraordinarily high costs, monetary contributions to a fund for the eventual improvement of transit service can be provided in lieu of the maintenance of a high quality transit service. An acceptable level of transit service nevertheless should be maintained during TOD development. A high level of service should be maintained for pedestrians and cyclists, including safety and security, direct pathways, reasonable grades, and minimized delays at intersections.

10. Vision for the Community:

Strive to achieve a broadly inclusive, collaborative, community participation process when evaluating TOD plans that propose substantial changes in use, intensity or density for existing or new transit station areas planning efforts.

Broad-based support and collaboration can be achieved through planning processes that encourage involvement and participation. These processes should utilize a range of tools and techniques for engaging the community and other interested stakeholders. While the particulars of the process should relate to each station, planning processes should include the use of citizen task forces, and other means to result in the following: (1) a collaborative and interactive formulation of a cohesive vision for the transit station area before specific development proposals are formally considered; (2) a TOD vision that is integrated with and complements surrounding neighborhoods; (3) incorporation of a broad range of aspirations and needs of those communities; (4) active participation by county planning officials, supervisors, community groups and developers to identify, and encourage broad-based involvement and participation by, a wide range of stakeholders, including all interested citizens' associations; and (5) continuing stakeholder involvement on a collaborative basis in framing development proposals ultimately considered for specific parcels.

11. Regional Framework:

Provide a more efficient land use pattern by concentrating growth around existing and planned transit station areas.

Maximizing development around transit can provide a regional benefit by accommodating some of the region's projected employment and residential growth, as well as making jobs accessible by transit. In instances where substantial changes in use, density or intensity are being considered as part of station area planning, the implications and impacts on the transit system should be considered. Cumulative impacts on transit service and capacity as well as on traffic capacity should be evaluated in a transit-oriented development, and improvements evaluated where needed. These planning efforts should include coordination and cooperation with adjacent jurisdictions, regional organizations, and transit providers, such as WMATA and VRE. The use of Transfer of Development Rights (TDR's) should be examined as a technique to relocate zoned density to TOD areas if it results in future development that agrees with Comprehensive Plan recommendations.

12. Environmental Considerations:

Seek opportunities for mitigating environmental impacts of development.

The environmental benefits of compact, mixed use development focused around transit stations can include improved air quality and water quality through the reduction of land consumption for development in other areas. The utilization of land near transit and the existing infrastructure allows the county to accommodate increasing growth pressures in a smaller area served by infrastructure. Improvements in air quality due to reduced vehicle miles traveled and reduced automobile emissions can also be viewed as a benefit of TOD. Environmental impacts (such as impacts on mature trees and stormwater runoff) of proposed development should be examined and mitigated to minimize potential negative impacts. Low Impact Development Techniques, such as rain gardens and green roofs, should be incorporated into proposed developments to reduce potential impacts of stormwater runoff from these areas. Development in TODs should be designed in a manner that conserves natural resources; the application of energy and water conservation measures should be encouraged. Sites undergoing redevelopment should optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals.

13. Economic Benefits:

Create an employment base and encourage commercial revitalization adjacent to transit facilities.

Development around transit stations can help to address housing and transportation costs in the county by providing opportunities to balance these costs in TODs. Employment uses near transit can provide opportunities for lowered transportation costs for employees. Additionally, housing near transit offers similar transportation savings and opportunities for housing near employment. Opportunities to create new small business opportunities as well as assist in the retention of existing small businesses should be evaluated as part of TOD planning.

14. Open Space:

Provide publicly-accessible, high-quality, usable open space.

Urban parks and open space contribute to a development's sense of place and are integral amenities offered to residents, workers and shoppers. Transit-oriented development plans should provide amenities such as public gathering spaces, civic focal points, plazas and open green space and offer a variety of activities such as dining, casual games and recreation, performances, visual arts and special events. These spaces should be accessible to the larger community as well as the immediate transit-oriented development area. Development plans should also incorporate open space preservation, such as stream valleys, where appropriate, and provide access to the county's network of parks and trails.

15. Public Facilities and Infrastructure:

Evaluate opportunities to include public facility improvements and services within the TOD area.

TOD may provide opportunities to improve public facilities. Locating public facilities in station areas provides important public services in areas accessible to public transportation and can increase activity within the TOD. Cumulative impacts of development in a TOD on public facilities and transit access facilities should be identified and offset. Such impacts include those on schools, parks, libraries, police, fire and rescue, water and sewer, stormwater management and other publicly owned community facilities. Current data on station access facilities and demand should be used as available, to assess needs for replacement or enhancement of facilities such as bus bays, taxi access, substations and parking.

16. Phasing of Development:

Ensure that projects are phased in such a way as to include an appropriate mix of uses in each phase of the development.

A balanced mix of residential and nonresidential uses should be provided to encourage a critical mass of pedestrian activity. However, concurrent development of all uses may not be feasible due to market conditions. In instances where a certain mix of uses is critical to the success of the TOD, the development should include a commitment to phase the project in such a way as to include an appropriate mix of uses in each phase to help ensure the long-term success of the mixed-use development. It may also be appropriate, when a project's overall success depends on certain specific elements, to make later phases contingent on completion of those elements. Phasing the development can minimize the potential impacts on the surrounding community and increase amenities for residents, employees, and visitors within the transit-oriented development area. Phasing plans should include pedestrian and bicycle access plans to allow proper non-motorized access throughout the development phases. Provision of open space and recreational amenities should be phased as well so that provision or these facilities is not postponed until final phasing of a development.

County of Fairfax, Virginia

MEMORANDUM

DATE: March 31, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis Addendum:**
RZ/FDP 2015-HM-012/DPA-HM-117 Sekas Homes, Ltd.

This addendum, prepared by Jennifer Bonnette, is based on staff's review of the revised Concept Development Plan (CDP), Final Development Plan (FDP) and Development Plan Amendment (DPA) submitted by the applicant on March 1, 2016 and proffers dated February 23, 2016.

BACKGROUND

The Comprehensive Plan Land Use Analysis dated December 2, 2015 concluded that the development proposal had multiple outstanding issues and was not in substantial conformance with the Comprehensive Plan. The proposal had not fully addressed several issues which are summarized below

.

Coordinated Development

- Providing an exhibit in the development plans that shows the subject proposal, the proposal to the west, RP 11720, and the approved site plan for Parcels 17-4 ((14)) (1A) 2 and 3 that clearly demonstrates how the developments will be coordinated to meet the Plan's planning objectives.

Site Design

- Providing a minimum 15 foot setback from the existing gas pipeline easement.
- Showing alternative designs to address the two dead-end alleys.
- Providing public art within the property in consultation with the Initiative for Public Art (IPAR).

Architectural and Building Design

- Providing elevations of the proposal that incorporate the recommended site design improvements.
- Incorporating universal design elements in one or more of the proposed dwelling units.

Streetscape/Connectivity

- Providing on street parking along Roland Clarke Place.
- Providing a minimum 8 foot building zone and on street parking along the unnamed northern street.
- Working with County staff to determine the streetscape design for Sunrise Valley Drive.
- More clearly illustrating the full streetscaping and on street parking proposed on the three streets in the development plans.
- Providing updated streetscape sections and including them on the development plans.
- Including the street grid exhibit on the development plans.
- Providing a pedestrian and bicycle circulation plan that includes the walking/biking distance from the site to the metro station.

Parks and Recreation

- Making a commitment to share/provide access to the proposed recreational uses with the proposed RP 11720 development.

Affordable/Workforce Housing

- Providing housing units on site that meet the County's affordable housing criteria.

Heritage Resources

- Documenting the subject property, and performing a feasibility study to determine if adaptive reuse of the existing office building is feasible.
- Adding the potential historical significance of the building and the documentation of the building in the Notes.

DISCUSSION

The revised submission resulted in a significant change to the proposed uses and site design. Rather than the 37 single family attached dwellings shown previously, one three story multi-family residential building with 10 dwelling units replaces three of the proposed townhouses. Thirty-four townhouses are proposed now, for a total of 44 dwelling units. The change results in an increase in density from 8.12 to 9.56 dwelling units per acre. Staff finds that the revised proposal is in conformance with the use and intensity recommendations under the Comprehensive Plan's Base Plan. Although the revised submission has addressed some of the outstanding land use issues, others concerns remain unresolved and are discussed below.

- An exhibit showing the proposed project in context with the other two proposed/approved adjacent developments has been provided as was requested. However, it is recommended that this exhibit be included in the plan set.
- The provision for six foot tall screen fencing to shield the two dead-end alleys along Sunrise Valley Drive and Roland Clarke Place does not meet the Plan guidance. At a minimum, it is recommended that attractive brick walls be provided (perhaps with archways to provide pedestrian access) supplemented by landscaping. The applicant has indicated subsequently that brick walls will be provided. This revision should be shown in a revised plan set.
- Architectural elevations and perspectives have been provided, including of the newly proposed multi-family residential building. To fully understand how this residential

building will function and relate to its surroundings (front and rear access points, lobby location, etc.), the applicant is requested to submit the ground level floor plan.

- A commitment to provide public art within the property in consultation with the Initiative for Public Art (IPAR) is requested.
- A commitment to incorporate universal design in one or more dwelling units is requested.
- The applicant has indicated that on street parking will be provided along the east side of Roland Clarke Place (depending on the ultimate width of Roland Clarke Place needed with future redevelopment of adjacent properties), but the parking spaces should be shown on a revised plan set.
- It is recommended that the applicant show on street parking along the southern side of the unnamed northern street on a revised plan set which could be provided by others with future redevelopment of the adjacent property.
- Include the streetscape cross section exhibit in a revised plan set.
- A pedestrian circulation plan showing pedestrian access to the Wiehle Metro Station has been included in the development plans as requested. However, the pedestrian route between the development and the metro station is unrealistic as shown and the walking/biking distance has not been provided.
- A commitment to share/provide access to the proposed recreational uses with the proposed rezoning for the RP 11720 development is needed.
- A note documenting the potential historical significance of the existing office building should be added to the plan.

To better address the Plan guidance for development at the edge of the Wiehle Station TOD, the issues and concerns outlined above should be more carefully considered.

DMJ/JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis:**
RZ/FDP 2015-HM-012/DPA-HM-117, Sekas Homes, Ltd.

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated May 2015 as revised through November 5, 2015; and proffers dated November 6, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Sekas Homes, Ltd., is requesting a rezoning and final development plan (FDP) with a concurrent Development Plan Amendment (DPA). The requested rezoning is for approximately 4.6 acres located on tax map parcels 17-4 ((14)) 1B1 and 2. The rezoning application proposes a change from the existing I-5, PRC and R-E zones to the PDH-12 zone. The DPA would remove Parcel 1B1 from the governing development plan, DP-117, and include it in the proposed development. The applicant proposes to replace an existing low rise office building with 37 single family attached dwellings and a recreation area. The density would be 8.12 dwelling units per acre.

LOCATION AND CHARACTER OF THE AREA

The subject development is located in Reston on the southwestern edge of the Wiehle Station Transit-Oriented Development (TOD) District in an area planned for Residential Mixed Use. It is located in the northeast quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place and is bordered on the north and west by property zoned PRC and developed with office uses, on the east by part of a stormwater management pond and property zoned I-5 and

developed with office uses and on the south, across Sunrise Valley Drive, by open space (Reston Golf Course) and townhouses within the Indian Ridge neighborhood.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan Areawide Recommendations for the Reston Transit Station Areas may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/reston-restontsas.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Reston, as amended through October 20, 2015, on Pages 153 – 157, the Plan, as applied to the application area, states the following:

"**Wiehle Station Transit-Oriented Development (TOD) District**

The Wiehle Station TOD District is envisioned to evolve into an educationally-focused urban neighborhood with residential areas that are well-connected to transit via multiple new pedestrian-oriented streets…

In addition, redevelopment should integrate urban parks that are linked by the new street grid to provide places for people of all ages to walk and enjoy outdoor spaces…

South Subdistrict

The South TOD subdistrict includes approximately 116 acres and is bounded by the DAAR on the north, Upper Lake Drive on the east, Sunrise Valley on the south and the Reston Heights mixed-use development on the west. Wiehle Avenue is the primary north-south street in the subdistrict, as shown on Figure 51.

Existing development in the area is predominantly suburban office parks housing typical office uses with limited retail and support service uses located on the ground floor of several office buildings. The Association Drive office park is notable in that it consists of ten low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity.

Base Plan

The subdistrict is planned for office use at .35 FAR or residential use at up to 30 dwelling units per acre."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Heritage Resources, as amended through April 29, 2014, on Pages 1 - 5, the Plan states the following:

"Objective 1: Identify heritage resources representing all time periods and in all areas of the county.

Policy a. Identify heritage resources well in advance of potential damage or destruction. . .

Objective 2: Maintain a county Inventory of Historic Sites to recognize the value of significant heritage resources for preservation.

Policy a. Evaluate heritage resources for listing in the county Inventory of Historic Sites according to established local, state and national criteria. The quality of significance in national, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the following criteria: . . .

3. embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction . . .

Objective 3: Protect significant heritage resources from degradation, or damage and destruction by public or private action.

Policy a. Avoid adverse impacts on or destruction of significant heritage resources unless there is no prudent and feasible alternative, in which case, plan and carry out appropriate mitigation activities to minimize the adverse effect.

Policy b. Plan and undertake appropriate actions to retain and enhance significant heritage resources to be affected by public or private land use or development. . ."

