



APPLICATION ACCEPTED: October 27, 2015
PLANNING COMMISSION: July 28, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

July 13, 2016

STAFF REPORT

**APPLICATION
DPA-HM-117-02,
PCA-B-846-03 and
PRC-B-846-04**



HUNTER MILL DISTRICT

APPLICANT: RP 11720, LLC

PRESENT ZONING: PRC (Planned Residential Community)

REQUESTED ZONING: PRC

PARCEL: 17-4 ((14)) (1A) 1

SITE AREA: 3.45 acres

DENSITY: 15.65 du/ac

PLAN MAP: Residential Planned Community

PROPOSAL: To amend the existing development plan DP-117 approved for a convention/conference center (office) to permit medium density residential to construct 54 single family attached dwelling units, including 5 workforce dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of DPA-HM-117-02.

Staff recommends approval of PCA B-846-03, subject the execution of proffers consistent with those contained in Appendix 1

Laura B. Arseneau, AICP

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

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



Staff recommends approval of PRC-B-846-04, subject to the proposed development conditions included in Appendix 2.

Staff recommends approval of a 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.

Staff recommends approval of a waiver of the tree preservation requirement from Sect. 12-0508.3 of the Public Facilities Manual.

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-117-02

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001

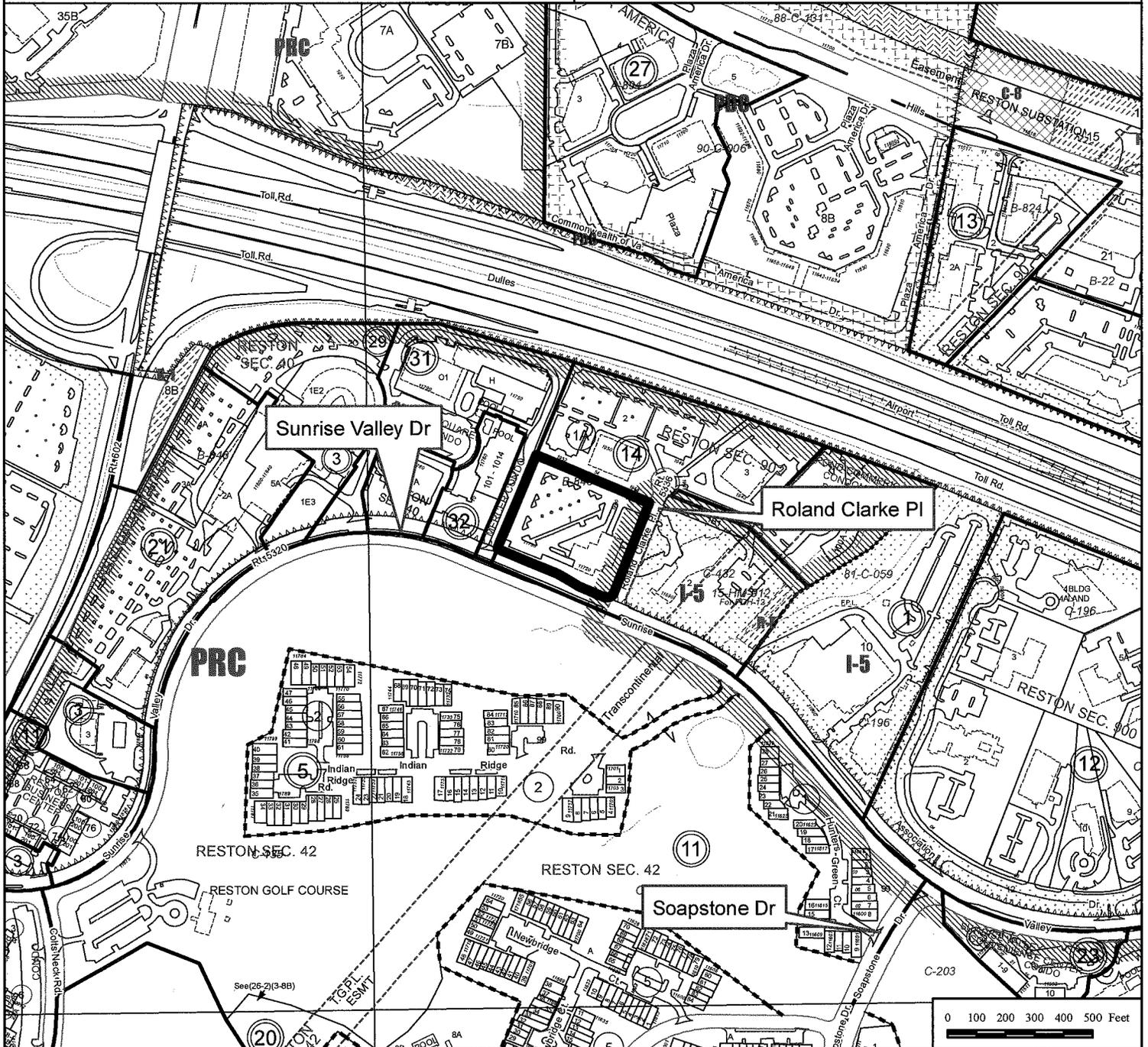
Proffered Condition Amendment

PCA -B-846-03

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001



Planned Residential Community

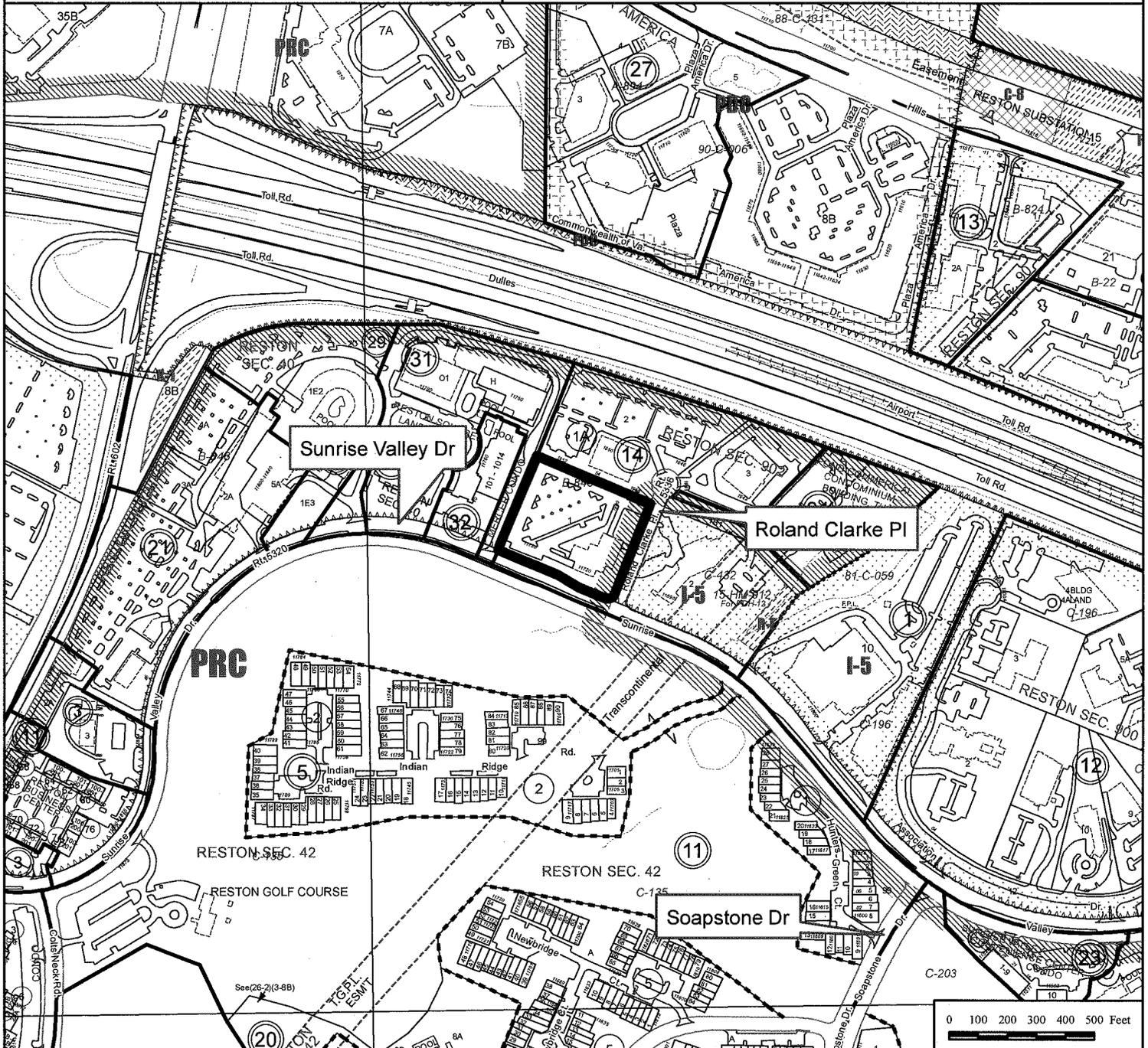
PRC -B-846-04

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC OF LAND; DISTRICT - HUNTER MILL



Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001

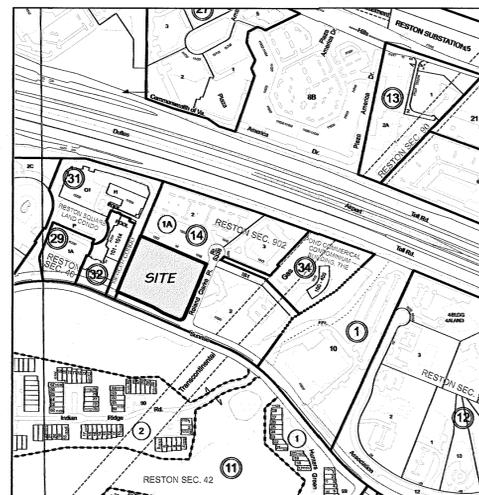


NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 17-4 ((14)) (1A) LOT 1 AND IS CURRENTLY ZONED PRC.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RP 11720 LLC BY DEED RECORDED IN DEED BOOK 23500 AT PAGE 1005 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND A FIELD RUN SURVEY BY THIS FIRM ON MAY 8, 2015.
THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE TOPCON GNSS RTK REFERENCE NETWORK.
THE COMBINED GRID AND ELEVATION FACTOR 0.99995084.
- TITLE RESEARCH WAS PERFORMED BY HOMETOWN TITLE & ESCROW, LLC, FILE No.: KMA, DATED MAY 11, 2015.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C030E, PANEL 130 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAP
- THIS TOPOGRAPHIC SURVEY ON THE PROPERTY SHOWN HEREON AND BEING LOT 1, BLOCK 1-A, SECTION 902, RESTON, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MAY 8, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THIS PHOTOGRAMMETRIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MALCOLM MCKENZIE, MCKENZIE SYNDER, INC., FROM AN ACTUAL AIRBORNE SURVEY MADE UNDER HIS SUPERVISION; THE IMAGERY WAS OBTAINED ON MARCH 22, 2015 AND THIS DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS OTHERWISE NOTED.
- THE VERTICAL DATUM IS BASED ON THE NGVD 1929. THE CONTOUR INTERVAL IS TWO (2) FEET.
- UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF SANITARY SEWER AND STORM DRAINAGE FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. ASBUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
- WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
- UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