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

Use and Intensity

The applicant is seeking to redevelop the subject property under the Base Plan recommendation in the South Subdistrict of the Wiehle Station TOD District. The Base Plan recommends residential use at up to 30 dwelling units per acre. The proposal for 37 townhouses results in a density of 8.12 dwelling units per acre. The lower intensity is driven by the type of residential use proposed which is relatively land intensive and the location of an 135 foot wide gas pipeline easement and Environmental Quality Corridor (EQC) that occupy the eastern half of the property.

The Comprehensive Plan for the Reston Transit Station Areas (TSAs) envisions most new housing to be multi-family to achieve the desired urban form, but urban townhouses may be appropriate in some locations. The subject property, which is located on the southwestern edge

of the Wiehle Station TOD in the Residential Mixed Use area, just beyond the ½ mile radius of the Wiehle Metro Station, may be appropriate for townhouse development if the planning objectives in the Comprehensive Plan can be met.

The proposed development provides an ample recreational area to be located mostly within the gas easement. This development is anticipated to be developed in coordination with a proposed stacked townhouse development to the west across Roland Clarke Place and to share open space amenities with this development.

Heritage Resources

The existing office building has been identified as a potential heritage resource and may be eligible for listing in the Fairfax County Inventory of Historic Sites and the National Register of Historic Places. The building was designed by the renowned architect, Marcel Breuer. The applicant has been asked to document the property and a feasibility study is recommended to determine if adaptive reuse of the building is feasible. Additionally, the development plans should note the potential historical significance of the building and the documentation of the building. Attached are letters from the Fairfax County Architectural Review Board and Fairfax County History Commission addressed to the Fairfax County Board of Supervisors concerning this potential heritage resource.

Coordinated Development

The Comprehensive Plan recommends that development proposals need to ensure that projects will function in a compatible, well-designed, efficient manner, that they are compatible with development on adjacent properties, and that they do not preclude adjacent parcels from developing in conformance with the Plan. The applicant has been asked to demonstrate how the subject development will be coordinated with the proposed stacked townhouse development to the west in terms of site design, streetscaping on Roland Clarke Place, Sunrise Valley Drive, and the unnamed northern street, pedestrian and vehicular connectivity and amenities. The applicant should provide a sheet in the development plans that shows this proposal, the proposal to the west, RP 11720, and the approved site plan for Parcels 17-4 ((14)) (1A) 2 and 3 located to the north that clearly demonstrates how the developments will be coordinated to meet the Comprehensive Plan's planning objectives.

Streetscaping/Connectivity

The subject property is surrounded on three sides by streets that should meet the Comprehensive Plan recommendations for streetscape: Sunrise Valley Drive, Roland Clarke Place and an unnamed street on the northern property boundary. Both Roland Clarke Place and the unnamed street should meet the Plan recommendations for the collector and local street streetscapes with residential buildings. Townhouses are proposed to front on both of these streets.

Along Roland Clarke Place the applicant is meeting the Plan recommendations with the exception of not providing on street parking. On street parking should be provided on both sides of Roland Clarke Place with this application and the RP 11720 application.

Along the unnamed northern street, the applicant should accommodate the full recommendations for streetscaping based on the current location of the street which provides access to an office building located to the northeast of the subject property. Currently, the building zone in some instances is less than the minimum 8 feet recommended when adjacent to residential uses. Additionally, on street parking should be provided. The streetscaping and on street parking will provide a buffer to the property to the north.

Along Sunrise Valley Drive, both pedestrian and bicycle facilities will need to be accommodated in order to meet the Plan recommendation for the provision of complete streets within the TSAs. The current proposal for an eight foot wide asphalt trail abutting the street with no landscape panel is inadequate and does not meet the Comprehensive Plan guidance. Additionally, the applicant is requested to provide additional information on the type of utilities located along this street and what would be required to relocate them. The ultimate streetscape design for Sunrise Valley Drive will require further discussion between the applicant and County staff.

The development plans should more clearly illustrate the full streetscaping and on street parking proposed on the three streets. It is difficult to determine what streetscaping and on street parking is being proposed with the current plan submission. Additionally, updated streetscape sections should be provided and included on the development plans. Furthermore, the street grid exhibit that has been provided to staff should be included on the development plans.

Pedestrian and bicycle facilities are an integral part of Reston's transportation network. The applicant should provide a pedestrian and bicycle circulation plan mapping how pedestrians and bicyclists can access the Wiehle Metro Station. This plan should be provided on the development plans with the walking/biking distance from the site to the metro station shown.

Site Design

All development proposals in the Reston TSAs are expected to achieve high quality site design. Along with meeting the Plan recommendations for streetscaping and on street parking, the applicant should provide an increased buffer of the townhouse lots from the gas pipeline easement. A minimum of a 15 feet setback is recommended for safety and is in keeping with County practice. Additionally, the applicant is recommended to find design alternatives for the two dead-end alleys shown on the development plans. This proposed site design is particularly out of place in areas, such as the Wiehle TSA, which is planned to redevelop into a high-quality urban environment. Alternatives to the dead-end alleys can include creating building edges that block off views of the alleys from the adjacent streets. This design could be achieved by creating detached garages for example.

Reston places a high value on public art and it should be provided throughout the community. It is recommended that the applicant contribute to public art in the Reston community as part of the proposed development by providing public art within the property in consultation with the Initiative for Public Art – Reston (IPAR).

Architectural and Building Design
The Comprehensive Plan anticipates redevelopment of the highest caliber in terms of architectural design. The applicant has provided several architectural perspectives and details of the proposed townhouses and is proffering to an architectural design that is in substantial conformance with the bulk, mass and type and quality of materials shown on the development plans. It is recommended that the applicant provide elevations of the proposal that incorporate the site design improvements described in the previous section.

The Comprehensive Plan recommends that development proposals with a residential component should commit to providing dwelling units, such as townhouses, that incorporate universal design. Proposals located within TSAs should provide more units. These units may be either market rate or affordable. It is recommended that the applicant make a commitment to incorporate universal design in one or more of its units.

Parks and Recreation
The Comprehensive Plan envisions the creation of small, semi-urban scale parks in the Sunrise Valley Corridor. The applicant has proposed several publically-accessible recreational uses connected to Sunrise Valley Drive via a six foot wide asphalt trail that would extend north toward the off-site stormwater management pond. This area is located mostly within a 135 foot wide gas pipeline easement. A tot lot, un-programmed active open space area, picnic tables and bike racks are shown on the development plans. It is anticipated that this application and the proposed RP 11720 application will share this amenity area. The applicant should make a commitment to this effect.

Affordable /Workforce Housing
As the Reston TSAs redevelop with more residential uses, the Comprehensive Plan recognizes the importance of providing adequate affordable housing in order to serve a variety of households. The applicant is strongly encouraged to fulfill their affordable housing commitment by providing housing units on site that meet the County's affordable housing criteria. Currently, the applicant is proffering to meet the county policy by contributing 0.5 percent of the projected sales price for each townhouse to the Fairfax County Housing Trust Fund.

CONCLUSION

The development proposal as currently submitted has several issues that should be resolved, including demonstrating coordination with adjacent development, meeting the Comprehensive Plan's streetscaping recommendations and improving the site design, along with providing additional information and commitments. The subject application is not in conformance with the Comprehensive Plan.

DMJ/JRB

Fairfax County Architectural Review Board

Chairman: Jason Sutphin
Vice Chairman: Robert Mobley, AIA
Treasurer: Susan W. Notkins, AIA

http://www.fairfaxcounty.gov/dpz/arb/

October 5, 2015

Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, Virginia 22035

Dear Chairman Bulova and Members of the Board of Supervisors:

It has come to the attention of the Architectural Review Board (ARB) that Fairfax County has received an application for a demolition permit (Permit # 152320167) for the former American Press Institute Conference Center, 11690 Sunrise Valley Drive, located within the Wiehle-Reston East Transit Station Area, and at the western edge of the designated Transit-Oriented Development South Subdistrict, and that the owner has also filed for rezoning for residential use (Application # RZ/FDP 2015-HM-012). For the reasons which follow, the ARB recommends that the demolition permit for the building be suspended until such time as the heritage resources significance of the property can be determined. The ARB believes that the property has a reasonable potential for meeting the criteria for listing on the Fairfax County Inventory of Historic Sites and the National Register of Historic Places. With regard to the rezoning application, the ARB recommends that the applicant be required to develop a proposal to reuse the existing building, adapted to the proposed residential use for the site. The ARB further requests the opportunity to comment on the rezoning application. These recommendations are consistent with the ARB actions in 2012 with respect to the Commons of McLean apartment complex rezoning (RZ 2001-PR-017) in the TOD Tysons East – Anderson Subdistrict, also along the Silver Line corridor.

Completed in 1974, the conference center served as the API headquarters until 2012 and the property was sold to RP 11690 LLC in 2013. The rezoning application in part states that, "*There are no known heritage resources on this developed site.*" Although the API building was designed by internationally prominent architect Marcel Breuer, and is representative of his work, the information available to the developer from the County does not note the building's architectural significance. To date, the County has not conducted an inventory to identify potential heritage resources in any of the designated Transit Station Areas along the Silver Line corridor. For this reason, the Architectural Review Board, under its responsibility to advise and assist the Board of Supervisors in its efforts to preserve and protect historic, architectural, and archaeological resources in the County[1], further recommends that the Board of

[1] Pursuant to Section 19-301 of the Zoning Ordinance, the Architectural Review Board has the duty and power, "*To assist and advise the Board of Supervisors, the Planning Commission, and other County departments and agencies*

Supervisors direct the timely completion of an inventory of the architectural, landscape, and archaeological, resources within all of the designated Transit Station Areas along the Silver Line corridor. Priority should be given to resources within the all of the Transit-Oriented Development districts, the areas in which heritage resources are most at risk.

In the Fairfax County Comprehensive Plan, 2013 edition, for the Upper Potomac Planning District, the county has designated "Transit Station Areas" (TSAs) surrounding three new METRO Silver Line Stations. Each TSA has within it a core area that has been designated for "Transit-Oriented Development" (TOD). These TOD areas or districts are adjacent to the new stations and are planned to transition to a more urban form and include a complementary mix of uses at higher development intensities than that planned for the other areas in the TSAs. The planning objectives for these TOD districts are to create a transit-focused neighborhood within ½ mile of each transit station. The TOD land use concept places an emphasis on locating the significant majority of new office uses in mixed use developments within a ¼ mile walk of the METRO stations. The predominant use in new development to be located in TOD areas between ¼ and ½ mile of the stations should be multi-family housing.

Thus, Fairfax County is consciously planning for significant redevelopment in these locations, potentially causing adverse effect to heritage resources. Although the TODs are outside the boundary of the Silver Line right-of-way, in the parlance of federal compliance regulations, "*Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.*" [36 C.F.R. § 800.5(a)(1)].

With regard to the TOD South Subdistrict, in which the API campus is located, the Upper Potomac Planning District comprehensive plan states that it includes, "*low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity.*" [pp. 111-112].

With regard to heritage resources, the overview for the Upper Potomac Planning District Comprehensive Plan states:

The Upper Potomac Planning District contains both known and potential heritage resources. [p.11]

In those areas where significant heritage resources have been recorded, an effort should be made to preserve them for the benefit of present and future generations. If preservation is not feasible then the threatened resources should be thoroughly recorded and, in the case of archaeological resources, the data recovered in accordance with countywide policies. [p.23]

Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be

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in matters involving historically, architecturally, culturally or archaeologically significant sites and buildings such as appropriate land usage, parking facilities, and signs."

discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation and interpretation. [p.23]

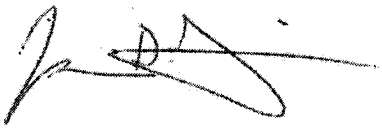
The lack of a comprehensive heritage resources inventory within the designated Transit Station Areas along the Silver Line corridor areas is inconsistent with the County's stated objectives for the District and is a disservice both to County residents in the protection of the historic, architectural, and archaeological resources in the county, and to developers who need complete and accurate information on the properties they seek to redevelop, including potential heritage resources.

With regard to the development of the Comprehensive Plan for the Transit Station Areas and Transit-Oriented Development districts, the ARB was not included in that process. The ARB is able and willing to assume a critical role in helping the County protect heritage resources and avoid last-minute preservation conflicts as occurred for the Commons of McLean and the American Press Institute, but it must be included in future comprehensive and master planning efforts to be effective in that role.

For all these reasons, it appears prudent to the ARB, and the ARB so recommends to the Board of Supervisors, that the Board of Supervisors take action to suspend the demolition permit for the American Press Institute Conference Center and to consider the specific heritage resource significance of the API site in particular in regard to the pending rezoning application.

Thank you for your consideration.

Sincerely,



Jason Sutphin, Chairman
Fairfax County ARB

cc: Fred Selden, Director, Dept. of Planning & Zoning
Barbara Berlin, Director, Zoning Evaluation Division, Dept. of Planning & Zoning
Carole Herrick, Chairman, Fairfax County History Commission

Fairfax County History Commission

10360 North Street
Fairfax, Virginia 22030-2514
Tel. 703-293-6383
http://www.fairfaxcounty.gov/histcomm/

November 6, 2015

Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, Virginia 22035

Dear Chairman Bulova and Members of the Board of Supervisors:

The Fairfax County History Commission unanimously concurs with the October 5, 2015 letter to the Board of Supervisors from the Architectural Review Board (ARB) regarding the former American Press Institute Conference Center, 11690 Sunrise Valley Drive. The building designed by internationally prominent architect Marcel Breuer, and representative of his work, has a reasonable potential for meeting the criteria for listing in the Fairfax County Inventory of Historic Sites and the National Register of Historic Places.