- 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 PFT DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.
- 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.
- 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.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- A RESOURCE PROTECTION AREA (RPA), WETLANDS, INTERMITTENT STREAM AND WATERS OF THE U.S. DO NOT EXIST ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS MIXED USE.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A MAJOR PAVED TRAIL (ASPHALT OR CONCRETE) 8' OR GREATER IS RECOMMENDED ALONG SUNRISE VALLEY DRIVE. THIS APPLICATION PROPOSES BOTH A 10' CYCLE TRACK AND A 6' SIDEWALK AS DEPICTED HEREIN.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
- ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN AND THE MINIMUM YARDS THAT ARE PROVIDED.
- 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.
- 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.
- THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL/OFFICE USE.
- ALL SITE LIGHTING SHALL CONFIRM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
- EXISTING BUILDING BUILT IN 1985 TO BE REMOVED.
- THE PLANNED DEVELOPMENT PROPOSES SPECIAL AMENITIES ON SITE THAT SHALL INCLUDE A POCKET PARK ALONG THE PRIVATE STREET AND ACCESS TO FACILITIES PROPOSED AT 11640 SUNRISE VALLEY DRIVE (RZ-2015-HH012).
- THE DEVELOPMENT OF THIS SITE IS NOT CURRENTLY PLANNED TO BE CONSTRUCTED IN SECTIONS, THEREFORE, NO DEVELOPMENT SCHEDULE SHOWING THE ORDER OF CONSTRUCTION HAS BEEN INCLUDED.
- THE PROPOSED POCKET PARK, CYCLE TRACK AND SIDEWALK ALONG SUNRISE VALLEY DRIVE MAY BE MAINTAINED BY THE RESTON ASSOCIATION OR THE HOMEOWNER'S ASSOCIATION.
- ALL H.V.A.C. UNITS MAY BE LOCATED ON THE ROOF OF THE PROPOSED UNITS.