The History Commission asks that the demolition permit for the building be suspended until such time as the heritage resources significance of the property can be determined. Furthermore, with regard to the rezoning application, the Commission agrees with the ARB recommendation that the applicant be required to develop a proposal to reuse the existing building, adapted to the proposed residential use for the site and that the ARB be granted the opportunity to comment on the rezoning application.

The rezoning application in part states that, "There are no known heritage resources on this developed site." This statement is consistent with information available to the developer from the County because the Comprehensive Plan does not note the building's architectural significance because no inventory has been conducted to identify potential heritage resources in any of the designated Transit Station Areas along the Silver Line corridor. The Commission joins the ARB's recommendation that the Board of Supervisors direct the timely completion of an inventory of the architectural, landscape, and archaeological resources within all of the designated Transit Station Areas along the Silver Line corridor, with priority given to resources within all of the Transit-Oriented Development districts, the areas in which heritage resources are most at risk.

Thank you for your consideration.

Sincerely,

Carole Herrick

Carole Herrick, Chair
Fairfax County History Commission

cc: Fred Selden, Director, Dept. of Planning & Zoning
Barbara Berlin, Director, Zoning Evaluation Division, Dept. of Planning & Zoning
Jason Sutphin, Chairman, Fairfax County ARB

County of Fairfax, Virginia

MEMORANDUM

DATE: April 5, 2016

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

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: RZ/FDP-2015-HM-012 11690 Sunrise Valley Drive

The Office of Community Revitalization (OCR) has reviewed the plan set for the above referenced case. The application is for a rezoning and development plan amendment for 11690 Sunrise Valley Drive. The application is generally in conformance with urban design guidance in the Comprehensive Plan and good planning practice for design in a TOD area. The applicant has worked with staff to devise the following solutions to address site specific challenges.

Sunrise Valley Drive Streetscape-

- The staff developed a modified section for street and streetscape for Sunrise Valley Drive to meet the Comprehensive Plan recommendations for the "Reston Specific Streetscape" and accommodate bicyclists. The preferred section includes: a minimum 4' landscape amenity panel (LAP); a 10' asphalt path to be utilized as a two-way cycle track; 2' buffer; 6' sidewalk; and 8' building zone.
- Due to site constraints, the section was modified to allow for a 2' concrete ribbon in the LAP, an 8' asphalt path, a 6" concrete buffer, and a 5' sidewalk at the eastern edge of the property (see Section DD). The path and the sidewalk will separate as they meet the gas easement and come back together at the intersection of Roland Clarke Drive and Sunrise Valley Drive.
- The dimensions of the sidewalk and path (at 6' and 10' respectively), should be consistent with the staff recommendation west of the gas easement.

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

- The buffer (between asphalt path and sidewalk) will widen to accommodate a landscaped area and utility transformer boxes.
- The applicant is currently showing the sidewalk material changing from concrete to asphalt near the gas easement, where the sidewalk meets with the path leading to the park space. Staff recommends that a consistent material (preferably concrete, stamped asphalt or concrete pavers) be used along the entire sidewalk that fronts onto Sunrise Valley Drive. The sidewalk on the Sunrise Valley Drive frontage should be scored to create long thin strips (1.5' minimum) running perpendicular to the roadway. The sidewalk should be colored in grey tones.

Dumpster Enclosure for Sunrise Valley Drive Frontage

- Staff discourages dead-end alleys and service areas that are visible from primary thoroughfares. The applicant has agreed to construct a 6' masonry wall to screen the proposed dead-end alley and trash receptacles, resulting in a more consistent and pedestrian-friendly frontage on Sunrise Valley Drive.

Cc. Laura Arseneau, Staff Coordinator, DPZ
Tracy Strunk, AICP, Deputy Director, OCR
OCR Files

County of Fairfax, Virginia

MEMORANDUM

DATE: November 20, 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-HM-012**
DPA-HM-117
Sekas Homes – 11690 Sunrise Valley Drive

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning, Final Development Plan and Development Plan Amendment, as revised through November 5, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. Analysis for this application addresses the overall development plan and proffered commitments for the subject property.

Pipeline Safety

A portion of the Colonial Pipeline Easement covers much of the eastern area of the subject property between the Environmental Quality Corridor and the existing structure. The Comprehensive Plan provides general guidance regarding the location of new residential structures in a manner which should minimize the potential dangers of pipeline ruptures. The current development plan includes several lots and/or portions of dwelling which are proposed to be located within the pipeline easement. In general, staff has recommended that lots be set back as much as fifty (50) feet from such easements. In this instance, portions of lots 10, 15, 16 and

37 are located within the easement itself. While development practices of the past may have permitted lots to extend up to or even within such pipeline easements, more recent history of pipeline ruptures supports the policy of setting residential lots back away from these easements in order to ensure the safety of future residents. Staff considers this issue to be unresolved and recommends that the proposed lots set back at least 15 feet from the edge of the pipeline easement. Given the proximity of the pipeline easement to the proposed dwelling units staff would also recommend that the applicant be required to disclose information regarding the petroleum pipeline as part of each sales contract.

Environmental Quality Corridor (EQC)

A small, unnamed tributary of Difficult Run crosses the eastern portion of the site. The 100-year floodplain limits should be clearly delineated on the plans. The applicant has designated an appropriate EQC for this stream. However, the limits of clearing and grading and tot lot encroach into the EQC in the area. This area of encroachment should be revised so that no portion of the limits of clearing and grading encroach into the EQC.

Stormwater Management

The development plans indicate that no additional onsite stormwater management measures are required due to the presence of an existing wet pond immediately downstream of the subject property. The Department of Public Works and Environmental Services (DPWES) has not provided updated comments on this application as of this date. While the existing downstream pond may provide adequate detention, it is not clear that the development as proposed will meet the current standards for water quality controls. Any final determination regarding the adequacy the development plans indicate that no additional onsite stormwater management measures are required due to the presence of an existing wet pond immediately downstream of the subject property. The Department of Public Works and Environmental Services (DPWES) has not provided updated comments on this application as of this date. While the existing downstream pond may provide adequate detention, it is not clear that the development as proposed will meet the current standards for water quality controls. Any final determination regarding the adequacy of the stormwater management facilities will be made by the Department of Public Works and Environmental Services (DPWES).

Green Building Practices

The applicant has provided a commitment to attain certification under the National Green Building Standard (NGBS) using the ENERGY STAR Qualified Homes path, according to the draft proffers. While not noted in the proffer commitment, the applicant would also have the option to pursue either LEED-Homes or Earthcraft certification as well. Any of these options would be consistent with the goals of the Comprehensive Plan for green building development.

Transportation Generated Noise

A portion of the subject property includes frontage on Sunrise Valley Drive. This road has a posted speed limit of thirty-five (35) miles per hour. A combination of traffic volume, speed and

mix of vehicles is likely to result in noise levels which exceed 65 dBA Ldn, which could impact some of the proposed dwelling units. The proposed dwelling units are designed with no privacy yards, so exterior noise is not considered to be an issue of concern. However, the current policy plan guidance sets a goal for interior noise levels not to exceed 45 dBA. Staff feels that the applicant should commit to a proffer to provide a noise study at the time of subdivision or building plan review which clearly denotes exterior noise levels impacting the site in this area and any measures which will be employed in order to reduce interior noise levels to 45 dBA or less. This study shall be forwarded to the Chief of the Environment and Development Review Branch at the time of submission. This issue remains unresolved.

DMJ:JRB

COMPREHENSIVE PLAN CITATIONS:

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

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan states:

"Objective 2:	**Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
Policy a.	Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations."

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

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

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identify building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. …

Policy c. Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase…."

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 14 through 16, the Plan states:

"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

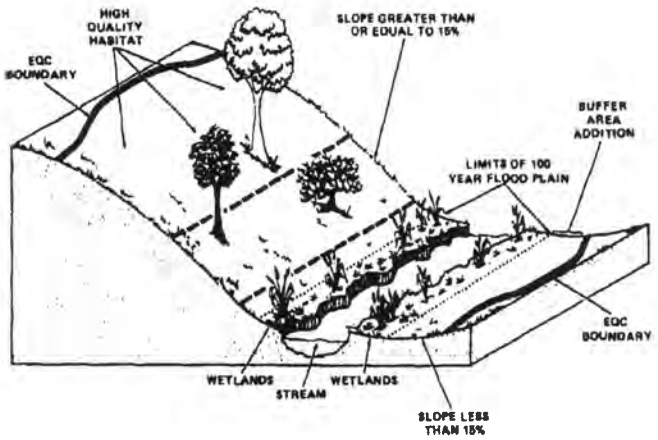
- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 13, the Plan states:

Objective 8: **Minimize the exposure of county residents to potential pipeline ruptures and explosions and avoid hazards from electrical transmission and distribution facilities.**

Policy a: Ensure pipeline safety and minimize the hazards associated with gas and petroleum pipelines through improved construction inspection and quality assurance during construction and by requiring appropriate construction practices and building setbacks. This could be done in a variety of ways, including but not limited to the following:

- prohibiting the planting of new trees and the corresponding intrusion of side growth of new trees within the easements;
- limiting the crossings over and under the pipelines to those structures deemed necessary for infrastructure improvements; and
- limiting the uses allowed within any pipeline easement.
- The county should identify critical surface and ground water resource areas in the vicinity of pipelines, and the pipeline operators should prepare contingency plans for emergency response in case of an accident.

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 11, the Plan states:

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

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

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

County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2016

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

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

FILE: RZ / FDP 2015-HM-012
DPA -HM-117

SUBJECT: Sekas Homes. Ltd. (11690 Sunrise Valley Drive)
11690 Sunrise Valley Drive, Reston, VA
Tax Map: #17-4 ((14)) 1B1 & 2

This department has reviewed the subject application including the Conceptual Development Plan/ Final Development Plan/ Development Plan Amendment, dated August 13, 2015, revised through February 29, 2016, and the proffers dated February 23, 2016. We have the following outstanding issues with the application as proposed:

Sunrise Valley Drive:
The applicant, in accordance with the recommendation by staff, has provided parallel pedestrian and bicycle facilities along the Sunrise Valley Drive frontage. Based on the site specific constraints on the property, these facilities had to be designed in order to address conflicts with the gas pipelines and the existing culvert to the eastern side of the property. The following items along the Sunrise Valley Drive frontage still need to be addressed:

- A bus stop loading pad should be installed between the back of the curb and the 10-foot facility in order to allow passengers to board/alight from an ADA acceptable surface. Proffer language is recommended to coordinate this with Fairfax Connector staff at site plan in order to facilitate the recommendation.
- Given the existing property line is located in the middle of the proposed 10-foot bicycle facility it is recommended the applicant either dedicate right-of-way along the Sunrise Valley Drive frontage so the facility is located entirely within the right-of- way or the applicant should provide public access easement for the portion of the facility located on the property.
- For the area located near Units 35-44, the 6-foot walkway in front of the building was to serve as the parallel pedestrian facility to the bicycle facility in order to avoid conflicts with the utility boxes. In discussion with staff, a public access easement should be shown on the plans for this facility as well as addressed in the proffers.

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- A public access easement has been provided if in the future others wish to physically separate the constrained pedestrian and bicycle facilities by installing a pedestrian bridge or other alternative design over the existing culvert. The proposed public access easement should be expanded westward to encompass the area where the pedestrian and bicycle facilities converge in order to separate them in a future design. Proffer language is recommended in order to address the intent of the proposed public access easement.
- The maintenance responsibility for the various facilities along Sunrise Valley Drive is not consistent among the plan sheet notations and the proffer package. The sheet notations and the proffers should be revised in order to be consistent and clear.

Northern Road (Private Street):

- The proposed streetscape along the existing private street (Northern Road), includes a 6-foot sidewalk and a 6 foot amenity panel. Staff considers these minimal dimensions for these streetscape elements. Staff recommends a commitment by the applicant that would allow alterations to this streetscape along the applicant's property if a future applicant or adjacent development proposed alterations to the Northern Road that would increase these facilities and could provide on-street parking. The commitment should only apply if the improvements enhanced the streetscape elements and do not reduce these elements in size as shown currently depicted.

Pedestrian Facilities:

- The proposed 8-foot asphalt trail that runs north-south through the open space/gas pipeline area should terminate at the property line and not short of it in order to accommodate a future extension as noted on the plan.
- In addition to the recommendation for public access easements along Sunrise Valley Drive described above, staff recommends the applicant provide public access easements for all the other pedestrian facilities within the proposed development. During the review of the subject proposal the proposed open space was to be shared with another active rezoning case for 11720 Sunrise Valley Drive. There is also a note on the cover sheet (Note 29) that states the facilities described in Note 29 are intended for public use. The applicant should provide public access easements in order to facilitate their stated intent.

Transportation Demand Management (TDM):

The applicant proposes to construct 44 residential units. The number and the type of residential units presents a challenge to provide an effective TDM program as a standalone program. However, staff is recommending the applicant provide a commitment to join a larger program if one is established through a cooperative effort of adjoining property owners as part of redevelopment of the immediate area around Roland Clarke Place. A commitment

to be included in an umbrella TDM program would help create the synergy that TDM programs need in order to be successful.

Transportation Fund Contribution:
On February 11, 2014, the Board of Supervisors approved the Reston Master Plan Special Study (Phase I) Plan Amendment. As part of that approval, Supervisor Hudgins moved that the Board adopt the Planning Commission recommendation to direct staff and "the Planning Commission to develop an inclusive process to prepare a funding plan for the transportation improvements recommended in the Reston Master Plan and report with its recommendations. The funding plan should include arrangements for financing the public share of Reston infrastructure improvements and facilitate co-operative funding agreements with the private sector. The Planning Commission strongly believes that public and private investment in Reston is both critical and responsible for ensuring Reston's future success". Staff has recommended several options in order for the applicant to address the Transportation Fund Contribution issue, however none of those options have been included in the application to date.

cc: Laura Arseneau, DPZ-ZED

MAD/EAI

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 AZD for SS
Park Planning Branch, PDD

DATE: March 14, 2016

SUBJECT: RZ / FDP 2015-HM-012 concurrent with DPA HM-117, Sekas Homes – **REVISED (2)**
Tax Map Number: 17-4((14)) 2, 1B1

The Park Authority staff has reviewed the proposed Development Plan dated February 29, 2016 and Draft Proffers dated February 23, 2016 for the above referenced application. This memorandum replaces a prior one dated November 19, 2016. The Development Plan shows 34 single-family attached dwelling units and 10 multi-family dwelling units on a 4.60 acre parcel to be rezoned from I-5, PRC, and R-E to PDH-12 with proffers. Based on an average single-family attached household size of 2.77 in the Upper Potomac Planning District and an average multi-family household size of 1.75 in the Reston TSA, the development could add 112 new residents to the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Fairfax County Comprehensive Plan recommends that redevelopment in the Wiehle-Reston East Transit Station Area provide local-serving amenities such as plazas, other urban parks, trails, and public art throughout the sub-district and for recreational impacts of new development to be offset through provision of recreation facilities onsite and contributions to offset impacts to athletic field needs.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs:
The Plan for the Reston Transit Station Area calls for an urban park system to serve residents, visitors and workers. This system should contain a complement of urban park types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks / trails, and natural resource areas) to serve local leisure needs; support environmental and sustainability goals; and contribute to the area's sense of culture, liveliness, and identity. The Comprehensive Plan states:

> Creation of an urban park network is fundamental to the vision for the TSAs and to the successful redevelopment efforts around the transit stations (Area III, Reston Plan, Reston Transit Station Areas, Areawide Recommendations, Urban Parks, Recreational Facilities and Cultural Facilities, p. 147).

The Reston Transit Station Area Area-wide Recommendations state:

> The urban parkland standard calls for 1.5 acres of urban park space per 1,000 residents and 1.0 acre of urban park space per 10,000 employees that is well integrated into the urban fabric and distinguished from site and public realm landscaping and streetscape features. A range of recreation facilities and park amenities should be incorporated into the urban park spaces to serve the recreation and leisure needs of nearby residents, workers and visitors (Area III, Reston Plan, Reston Transit Station Areas, Areawide Recommendations, Urban Parks, Recreational Facilities and Cultural Facilities, p. 143-144).

The Applicant is coordinating with the adjacent landowner to the west of the Property (PCA-B-846-03 concurrent with PRC-B-846-04 and DPA-HM-117-02) to use the Applicant's urban parkland and recreation facilities to meet the needs of both developments. Applying the above urban parkland standard to the proposed development and assuming an average single-family attached household size of 2.77 outside a half-mile from the Metro Stations and an average multi-family household size of 1.75 in the TSA, approximately 0.17 acres of urban parkland is needed onsite. The adjacent landowner's proposed development generates an additional need for approximately 0.20 acres of urban parkland onsite. The total combined need for urban park space is approximately 0.37 acres. The current plan set shows approximately 2.07 acres of onsite open space with much of it in the wooded environmental quality corridor (EQC).

Of the open space shown, approximately 0.22 acres are dedicated to recreational amenities including an unprogrammed active open space (lawn area); a tot-lot which will contain a combination of see-saws, swing sets, climbing structures, slides, interactive play panels, and spring animals; and a trail connection from Sunrise Valley Drive through the recreational amenity area, and to the adjacent property to the north.

Evaluation: The proposed developments generate a need for 0.37 acres of urban parkland onsite. The current plan set shows approximately 2.07 acres of onsite open space of which approximately 0.22 acres are dedicated to recreational amenities. The Applicant is requested to

designate the tot-lot area as a playground area in the plan to reflect the age range of 1-4 and 5-12 that is planned to be supported as noted in Note 29 on Sheet 1.

Athletic Field Needs

Plan language for the Reston TSA also describes the need for provision of active recreation facilities in the TSAs. The Plan states:

> A goal of adding capacity equivalent to twelve athletic fields serving Reston should be achieved through development contributions of land and/or facilities. At a minimum, three new full-service athletic fields should be provided within the corridor. It is further recommended that these three fields be distributed throughout the corridor, with one new field in each TSA as a goal. It is also anticipated that between two and four new planned schools will add new fields to serve corridor needs. Enhancements to and redesign of nearby public park, school and Reston Association fields to increase capacity should also be strategies for serving the increased athletic field needs in Reston. Based on the projected redevelopment, the need for 12 fields is equitably fulfilled using a measure of 2.2 million GFA of development per field within the TSA corridor. Implementation of this metric and achievement of active recreation facilities, as well as all other park and recreation facility types, will primarily occur through the development review process (Area III, Reston Plan, Reston Transit Station Area, Areawide Recommendations, Urban Parks, Recreation Facilities, and Cultural Facilities, Active Recreation Facilities, p. 146).

With an estimated 110,600 feet of new proposed GFA, the proposed development generates a need for 0.05 athletic fields. Based on the Plan language, the recent average market value of land in the corridor, and typical expense of athletic field improvements, an athletic field contribution of $1.72 per square foot (GFA) of new development has been established. Per the recommendations laid out in the Fairfax County Comprehensive Plan and using estimated values of GFA (2,900 square feet per single-family attached dwelling unit and 1,200 square feet per multi-family dwelling unit), the applicant should contribute $190,232 for athletic field provision. The Applicant has not made a commitment to offset athletic field needs generated by the proposed development.

Draft Proffer 25 states, "Prior to site plan approval, the Applicant shall contribute $102,695 ($893 per resident based on the number of each unit type and the current published household size for the Upper Potomac Planning District) to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Hunter Mill District, as determined by the Fairfax County Park Authority in consultation with the Hunter Mill District Supervisor." This $893 per resident fair-share contribution does not apply in the Reston TSA, because provision of onsite parks and the athletic field contribution takes precedence.

Evaluation: The proposed development generates a need for 0.05 athletic fields. The Applicant is requested to provide the $1.72 per square feet GFA athletic field contribution and should also provide the overall GFA for the development in order to allow for a more accurate estimation for the requested athletic field contribution.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 44 non-ADUs proposed, the Ordinance-required amount to be spent onsite is $79,200. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development. Draft Proffer 24 states, "Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/PDP. Installation of the features and amenities shown on the CDP/PDP shall be deemed to fulfill the requirement of Sect. 6-409." It should be noted that the Zoning Ordinance states that the features and amenities shown on the CDP fulfills the requirement only if it amounts to equal or more than the value of $1,800 per non-ADU; otherwise, any amount not spent onsite should be conveyed to the Park Authority.

Evaluation: The minimum expenditure for park and recreational facilities within these districts is set at $1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. With 44 non-ADUs proposed, the Ordinance-required amount to be spent onsite is $79,200. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

Natural Resources Impact:
All landscaping to be installed should be of non-invasive species to protect the environmental health of county parkland and species should ideally be native to Fairfax County to provide the greatest ecosystem benefit to the county. The Applicant has proffered to this. Draft Proffer 16 states, "Landscaping shall be generally consistent with the quality, quantity and the locations shown on the CDP/PDP and shall be non-invasive, predominantly native species."

Evaluation. The Park Authority supports the proffer to use non-invasive, predominantly native species for landscaping.

Trails:
The development plan shows a proposed 10-13-foot asphalt trail along the southern frontage of the property on Sunrise Valley Drive which is in accordance with the Countywide Trails Plan.

Evaluation. The Park Authority supports the provision of this trail.

SUMMARY OF RECOMMENDATIONS

The Park Authority staff recommends the following:

- Designate the tot-lot area as a playground area in the plan to reflect the age range of 1-4 and 5-12 that is planned to be supported as noted in Note 29 on Sheet 1;
- Provide the $1.72 per square foot GFA athletic field contribution;
- Provide the overall GFA for the development in order to allow for a more accurate estimation for the requested athletic field contribution; and
- Spend $79,200 on recreational facilities onsite and for any amount not spent on recreation facilities, convey to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

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: Paul Ngo
DPZ Coordinator: Laura Arsenau

Copy: Cindy Walsh, Director, Resource Management Division
John Stokely, Manager, Natural Resource Management & Protection Section
Laura Arsenau, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy

APPENDIX 10

AMERICAN PRESS INSTITUTE

VDHR # 029-6051

11690 Sunrise Valley Drive, Reston, Virginia

Historic Review

Final Narrative

February 2016

EHT TRACERIES

ABSTRACT

E.H.T. Traceries (Traceries) has prepared this report to document both the history and physical architectural appearance of the American Press Institute (API) Conference Center and Headquarters (VDHR # 029-6051), located along Sunrise Valley Drive in Reston, Virginia. This report has been prepared at the request of Fairfax County for Sekas Homes, LTD, who has acquired the property for redevelopment. This report was prepared in accordance with guidelines outlined in the Fairfax County Park Authority Cultural Resources Management Plan (2012) and the Virginia Department of Historic Resources' *Guidelines for Conducting Cultural Resources Survey in Virginia* (2011).

Background research was undertaken to provide both a development history of the property and general context to identify the American Press Institute building's relationship to the history of Reston, Virginia; association with the local modern movement; and its place in the career of architect Marcel Breuer. Noted modernist architect Marcel Breuer designed the building, which was constructed between 1973-1974. Additions to the building were constructed in 1980 and 2000. Not only was the building part of the early office/commercial development along Sunrise Valley Drive, which was heavily developed in the 1980s, but the building's modern Brutalist design represented a departure from other earlier modernist office complexes within Reston, most notably the United States Geological Survey Headquarters, designed by Skidmore, Owings, and Merrill in the International Style.

Traceries also undertook an architectural survey to document the physical appearance of the building. Both the exterior and interior of the building were recorded with digital photographs. The survey resulted in the identification of original features along with additions and alterations.

The American Press Institute building still retains a great deal of integrity related to its original design. Breuer designed the crocked shape of the building to fit into the existing landscape. The two-story building was smaller in scale than other Brutalist multi-story office complexes, most notably the HUD Headquarters and Hubert Humphrey Building, but the API Building still expressed the heavy concrete massing with rows of recessed windows and heavy piers that were characteristics of the style. Brutalist architecture was also expressed on the north wing addition and west addition. Breuer also used Brutalist architectural detailing on the interior where the lobby and stairwell are adorned with concrete panels. The majority of the interior contains both standard offices and larger conference rooms and lecture halls, which have semi-circular, stadium-like seating. These spaces are finished with plaster walls, some of which are adorned with acoustic tiles, and drop ceilings.

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1.0 INTRODUCTION

This report provides both a history and physical documentation of the American Press Institute (API) Conference Center and Headquarters (VDHR # 029-6051), located along Sunrise Valley Drive in Reston, Virginia. Completed in 1974, the building was part of the early corporate and institutional development along Sunrise Valley Drive, which was heavily developed in the 1980s. Founded in 1946, the American Press Institute is a non-profit organization dedicated to the education and training for the newspaper industry. By the early 1970s, it outgrew its original headquarters located at Columbia University. The organization's leadership chose Reston as a new location for an expanded conference center and headquarters because of its proximity to both Washington D.C. and Dulles International Airport, the area contained sufficient hotel accommodations, and the chosen site provided sufficient space for expansion should the organization expand in the future.

API chose Marcel Breuer to design the building. Breuer established his practice in 1946, which expanded into an architectural firm known as Marcel Breuer and Associates. By the 1960s, Breuer was known for his modernist designs for government, educational, and commercial buildings that incorporated a Brutalist design philosophy, a design influence that emerged from Great Britain and emphasized heavy massing and repetitive geometric patterns through its use of poured concrete and concrete panels.

The design for the American Press Institute followed other Brutalist designs by Breuer, most notably the Housing and Urban Development (HUD) headquarters (1968) and the Hubert Humphrey Building (1972-1977), both located in Washington D.C., that incorporated the use of precast, concrete panels that provided rows of recessed window openings that pierced the otherwise heavy massing. Within a few years after completion of their new conference center and headquarters, API hired Breuer to design a north wing addition to ensure compatibility with the original design. This addition was completed in 1980, providing additional offices and conference/educational spaces. A second addition was constructed onto the west elevation in 2000, providing added storage space and offices. This addition was not designed by Breuer or his associate Hamilton Smith.

This report is divided into six primary sections. Following this introductory section, is a Research Design and Methodology for the study. Section 3 contains a historic context for the building identifying its association in the history of Reston, modern movement, and career of Marcel Breuer. Section 4 proves the results of the Architectural Survey, which describes exterior and interior features of the building. Section 5 provides some general conclusions resulting from the study and Section 6 provides a bibliography of consulted sources.