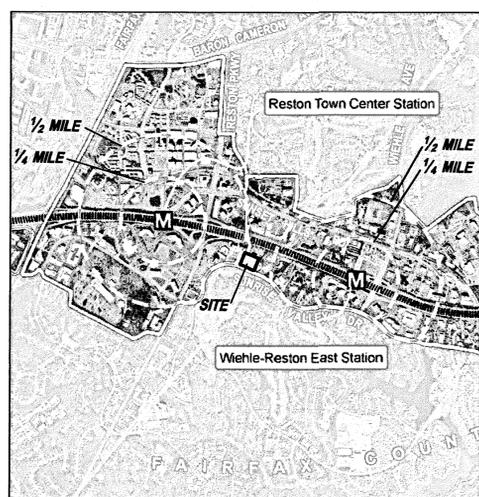
ZONING MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 500'



SOIL MAP
SCALE: 1" = 500'



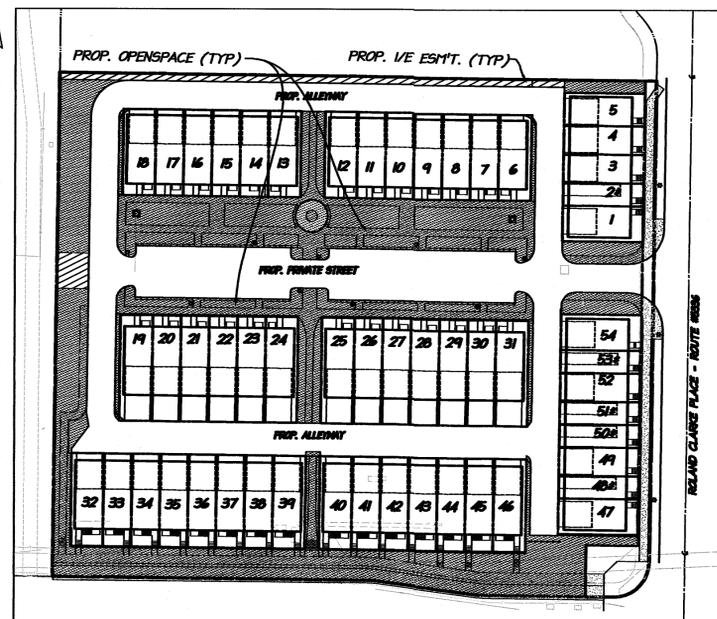
METRO LOCATION EXHIBIT
SCALE: 1" = 1/2 MILE

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
~	URBAN FILL	IVA	N/A	N/A	N/A
-	-	-	-	-	-

WAIVERS

- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER PURSUANT TO SECTION 6-306(2) OF THE ZONING ORDINANCE TO REMOVE 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 THAT IS IN EXCESS OF 200', AND NOT THE YARD.
- A DEVIATION REQUEST WILL BE SUBMITTED FOR FORMAL APPROVAL AS PART OF SITE/SUBDIVISION PLAN PROCESS TO U.F.M.D. AS NOTED ON SHEET 5.



OPEN SPACE MAP
SCALE: 1" = 60'

TABULATIONS

SITE AREA IS 150,000# OR 3.4455 ACRES
 EXISTING ZONE: PRC
 PROPOSED ZONE: PRC
 PROPOSED USE: SINGLE FAMILY ATTACHED
 PROPOSED BUILDING HEIGHT: 47'
 PROP. MINIMUM LOT AREA: 41,000#
 PROP. MINIMUM LOT WIDTH: 116'

MINIMUM YARDS:
 PROPOSED: FRONT YARD: 1'
 SIDE YARD: 1'
 REAR YARD: 1'

PROPOSED DENSITY
 MARKET RATE UNITS: 49 (14.22 DU/AC)
 W.D.U UNITS: 5 (DENOTED W*)
 TOTAL UNITS: 54

PROPOSED GROSS FLOOR AREA: ±151,600#

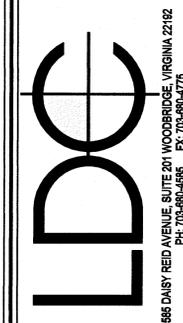
PROPOSED PARKING
 TOTAL NUMBER OF RESIDENTIAL UNITS: 54
 PARKING REQ'D.: 2.7 SPACES PER UNIT
 TOTAL PARKING REQ'D.: 146 SPACES

PARKING PROVIDED
 DRIVENWAY SPACES: 28
 SURFACE SPACES: 22
 GARAGE SPACES: 108
 TOTAL SPACES: 158

OPEN SPACE PROVIDED = ± 36,000# (±24%)
 (SEE MAP THIS SHEET)

SHEET INDEX:

- COVER SHEET
- PRC DISTRICT DENSITY COMPUTATIONS
- PRC PLAN/D.P.A./P.C.A.
- EXISTING CONDITION PLAN/D.P.A.
- 2A-E DEVELOPMENT PLAN AMENDMENT
- SITE LAYOUT
- EXISTING VEGETATION MAP
- LANDSCAPE PLAN
- 5A. LANDSCAPE NOTES & DETAILS
- PEDESTRIAN CIRCULATION PLAN
- 6A. AUTOTURN PLAN
- ARCHITECTURAL DETAILS
- STORMWATER OUTFALL ANALYSIS
- SWM COMPUTATIONS