2.0 RESEARCH DESIGN AND METHODOLOGY

Objectives:

The objective of this study was to conduct an architectural survey to record the American Press Institute Building. The purpose of this study is to provide a record of the American Press Institution Building that will document both the architectural character of the property and is history and its associations with the history of Reston, the modernist movement, and the career of architect Marcel Breuer.

Methods:

Methodology used for this study involved both background research and field survey. Background research was conducted to (1) provide a developmental history for the property and (2) put the building into proper context. The developmental history identified the reasons and details involved with the building's initial construction and provides further details related to the use and expansion of the property over time. Research was also conducted to better understand how the building relates to the larger context of Reston's history, the local modern movement, and the career of architect Marcel Breuer.

Both primary and secondary sources were acquired as part of research methodology. Primary sources included archival information obtained online from the Marcel Breuer digital archives and the Marcel Breuer papers in the digital archives of American Art of the Smithsonian Institute. These archives contained original design drawings, correspondences, and newspaper articles related to the American Press Institute Building and other buildings designed by Marcel Breuer. Secondary sources covering the subjects of modern architecture, specifically Brutalism and the modernist movement in Washington D.C. and the life and designs of architect Marcel Breuer were obtained from online sources and private collections to provide a better understanding of the context of the building with architecture from the modernist movement and the works of Breuer. Secondary sources that aided in a better understanding of the property's relationship in the history of Reston were obtained at the Fairfax City Library in Fairfax Virginia.

An architectural field survey was conducted to record physical features of the property during the present time of the study. A thorough examination of the exterior and interior of the building was conducted. Notable exterior and interior features that note architectural character of the property as originally constructed and additions and alterations constructed during a later period were recorded with digital photographs.

3.0 HISTORICAL CONTEXT

History of Reston

The design and construction of the American Press Institute in Reston, Virginia coincided with a time when new ideas about community development were influencing architecture and planning. The conception of the community of Reston was at the forefront of suburban planning in the 1960s and 1970s. Its conception was the idea of one man, Robert E. Simon.

Robert Simon grew up in Manhattan and later settled in Long Island. During the 1950s, Simon ran a real estate business in New York. Disillusioned with the planning and pace of suburban development which required traveling long distances between home, work, and recreation; Simon was looking for a new opportunity during the 1960s. He found that opportunity when a real estate broker offered suggested a real estate venture in Fairfax County, Virginia. Initially unfamiliar with northern Virginia, Simon did his own investigation and soon saw the potential in areas near Dulles International Airport, which he believed would provide the impetus for growth.[1]

In 1961, Simon purchased 6,750 acres for 12.8 million dollars within the northern reaches of Fairfax County, less than five miles from Dulles International Airport. Simon's development of this area would differ from the standard suburban communities of this time that provided for strict development zones with hundreds of similar "cookie cutter" properties. He would name his new community "Reston" after the first three initials of his name with the English suffix of "ton" denoting town.[2]

Simon envisioned Reston would not be another cookie cutter subdivision with hundreds of the same type of residential housing with the need to drive long distances for shopping and recreation. He instead envisioned it would be a well-balanced, self-sufficient community that would integrate residential and commercial development with schools, cultural institutions, and recreation needs. To accomplish this, Simon and his planners created seven village centers. Each village center would be designed to hold a population of ten-to-twelve thousand and contain shopping, schools, and social institutions such as churches. Open areas between the villages would be jointly used as recreation spaces. Whatever commercial needs could not be sustained within the communities would be part of a shared town center, developed as a separate entity.[3]

The first of the village centers developed was Lake Anne, which was designed around a man-made lake. The village center contained a pharmacy, barber shops, restaurants, dry cleaners, hardware

[1] Tom Jackman, "As Reston Turns 50, Founder Robert Simon Looks Ahead, Celebrates his own Milestone." Washington Post, 29 March 2014
[2] Tom Jackman, "As Reston Turns 50, Founder Robert Simon Looks Ahead, Celebrates his own Milestone." Washington Post, 29 March 2014
[3] Gulf Reston, Inc., *A Brief History of Reston*, 1970:11-13.

store, and community pool and tennis courts. When completed in August 1963, the Lake Anne village also contained 227 town houses and 113 apartments. Lake Anne was designed for high density housing to concentrate development and allow for more open spaces around the community. For house buyers not liking Simon's high density planning at Lake Anne, he would concentrate low density housing in the second village center, Hunters Woods. [4]

Reston was officially dedicated on 21 May 1966. By the fall of that year, 370 town homes, 400 apartments, and 325 single family homes had been sold or rented.[5] The initial development provided a financial burden to Simon, who accepted funding from the Gulf Oil Corporations to further development in Reston. Funding from the Gulf Corporation resulted in the oil conglomerate eventually obtaining control over the real estate venture. In the fall of 1967, Simon was terminated as the CEO for Reston Va. Inc. and Gulf Oil assumed control.[6]

Gulf Oil looked at Reston, and land development in general, as an important avenue for diversifying its assets. Under their leadership, Reston's development stabilized financially and continued to grow. It was during their leadership that many of the first industries came to Reston during the late 1960s and early 1970s. Industrial and corporate development had always been part of Simon's plan for Reston. Unlike commercial development, he did not intend to incorporate industrial development within his village centers, but instead set aside 1,300 acres for government and industry along the Dulles Access Road. The U.S. Geological Survey became one of the first projects built within the Reston Industrial Center. The agency's decision to build it headquarters on an eighty-five acre site in Reston was announced at the official dedication of Reston on 21 May 1966. By the end of 1966 four more industries made plans to build within Reston.[7]

The U.S. Geological Survey (USGS) headquarters represented the first major headquarters complex developed in Reston. The architectural firm of Skidmore, Owings, and Merrill (SOM) provided the designs for the new headquarters. One of the primary considerations in the selection of Reston was the availability of land, which allowed for the design of a campus plan involving multiple buildings. The National Center, the primary building on the site, housed the administration, laboratory, and map reproduction areas for the USGS. SOM designs for the building were modernist, largely based on International Style concepts of using modern materials, especially glass and metal, within a simple geometric shapes that fit in well with the building's surroundings. The exterior of the building consisted of metal-frame ribbon, plate-glass windows extending from floor to ceiling. Individual bays were broken up by concrete columns extending the full height of the building.[8]

During the early 1970s, an access road linking the buildings within the industrial center was under construction. This would be named Sunrise Valley Drive. The completion of the road continued to

[4] Gulf Reston Inc., *A Brief History of Reston*, 1970:15-17.
[5] Gulf Reston Inc. *A Brief History of Reston*, 1970:15.
[6] Tom Grubisich and Peter McCandless, "Reston the First Twenty Years," Reston Publishing Company, Inc. 1985:45.
[7] Gulf Reston Inc., *A Brief History of Reston*, 1970:15-18.
[8] U.S. Geological Survey, Status Report, 1972:13-14.

spur growth within the industrial center. Most of the development within the industrial center occurred during the mid-1970s and 1980s under the direction of Mobile Oil.

Encountering financial difficulties resulting from the oil embargo and its own bad business management, Gulf Oil started selling off some of its real estate interests to obtain cash to cover its operating expenses. In 1975, Mobile Oil showed interest in Reston after looking at the area as a possible site for its eastern headquarters, but was hesitant to purchase land where a business rival controlled development rights. Negotiations between the two companies resulted in an agreement that allowed Mobile Oil to buy all undeveloped residential, commercial, and industrial parcels which totaled 3,700 acres for $30,600,000. A provision of the agreement required Mobile to carry out the town's master plan.[9]

Mobile aggressively marketed Reston as not only a place to live, but also to work. Most of the development along Sunrise Valley Drive occurred under its leadership. A year after purchasing development rights in Reston, Mobile sold land along Sunrise Valley Drive west of Reston Avenue to high tech employer Sperry, who constructed corporate offices at this location. The sale would spur other high-tech companies to buy land and construct offices along Sunrise Valley Drive. Between 1979 and 1983, Mobile sold 346 acres of industrial/office land. Companies who purchased land included Tandem Computers, Advanced Technology, Compucare, GTE Telenet, and Satellite Business Systems.[10]

American Press Institute

Among the earliest institutions to build its headquarters along Sunrise Valley Drive was the American Press Institute (Figure 1). The American Press Institute (API) was founded in 1946 as a non-profit organization dedicated to the education and training for the newspaper industry. The organization was known for its seminars concerning industry trends and practices.

Prior to 1974, Columbia University was the location of the API's headquarters. However, with the need to expand its facilities and limited available space at its Columbia location, the institute began looking to relocate its headquarters to another location. It chose Reston to be its new home for four primary reasons,[11]

1. Washington D.C., the political capital and primary news center for the nation was only thirty minutes from Reston,

2. Reston was conveniently located near Dulles Airport, and a suitable access point for its traveling guests attending in-house seminars and conferences,

3. The area contained sufficient hotel accommodations for guests, and

[9] Tom Grubisich and Peter McCandless, "Reston the First Twenty Years," Reston Publishing Company, Inc. 1985:112
[10] Tom Grubisich and Peter McCandless, "Reston the First Twenty Years," Reston Publishing Company, Inc. 1985:95.
[11] Marcel Breuer Papers, Box 22, Reel 5730, Frame 336, Smithsonian Institute, Archives of American Art.

4. Reston offered sufficient land for long-range expansion of the institution's facilities over time.

Figure 1: American Press Institute Building along Sunrise Valley Drive in 1979 (HistoricAerials.com)

To build its new headquarters, the API began a campaign to raise $1,936,200. The API believed that its monetary goal would cover the cost of land acquisition, construction, furnishings, landscaping, and moving costs. Space was a primary concern. The API desired a twenty-five thousand square-foot facility, which more than doubled its existing headquarters at Columbia. The building needed to house space for seminar conference rooms with built-in audio visual capabilities, a library, work rooms, lounge for seminar members on site, and administrative offices.[12]

API chose Architect Marcel Breuer to design its building. Breuer had previously designed the HUD building in Washington D.C. Joining him on the project design team was his long-time associate Hamilton Smith and structural engineer Paul Weidlinger. The firm of Egli and Gompf, Inc. provided

[12] American Press Institute, "API to Raise $1.9 Million for New Quarters at Reston," press release, 11 March 1972. One file at Breuer Papers, Box 22, Reel 5730, Frame 325, Smithsonian Institute, Archives of American Art.

mechanical and electrical engineering consulting for the project. Breuer and his design team faced the challenge of designing a building that accomplished API's needs while also integrating into the existing landscape.

Breuer submitted the designs and architect's report to API in January 1972. The two-story building, bent at a wide angle. In his report, Breuer notes that this was done so that the long axis of the building paralleled the natural contours of the site, and for the building to have view of a small lake located thirty feet northwest of the site. Breuer set aside a large amount of acreage north of the building for possible future expansion considerations.[13]

The building's exterior consisted of a combination of precast concrete panels and poured concrete walls (Figure 2). Like many other projects at this time, Breuer's office utilized modular, precast concrete window panels. These load-bearing panels, located on the west and east elevations, along with steel and reinforced concrete provided the structural support for the building. Exterior windows were recessed inside the precast panels. It was these three elements, concrete panels, poured concrete walls, and uniform window openings that Breuer stated provided the building its primary architectural expression.[14]

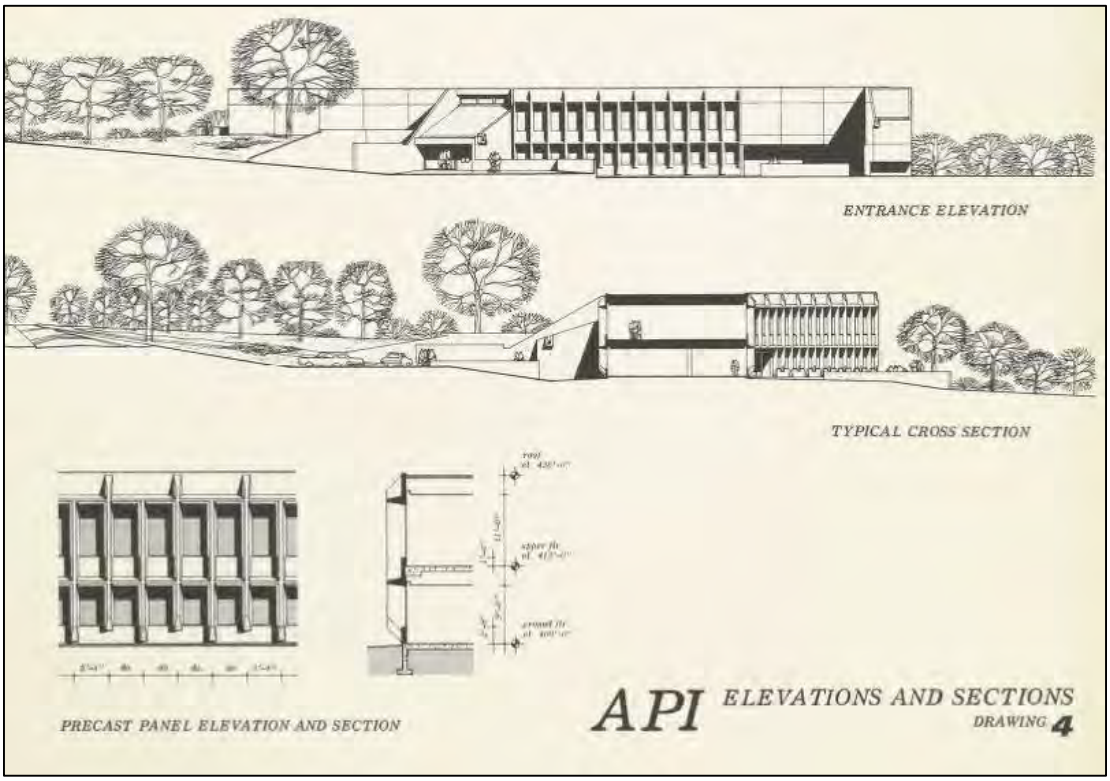

Figure 2: API Elevations and Sections (Marcel Breuer Digital Archives)

[13]Marcel Breuer, American Press Institute Conference Center, Reston, Virginia, Architects Report, January 1972:1 Marcel Breuer Digital Archives, obtained online at http://breuer.syr.edu/project.php?id=521.
[14] Ibid.

Located in the center of the building, the main entrance provided access to an entry foyer located mid-way above the ground and upper floors. The ground floor contained administrative offices, reception, and housed the building's utility structures (Figure 3). The upper floor housed staff lounges and conference and instructional rooms (Figure 4). Breuer designed the interior to accommodate large open spaces for the main conference room and lounges. To do this, structural loads on the ceiling in these areas were designed to be as minimal as possible.[15]

Construction of the building occurred from November 1972 to October 1974. When completed, final costs amounted to more than 2.1 million dollars. Funding was provided from contributions from 756 newspaper and newspaper groups and 848 individual contributions. The official dedication of the new American Press Institute headquarters occurred on 25 October 1974. Walter Everett, executive director of API, and James Ottaway, chairman of the board of Ottaway Newspapers, presided over the ceremony. The main speaker at the event was Eugene Patterson, president and editor of the St. Petersburg Times.[16]

The building proved too small for API's need. In 1978, API again hired Marcel Breuer Associates to design a thirteen thousand square-foot addition to the north end of the building. API contracted Breuer for the project because they wanted to ensure the compatibility of the design of the addition with the original building.[17]

The addition was completed by 1980 and the building remained unchanged for the next twenty years. In the late 1990s, API planned a second addition to the building, which was completed in 2000. This addition, which was not designed by Marcel Breuer Associates, was constructed onto the west or front elevation of the building just north of the main entrance. The addition provided additional offices, storage space, shipping and receiving, and new utility rooms.

[15] Marcel Breuer, American Press Institute Conference Center, Reston, Virginia, Architects Report, January 1972:2-3 Marcel Breuer Digital Archives, obtained online at http://breuer.syr.edu/project.php?id=521.
[16] "American Press Institute Dedicates New Headquarters in Virginia," *The New York Times*, 26 October 1974.
[17] "API Commissions Firm for Addition." Marcel Breuer Papers. Smithsonian Institute, Archives of American Art, Obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more#section_8_10.

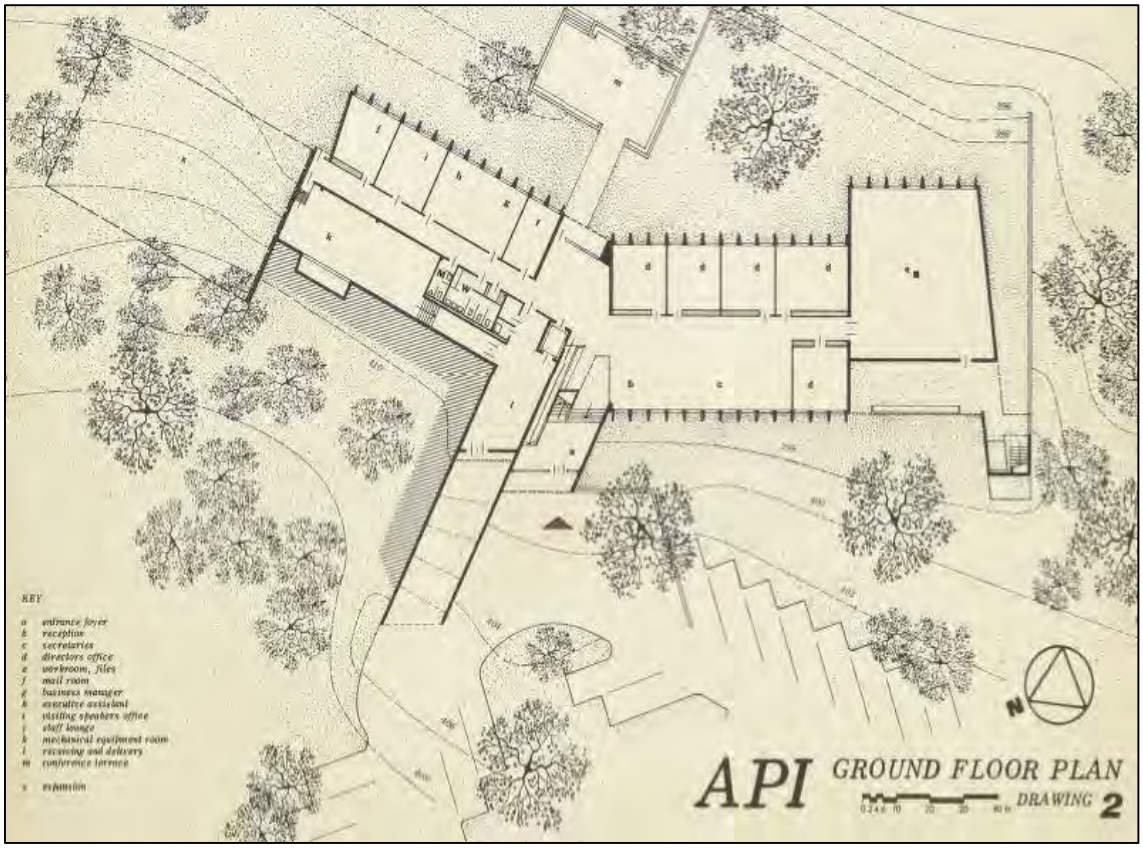

Figure 3: API Ground Floor Plan for Original Building (Marcel Breuer Digital Archives)

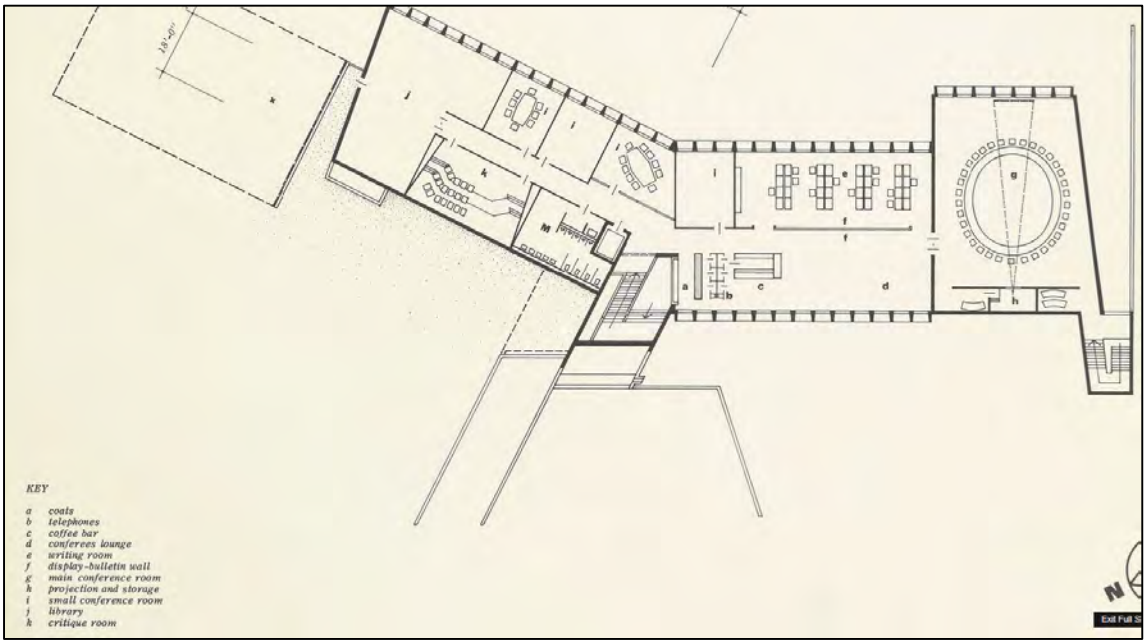

Figure 4: API Upper Story Plan for Original Building (Marcel Breuer Digital Archives)

Marcel Breuer

Marcel Breuer became widely known during the mid-and-late-twentieth century for both his furniture design and modernist architecture. Beginning his career in designing furniture and buildings out of steel, his architecture eventually became known for its innovative heavy concrete forms. Throughout his career as a designer, Breuer advanced modernist expression by achieving sculptural expression through his use of modernist materials and forms.

Born in Hungry in 1902, Marcel Breuer left to study art in Vienna in 1920. Because he came to dislike art, he left Vienna for the Bauhaus architectural school in Germany, where he studied under Walter Gropius. Breuer initially began his career at the Bauhaus designing furniture. Receiving a master's degree in 1924, Breuer left Germany for Paris, before returning back to Germany in 1925. Breuer began a private architecture practice in Berlin in 1928. After the rise of Hitler and the Nazi party in 1933, Breuer accepted an invitation from Gropius in 1937, who left German for employment in the United States at Harvard University, to also teach at Harvard. At Harvard, Breuer taught a whole generation of young talented architects, including Phillip Johnson, I.M. Pei, Paul Rudolph, and Edward Barnes.[18]

Breuer and Gropius formed a private architectural partnership while teaching at Harvard. Starting in 1937, the partnership primarily designed private homes before dissolving in 1941 when the two architects decided to pursue their own work independently.[19] The homes designed by Breuer with Gropius were based on simple plans conceived to provide free circulation. His work also revealed his interest in standardization, mass production, and prefabrication of building components.[20] Most notably, his designs integrated the International Style with its simple geometric expression constructed with more traditional, heavy, American materials. The result were simple box-shaped and horizontally conceived houses that were simple in expression, but contained more heavy tones being built of wood and sometimes stone as compared to traditional International Style materials, glass and steel.[21]

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[18] Jean Fitzgerald, A finding Aid to the Marcel Breuer Papers, 1920-1986, Smithsonian Institute, Archives of American Art. Biographical information obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more.

[19] Jean Fitzgerald, A finding Aid to the Marcel Breuer Papers, 1920-1986, in the Archives of American Art. Biographical information obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more.

[20] Breuer, Marcel, 1902-1981. The Breuer Lectures Collection: an Inventory. Special Collections, Frances Loeb Library Design, Harvard University. Obtained online at http://oasis.lib.harvard.edu//oasis/deliver/deepLink?_collection=oasis&uniqueId=des00023.

[21] "Marcel Breuer, 79, Dies; Architect and Designer," The New York Times. Obituary obtained online at http://www.nytimes.com/1981/07/02/nyregion/marcel-breuer-79-dies-architect-and-designer.html?pagewanted=all.

Five years after splitting with Gropius, Breuer moved to New York City in 1946 where he began a newly established practice, setting up office in a penthouse suite on East 88th Street. For the next thirty years, Breuer would grow his practice into one of the most renowned architectural firms in the United States. Notable architects employed at his firm included Herbert Beckhard, Robert Gatje, Hamilton Smith, and Tician Papachristou.[22] It was during this time, that Breuer increasing designed for the use of concrete as a major material expression in his buildings. Most of his works incorporated the use of simple geometric forms, as seen in his earlier houses, achieved through the use of concrete as a structural expression. Breuer's reliance on concrete after this time was partly due to cost. Unlike his earlier houses, his firm took on larger and more complex projects involving corporate and government headquarters buildings, museums, churches, and university buildings. The firm's first major commission was the United Nation's Education, Scientific, and Cultural Organization (UNESCO) headquarters in Paris, France, in which he collaborated on the design with Pier Luigi Nervi and Bernard Zehrfoss in 1949. During the 1950s, Breuer's firm also designed a series of buildings for St. John's Abby and the University of Collegeville in Minnesota. In 1956, Breuer moved the firm's office to Third Avenue and 57th Street. In that same year he designed the U.S. Embassy in the Netherlands.[23]

During the 1960s, the firm, known as Marcel Breuer and Associates expanded to include overseas offices in Paris. Between 1963 and 1973, Marcel Breuer and Associates designed a number of prominent government, commercial, and educational buildings. His designs during this time incorporated the use of heavy concrete in the form of both poured reinforced concrete and precast, concrete panels. Many of the concrete panels often contained recessed window openings to create a sense of depth and texture to the heavy concrete expression that became common among most of Breuer's modernist design that most closely resembled Brutalist expression.[24] Between 1963 and 1964, the firm designed one of its best known commissions, the Whitney Museum of American Art in New York City. At this same time, they also began work on the design of the Department of Housing and Urban Development (HUD) headquarters in Washington D.C (Figure 5). Later commissions included the Bryn Mawr School for Girls in Baltimore, Maryland; State of New York Engineering School in Buffalo; and the Armstrong Rubber Company in New Haven, Connecticut.[25] Breuer and Associates followed up their work on the HUD headquarters with the design of the Hubert H. Humphrey Building, the headquarters for the U.S. Department of Health, Education, and Welfare.

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[22] Marcel Breuer: Architect Biography. Obtained online at http://architect.architecture.sk/marcel-breuer-architect/marcel-breuer-architect.php.

[23] Jean Fitzgerald, A finding Aid to the Marcel Breuer Papers, 1920-1986, Smithsonian Institute, Archives of American Art. Biographical information obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more.