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

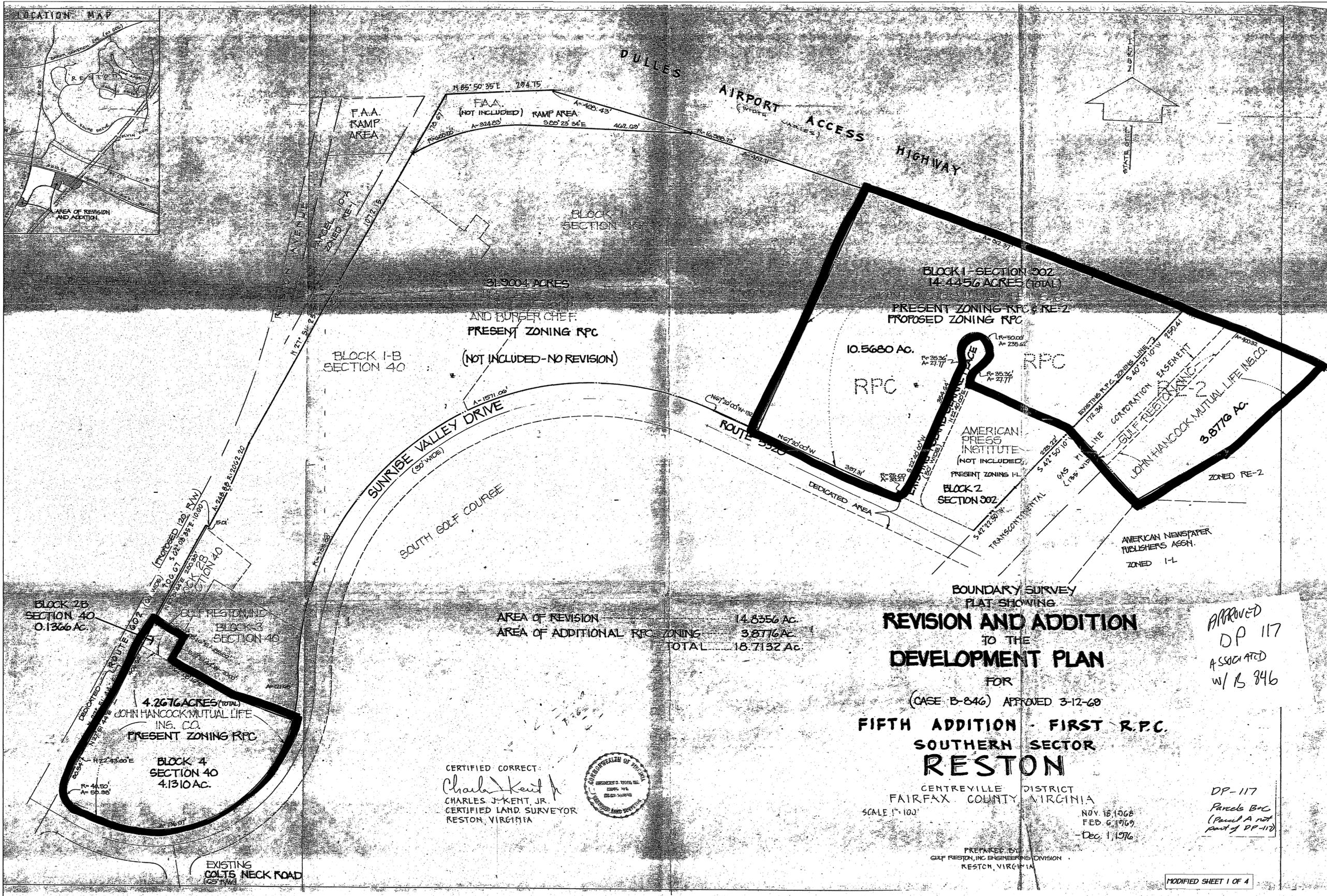
11720 SUNRISE VALLEY DRIVE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
1				
2				
3				
4				
5				

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

MATTHEW W. MARSHALL
 Lic. No. 1885-B
 6/16

SCALE: N/A
 SHEET 1 of 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: FTTM
 FILE NUMBER: 15057-1-1 3B



AREA OF REVISION 14.8556 Ac.
 AREA OF ADDITIONAL RPC ZONING 3.8716 Ac.
 TOTAL 18.7132 Ac.

**BOUNDARY SURVEY
 PLAT SHOWING
 REVISION AND ADDITION
 TO THE
 DEVELOPMENT PLAN**

FOR
 (CASE B-846) APPROVED 3-12-69
**FIFTH ADDITION - FIRST R.P.C.
 SOUTHERN SECTOR
 RESTON**

CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 100'
 NOV. 15, 1968
 FEB. 6, 1969
 DEC. 1, 1976

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

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



APPROVED
 DP 117
 ASSOCIATED
 w/ 15 846

DP-117
 Parcels B+C
 (Parcel A not
 part of DP-117)

MODIFIED SHEET 1 OF 4

DATE (DESIGN) NO.	DESCRIPTION	REVIEWER	APPROVED DATE

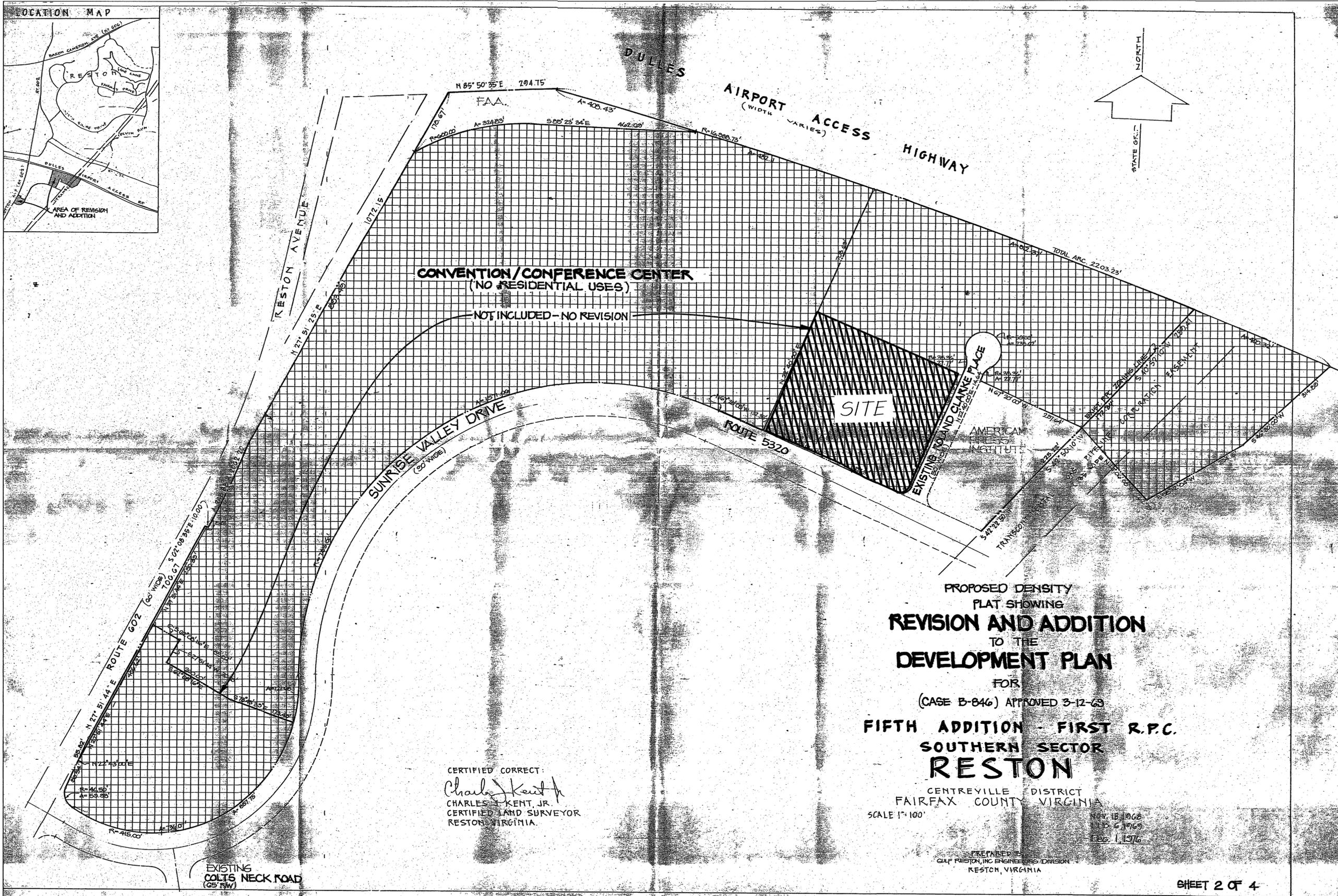
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 30'

SHEET 2B
 OF 9

DATE: AUG, 2015
 DRAFT: CHECK: MTTM
 FILE NUMBER: 15057-1-1 3B



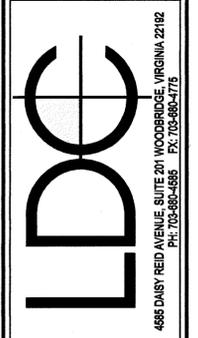
CERTIFIED CORRECT:
Charles Kent Jr.
 CHARLES KENT, JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA.