[24] "Marcel Breuer, 79, Dies; Architect and Designer," The New York Times. Obituary obtained online at http://www.nytimes.com/1981/07/02/nyregion/marcel-breuer-79-dies-architect-and-designer.html?pagewanted=all.

[25] Jean Fitzgerald, A finding Aid to the Marcel Breuer Papers, 1920-1986, Smithsonian Institute, Archives of American Art. Biographical information obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more.

Figure 5: Urban Development (HUD) headquarters in Washington D.C (1968)

By the early 1970s, Breuer's heath began to decline forcing his retirement in 1976. Marcel Breuer died on 1 July 1981 in New York City. After his retirement, the firm was renamed Marcel Breuer Associates and later MBA/Architects and Planners.[26] Breuer collaborated on many of the firms notable designs with architect Hamilton Smith. Smith joined Breuer's firm in 1953, following a short stint with Eero Saarinen & Associates from 1950 to 1953. Smith received his Bachelor 's degree in Architecture from Princeton in 1947 and a Master 's degree from Yale in 1950. Smith would begin his career with Breuer as an associate and would remain with the firm after Breuer retired in the early 1970s, at which time he was a partner.[27]

[26] Jean Fitzgerald, A finding Aid to the Marcel Breuer Papers, 1920-1986, Smithsonian Institute, Archives of American Art. Biographical information obtained online at http://www.aaa.si.edu/collections/marcel-breuer-papers-5596/more.

[27] John F. Gane, ed., *American Architects Directory, 3rd Addition 1970*, American Institute of Architects, New York, 1970:851.

Brutalism

Breuer designed the American Press Institute building as an expression of Brutalism. Brutalism emerged as part of modernist response to the light, glass, and metal composition found in International Style Architecture. More of a design philosophy rather than a style, Brutalism utilized heavy concrete elements expressed in geometric shapes that provided a rough, blocky, heavy massing. In 1954, English architects Alison and Peter Smithson coined the term "Brutalism" when first describing this type of architecture which began in Britain during the early 1950s.[28]

Brutalist buildings were often characterized by repetitive angular geometric exteriors most often of cast concrete or concrete panels. While concrete was the most popular material used for Brutalist designs, other materials including metal, glass, brick, and stone were also used to create a similar expression.

After emerging in Great Britain at the middle of the twentieth century initially as a response to create low cost housing, shopping centers, and government buildings; Brutalist design spread to United States, first appearing in the Pacific Northwest. In the United States, Brutalist architecture was rarely applied to residential construction, but became a popular form of commercial and institutional buildings that included government offices, museums, libraries, and academic buildings. In the late 1960s and early 1970s, Brutalist design in the United States reached the height of its popularity. During the 1960s, many college campuses erected brutalist buildings. One of the first Brutalist institutional buildings in the United States was Paul Rudolph's design for the Art and Architecture building at Yale. During the 1970s, Brutalism was a leading design influence for the erection of new public buildings in the United States, Europe, and Japan.[29] The low cost of concrete made Brutalist expression popular among new government buildings constructed in Washington D.C. during the 1960s and 1970s.[30] Notable examples of Brutalist construction in the nation's capital included the Sunderland Building (1969), the J. Edgar Hoover Building (1975), and the U.S. Department of Housing & Urban Development or Robert C. Weaver Federal Building (1968). Well-known practitioners of the Brutalist style included architects Paul Rudolph, I. M. Pei, and Marcel Breuer.

[28] "Brutalist Architecture," Essential Architecture, Obtained online at http://www.essential-architecture.com/STYLE/STY-M11A.htm.
[29] Charles Jencks, *Architecture Today* (New York: Harry N. Abrams, 1982), 21-29.
[30] Payton Chung, The Five Best Brutalist Buildings in DC, Greater Washington, 3 February 2015, Obtained online at http://greatergreaterwashington.org/post/25576/the-five-best-brutalist-buildings-in-dc/

4.0 ARCHITECTURAL DESCRIPTION

The American Press Institute Conference Center and Headquarters was constructed as part of three building campaigns (Figure 6). The original building, designed by architects Marcel Breuer and Hamilton Smith, is a modernist expression of Brutalism constructed between 1973-1974. A wing addition, also designed by Breuer and Smith, was constructed onto the north end of the original building in 1980. The final component, a one-story addition constructed onto the west elevation, was part of building improvements which commenced in 2000.

Location and Setting

The American Press Institute Headquarters and Conference Center (VDHR #029-6051) is located on the north side of Sunrise Valley Drive in Reston, Virginia (Figure 7). Neighboring properties along Sunrise Valley Drive consist of office buildings constructed within the last thirty years. A small paved driveway and parking lot is adjacent to the west side of the building. A larger parking lot is located east of the building. Concrete sidewalks lead from the parking lot to the two entrances on the east side of the building. One of the sidewalks passes through a concrete terrace that was part of the original design for the building and located just southeast of the main entrance on the east elevation of the building (Figure 8). The terrace is enframed by concrete walls containing concrete benches, and its floor is composed of brick pavers.

Landscaping around the building was an integral part of the original site planning for the building. Original design plans show both individual and clustering of trees are sporadically placed at irregular intervals around the building. Many of these trees remain intact. Large clusters of trees are located northeast of the building and along the eastern side of the parking lot east of the building. Small bushes are situated at various locations around the parking lot.

Original Building (1973-1974)

The original building, constructed between 1973-1974, is a two story structure capped by a flat roof (Figure 9). At the time of construction, the building consisted of a north and south wing slightly skewed in spatial relation to one another at approximately a twenty-to-thirty degree angle. What originally was the north wing is currently the center mass of the building with the construction of the north addition in 1980. The building's exterior is comprised of heavy reinforced concrete paneled walls that are pierced by rows of recessed elongated rectangular fixed windows (Figure 10).

The building's main entrance is located in a small shed-roof projecting bay located near the center of the west elevation of the building (Figure 11). The main entrance is recessed into the projecting bay, consisting of double-leaf glass doors, which are surrounded by a metal-frame, glass-curtain wall. A

Figure 6: Aerial View of API Building (Google Earth 2015)

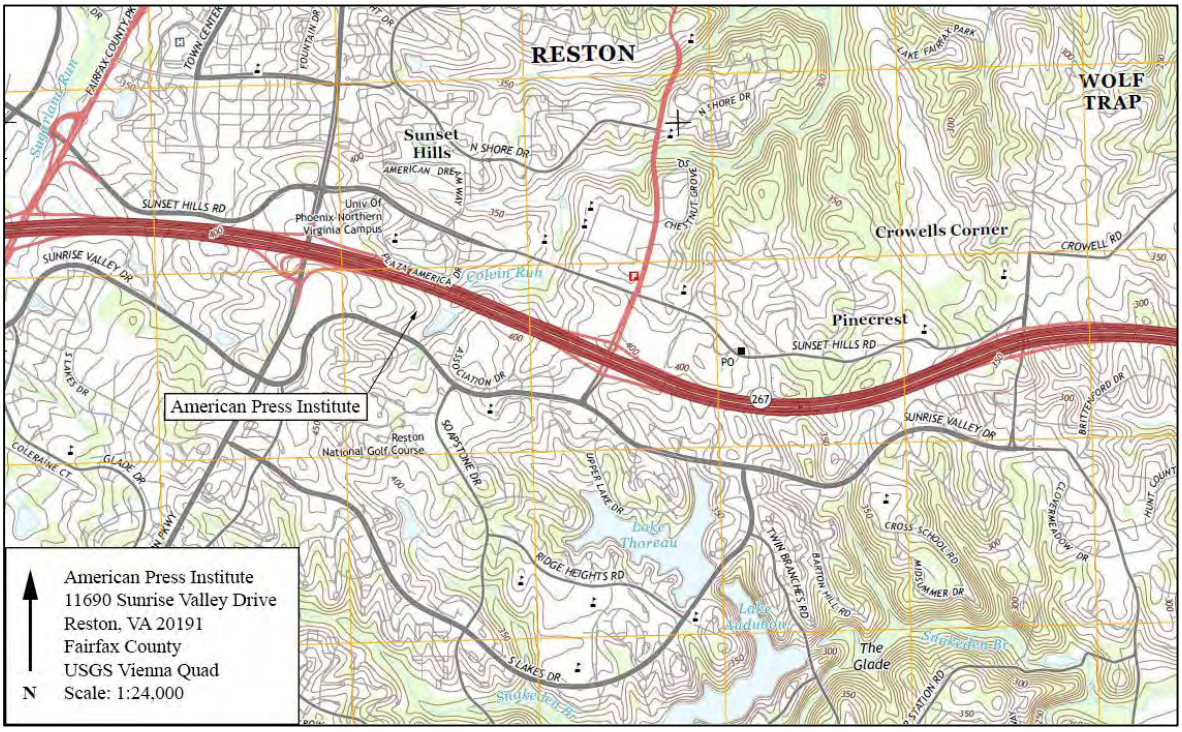

Figure 7: Location of API Building (USGS: Vienna)

Figure 8: Conference Terrace on West Side of Building

Figure 9: API Original Building (1974), East Elevation, Looking Southwest

Figure 10: Detail of East Elevation Showing Window Openings, Looking Southwest

Figure 11: West Elevation Showing Main Entrance, Looking Southeast

triple, one-light metal window is located in the west elevation above the main entrance. The west elevation of the south wing contains a projecting bay with thirteen aligned recessed first and second story windows. South of this projecting bay the first story contains a band of seven, two-light metal windows.

The south end of the building contains a stairwell enclosed by concrete paneled walls. The west end of the roof contains a sloped, shed-roof. The stairwell is accessible on the east elevation from a gravel walkway enframed a concrete retaining wall extending from the east end of the stairwell.

The east elevation of the south wing forms an L-shape with the south section extending further to the east of the building's main block (Figure 9). This south section contains a projecting bay with seven aligned recessed first and second story windows. The east elevation of the wing's main block to the north contains a projecting bay with thirteen aligned, recessed first and second story windows.

The east elevation of what was originally the north wing, but is currently the central section of the building, contains a projecting bay with thirteen aligned, recessed first and second story windows. The east entrance into the building is located at the south end of the elevation inside a recessed

entry bay containing a single-leaf metal-frame glass door located inside a steel-frame, glass curtain wall (Figure 12).

Figure 12: East Elevation Entrance, Looking West

North Wing Addition (1980)

Martin Breuer and Hamilton Smith also designed the north wing addition, which was constructed only six years after completion of the original building in 1980. The design for the north wing addition complemented the original Brutalist building, by incorporating the same Brutalist massing and design elements, most notably exhibited in the heavy, solid concrete exterior pierced by continuous, recessed, elongated, rectangular, one-light metal windows.

The addition is a two-story L-shaped structure (Figure 13). A recessed entrance, consisting of a single-leaf, metal-frame glass door, is located at the south end of the east elevation. A projecting bay consisting of thirteen aligned first and second story recessed rectangular windows is located north of the entrance. The projection forming the L-shape of the addition caps the north end of the building. The east elevation of this section contains seven bays of aligned first and second story recessed rectangular windows. The north elevation of the north wing contains double-leaf metal doors on its first story and a one-light metal window on the second story. The west elevation of the north wing addition has a recessed bay containing a metal-frame glass curtain wall with a single-leaf metal door (Figure 14). The entrance opens onto a brick paved terrace with concrete retaining walls.

Figure 13: North Wing Addition, Looking Southwest

Figure 14: North Wing Addition Entrance on West Elevation, Looking Northeast

West Addition (2000)

The south half of the north wing addition and the entire west elevation of the center block of the building is concealed by a one-story addition, constructed in 2000 (Figure 15). The addition has solid concrete panel walls. The north end of the addition contains a single-leaf metal door covered by a flat-roof hood that opens onto the terrace located adjacent to the west elevation of the north wing addition. The center of the west elevation of the addition has a projecting bay with sixteen recessed rectangular windows. A single-leaf metal door is located at the end of the elevation, south of the windows. A loading bay, located at the far south end of the addition, is adjacent to the north end of the main entrance into the building. The loading bay is accessed from a driveway, enframed by concrete wing walls, which slope downhill to the building. A double-leaf metal door is located within a recessed bay located at the end of the driveway. A single-leaf metal door is located on the south elevation of the main block on the north side of the driveway.

Figure 15: West Addition, West Elevation, Looking Northeast

Interior

The interior floor plan remains relatively unchanged from the building's original design. A two-story entry foyer, located inside the main entrance, provides access to the first and second stories via stairways. The brutalist exterior expression is carried forward within the interior of the foyer, which has unfinished concrete paneled walls (Figure 16). The north wall is adorned with a large metal panel that is engraved with the names of major newspapers from all 50 states.

Figure 16: Entry Foyer, Looking East

The first, or ground floor, of the original building contains a small lobby, which is located at the bottom of the stairs leading to the main lobby and inside the main entrance into the building from the east elevation. The ground floor lobby, like the main lobby, has concrete paneled walls (Figure 17). A bank of elevators is located on the west wall. An interior hallway extends down the long axis of the building north of the lobby. Individual offices line the east side of the hallway. Each office contains a single-leaf metal door. The walls of the lobby and offices consist of finished dry wall and these spaces also contain drop ceilings. The west side of the hallway contains rest rooms and a large mechanical room. The portion of the first floor south of the lobby has four offices along the east side of the building. The area west of these offices consists of an open floor plan (Figure 18). At the far south end of the first floor was originally one large room, which has now been subdivided into two conference rooms separated by a hallway.

The second floor of the original building contains offices, rest rooms, and small conference rooms lining a central hallways extending down the long axis of the building. The south half of the original building contains an office and a small lecture hall on the east side of the building and an open floor plan to the west. The south end of the floor contains a large lecture hall with semi-circular seating stepped-up on risers (Figure 19). All of the office spaces on the second floor contain finished drywall partitions and have drop ceilings.

Figure 17: Ground Floor Lobby, Looking Northeast

Figure 18: Ground Floor Offices, Looking South

Figure 19: Lecture Hall, Looking Northwest

The interior floor plan of the north addition is arranged around a central corridor on both floors that extends from the end of the hallway in the original building. Offices and conference rooms are located on both sides of the hallway on the ground floor. The hallway and rooms all contain finished drywall partitions and drop ceilings. A stairwell with a single set of granite stairs is located near the center of the addition, on its west side (Figure 20). The stairs lead from the ground floor to a landing, from where they turn in the opposite directing leading to the second floor. The walls, landing and staircase exhibit the same brutalist expression found on the exterior and in the main lobby. The exterior walls and staircase banister are faced with concrete panels. The stairway leads to the second floor hallway. Individual offices and a conference room are located on both sides of the hallway. Unlike other portions of the interior, the hallway and offices at this location have acoustic tiles adorning portions of their walls (Figure 21). The hallway terminates at a lobby that is also accessible from the exterior entrance that opens onto the on terrace on the west side of the addition. North of the lobby is a large conference room accessible through double-leaf sliding laminate doors. The lobby and conference room have drywall partitions and drop ceilings.

The addition constructed in 2000 added office space to the building and provided more utility rooms. The ground floor contains primarily storage space and mechanical and electric rooms and a room containing the building's water main. The second floor above this area contains additional offices and a lecture hall containing stadium seating.

Figure 20: Stairwell in North Wing Addition, Looking Northwest

Figure 21: Hallway in North Wing Addition, Looking South

5.0 CONCLUSIONS

The American Press Institute Conference Center and Headquarters is a modernist expression of Brutalism constructed between 1973-2000. The building was completed as part of three building campaigns. Architect Marcel Breuer collaborated on the original design with his associate Hamilton Smith. Breuer and Smith also designed the north wing addition, which was constructed in 1980. A west wing addition, which added storage space and additional offices, was constructed in 2000.

Both of the additions complemented the original Brutalist expression of the building, which is reflected in its heavy, blocky massing achieved through the use of its primary construction material, concrete. Breuer's own influence with this design is incorporated in his use of pre-cast concrete panels containing recessed rectangular windows. By the time he became involved with the project, Breuer had already developed a reputation for brutalist expression. Many of the office and government buildings designed by Breuer between 1963 and 1973 incorporated the use of poured concrete and pre-cast concrete panels into designs that expressed simple repetitive geometric shapes. The HUD Headquarters, constructed in 1968, is one of Breuer's most notable designs and compares very similar stylistically with the American Press Building. With the HUD Headquarters, Breuer used pre-cast concrete panels with recessed rectangular window arranged together to create uniform rows of regular recessed window openings that pierced the heavy block shaped concrete multi-story office building. Breuer's design for the Hubert Humphrey Building, constructed in 1977, also incorporated the same Brutalist elements and expression as seen in the HUD Building. With this building, one of the last of his architectural career, Breuer again incorporated the use of repetitive recessed window openings within a heavy block-shape concrete multi-story office building.

While the elements incorporated by Breuer and Smith in the design he American Press Institute Building were similar to other local designs for United States government buildings in Washington D.C., the overall composition and scale of the American Press Institute was considerably diminished when compared with the HUD and Hubert Humphrey Buildings. Unlike the large multi-story office buildings, the American Press Institute building was only two-stories in height. Breuer and Smith ensured that not only was the height, but the design as exemplified in the crooked shape of the building, complemented the existing landscape. Building plans recognized that the possible need for expanding the building in the future by designating the portion of the site north of the building as the location for a future wing addition. This addition, designed by Marcel Breuer Associates to ensure compatibility with the original design, was constructed in 1980. The 1980 and second addition, constructed onto the west elevation of the building in 2000, incorporated the same design elements found in the original building. Both additions continued the Brutalist expression of the original design through its use of poured concrete and precast concrete panels containing rows of recessed window openings with elongated one-light metal windows.

The American Press Building was also part of the early corporate and institutional development along Sunrise Valley Drive, an area that was mostly developed as a result of the technology boom of the 1980s. This area was largely marketed for development following Mobile Oil's involvement with Reston's development in the early 1970s. Prior to 1970, the USGS headquarters was the most notable office building constructed in the area along Sunrise Valley Drive. Completed in the late 1960s, the firm of Skidmore, Owings, and Merrill designed the USGS headquarters in the International Style. Breuer's Brutalist design for the American Press Building, by contrast represented a departure from the USGS headquarters and other International Style corporate buildings constructed along Sunrise Valley Drive.

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County of Fairfax, Virginia

MEMORANDUM

DATE: March 22nd, 2016

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: 1169 Sunrise Valley Drive Rezoning Application RZ 2015-HM-012, Tax Map #017-4-14-001B1 & 0002, Hunter Mill District

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

- ***Adequacy of Outfall:*** The capacity of the downstream conveyance system which includes the 913 Pond (Sheet 8), the series of the culverts under Sunset Hill Road and the Washington and Old Dominion trail is inadequate, as evidenced by the frequent flooding. Maintenance and Stormwater Management Division (MSMD) commissioned a drainage study to assess and address the flooding situation. The outcome and the findings of the drainage study are highlighted in a Report entitled "Task Order # 22 – Sunset Hill Road Conveyance Channel Improvements," dated February 2016, prepared by Rinker Design Associates. The study found that the flooding situation is caused by the inadequate capacity of the existing culvert due to the increase in runoff volume and peak flows generated by development activity in the upper watershed.

  In order to mitigate the impact of increased flows, a proportional improvement must be demonstrated in order to reduce the flooding situation. Therefore, the extent of outfall analysis shall be extended to the existing culvert system under Sunset Hill Road per Sheet 8 of the subject plans. In addition, the applicant shall demonstrate that the subject development shall not exacerbate or worsen the flooding situation downstream. The outfall analysis for the subject site must adequately address flood protection downstream per Article 4 of the Stormwater Management Ordinance. In addition, the applicant shall demonstrate that a sufficient level of detention is provided on-site so that a reduction in the 100-year WSE is achieved upstream of the inadequate culvert under Sunset Hill Road.

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

- ***Water Quantity Control Requirements:*** The applicant indicates that the existing wet pond constructed under Plan #0786-SP-009 for Reston-Block 1A, Section 902 provides water quality control for the subject site. Upon review of the original design plans for the pond and the associated revisions (1989), no evidence has been provided to demonstrate that the existing pond was designed to provide water quality control for the subject site. Hence this plan does not qualify for the provision of grandfather per the DEQ Guidance Memo No. 14-2014 . The applicant must meet water quality control requirements under Article 4 of the Stormwater Management Ordinance.

- ***Floodplain Requirements:*** Based on the County GIS records the stream where the site outfalls is considered as minor floodplain with a drainage area greater than 70 acres. Therefore, at site plan submission, the applicant must prepare a floodplain study and establish the 100-year floodplain and storm drainage easement to adequately convey the runoff through the site. The applicant must also demonstrate that the proposed residential development meets the setback requirement of 18 inches above and 15 feet from the 100-year WSE (PFM 6-0703 & 6-0704).

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

SR/

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

County of Fairfax, Virginia

MEMORANDUM

DATE: March 11, 2016

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Reston Section 902, Block 1B1 and 2; RZ/FDP 2015-HM-015

I have reviewed the above referenced RZ/FDP stamped as received by the Zoning Evaluation Division (ZED) on March 1, 2016; and draft proffers dated February 23, 2016. The following comment is based on this review and a site visit conducted on September 1, 2015.

1. **Comment:** Proposed trees along Roland Clarke Place are shown in the VDOT right-of-way. VDOT may or may not approve planting in the right of way. Even if tree canopy credit is not given to street trees along Roland Clarke Place it seems important to the character of the development that these trees are provided.

   Recommendation: Obtain a commitment to provide a contingency plan for street trees along Roland Clarke Place in the event VDOT does not allow planting in the right-of-way.

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMDID #: 203461

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY
PUBLIC SCHOOLS

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

March 21, 2016

RECEIVED
Department of Planning & Zoning
APR 12 2016
Zoning Evaluation Division

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

FROM: Aimee Holleb, Director
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2015-HM-012, Sekas Homes, LTD (Updated)

ACREAGE: 4.60

TAX MAP: 17-4 ((14)) 1B1, 2

PROPOSAL:
The rezoning application requests to rezone the site from the I-5, PRC and R-E District to the PDH-12 District. The proposal would permit a maximum of 34 townhouse units and 10 condo units. The site currently contains one office building and surface parking which will be removed. A prior review memo for this application was provided on September 11, 2015.

ANALYSIS:
The schools serving this area are Sunrise Valley Elementary, Hughes Middle, and South Lakes High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2015 / 2020	Enrollment (9/30/15)	Projected Enrollment SY15-16	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
South Lakes HS	2,123 / 2,700	2,436	2,455	-332	2,431	269
Hughes MS	1,094 / 1,094	964	1,041	53	1,021	73
Sunrise Valley ES	698 / 750	551	521	229	493	257

Capacities based on 2017-21 Capital Improvement Program (December 2015)
Projected Enrollments based on 2016-17 to 2020-21 five-Year Projections (October 2015)

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 2020-21 and are updated annually. At this time, if development occurs within the next five years, all three schools are projected to have surplus capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2017-21 Capital Improvement Program (CIP) includes: a capacity enhancement for Sunrise Valley Elementary School to be completed in school year 2016-17, and a capacity enhancement for South Lakes High School to be completed in school year 2018-19. Hughes Middle School is planned to have a renovation and capacity enhancement to be completed in the 10-year CIP cycle.

Development Impact
Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School Level	Single-Family Attached Ratio	Proposed # of Units	Proposed Student Yield
High	.127	34	4
Middle	.062	34	2
Elementary	.252	34	9
Total Student Count			**15**

2013 countywide student yield ratios (November 2014)

School Level	Low-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.085	10	1
Middle	.046	10	0
Elementary	.194	10	2
Total Student Count			**3**

2013 countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution
A net of 18 new students is anticipated (5 High, 2 Middle, and 11 Elementary,). Based on the approved Residential Development Criteria, a proffer contribution of $211,482 (18 x $11,749) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

> *...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].*

It is also recommended that proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.*

Proffer Notification
It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

Future Development Impacts

In addition, Hughes Middle School and South Lakes High School are also receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

Application Number	Application Name	Project Status	Proposed Units	Estimated Students
PRC A-502-02	Fairways Apt.	APPROVED	128 SFA; 676 MF (Note: site currently has 348 existing MF)	34
PRC A-502-03	Lake Anne Redevelopment	APPROVED	120 SFA	60 to 93
PRCA B-846	JBG (Reston Heights)	APPROVED	498 MRHRMF	54
PCA 78-C-098-02	Gregor, Inc (Linden Springs)	APPROVED	60 MF	7
PCA 82-C-060-02	Athena Renaissance	APPROVED	180-360 HRMF (Note: site currently has 336 LRMF)	12
PCA 85-C-088-09	Reston Town Center, Block 4	APPROVED	549 MRHRMF	57
PRC 86-C-121-02	Section 89-3 (Windood) RAJ Development	APPROVED	125 MRHRMF	9
PRC 86-C-121-03	Oracle	APPROVED	457 MRHRMF	38
PRC 86-C-121-04	Reston Spectrum LP	APPROVED	1,422 MRHRMF	125
PRC 87-C-088	Four Seasons	APPROVED	11 MF	3
RZ/FDP 2009-HM-019	Reston Station @ Wiehle Ave	APPROVED	513 MRHRMF	* 35
RZ/FDP 2010-HM-008	RPB&M (Sunset Hills Rd.)	APPROVED	421 MRHRMF	* 36
RZ 2015-HM-005	Pulte Home Corp	PENDING	42 LRMF	* 14
RZ/FDP 2015-HM-011	CESC Commerce Exec. Park LLC	PENDING	500 Mid/High-rise Multi-family	50

**Projects also served by Sunrise Valley Elementary School*

AJH/sm

Attachment: Locator Map

cc: Pat Hynes, Chairman, School Board Member, Hunter Mill District
Jane Strauss, School Board Member, Dranesville District
Thomas Wilson, School Board Member, Sully District
Jeanette Hough, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Kimberly Retzer, Principal, South Lakes High School
Aimee Monticchio, Principal, Hughes Middle School
Kevin West, Principal, Sunrise Valley Elementary School

APPENDIX 14

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

RECEIVED
Department of Planning & Zoning
AUG 28 2015
Zoning Evaluation Division

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

August 28, 2015

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

Re: FDP 2015-HM-012
RZ 2015-HM-012
DPA HM-117
11690 Sunrise Valley Dr
Tax Map: 17-4

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Roland Clarke Place. See the enclosed water system map.

3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

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

Enclosure

County of Fairfax, Virginia

MEMORANDUM

DATE: September 24, 2015

TO: Laura Arsenau
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2015-HM-012 concurrent with DPA-HM-117**
Tax Map No. 017-4-((14))-0002, & 0001-B1

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Colvin Run (D-2) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments:**

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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