PROPOSED DENSITY
 FLAT SHOWING
REVISION AND ADDITION
 TO THE
DEVELOPMENT PLAN
 FOR
 (CASE B-846) APPROVED 3-12-69
FIFTH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 100'
 NOV. 13, 1968
 FEB. 6, 1969
 FEB. 1, 1976

PREPARED BY
 GUY RESTON, INC. ENGINEERING DIVISION
 RESTON, VIRGINIA

SHEET 2 OF 4



DEVELOPMENT
 PLAN AMENDMENT
 (2 OF 4)

11720 SUNRISE
 VALLEY DRIVE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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

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



SCALE:
 1" = 30'
 SHEET 2C
 OF 9
 DATE: AUG, 2015
 DRAFT: CHECK:
 WOR: MTM
 FILE NUMBER:
 15057-1-1 3B

EXISTING D.P.: CONVENTIONAL CONFERENCE CENTER
 PROPOSED D.P.A.: MEDIUM DENSITY RESIDENTIAL

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	150,088 SF	§ 12-0511.1A
B2	4,007 SF	§ 12-0511.1B
B3	-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	146,081 SF	
B5	PRC/S.F.A.	
B6	10%	§ 12-0510.1 and Table 12.4
B7	14,608 SF	
B8	NO	Yes or No
B9	-	Sheet number
C. Tree Preservation		
C1	4,090 SF	
C2	-	
C3	-	§ 12-0510.3B
C4	-	
C5	-	§ 12-0510.3B(1)
C6	-	
C7	-	§ 12-0510.3B(2)
C8	-	
C9	-	§ 12-0510.3C(1)
C10	0 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	14,608 SF	
D2	-	
D3	-	§ 12-0510.4B(1)
D4	-	
D5	-	§ 12-0510.4B(2)
D6	-	
D7	-	§ 12-0510.4B(3)
D8	11,300 SF	
D9	16,950 SF	§ 12-0510.4B(4)
D10	-	
D11	-	§ 12-0510.4B(5)
D12	-	
D13	-	§ 12-0510.4B(6)
D14	-	
D15	-	§ 12-0510.4D(1)
D16	-	Must not exceed 33% of D14
D17	-	
D18	-	Yes or No
D19	-	§ 12-0512
D20	-	
D21	-	
E. Total of 10-year Tree Canopy Provided		
E1	0 SF	
E2	16,950 SF	
E3	-	
E4	16,950 SF	Total of E1 through E3. Area should meet or exceed area required by B7

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

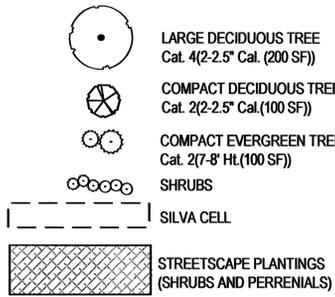
PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	41,699 SF (0.96 AC.)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	28% (41,699 SF)
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PRC)	10% (14,608 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	28% (4,090 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0% (0 SF)
HAS THE TREE PRESERVATION TARGET BEEN MET?	NO

TREE PRESERVATION TARGET DEVIATION REQUEST

THE APPLICANT REQUEST A DEVIATION IN WHOLE OF THE SITE'S TREE PRESERVATION TARGET AS PER PFM 12-0508.3. JUSTIFICATION OF THIS REQUEST ARE BASED ON THE FOLLOWING CONDITIONS:

- MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE RECOMMENDED BY THE COMPREHENSIVE PLAN(PFM 12-0508.3A(1)).
- CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN §§ 12-0403 AND 12-0404 (PFM 12-0508.3A(3)).

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
- SILVA CELL
- STREETSCAPE PLANTINGS
(SHRUBS AND PERENNIALS)

PROP. POCKET PARK
(10.20 AC.)
PARCEL "A"

LAND UNIT "P"
RESTON SQUARE
LAND CONDOMINIUM
D.B. 3748 PG. 207
RESTON SQUARE OFFICE, L.L.C.
D.B. 30088 PG. 1874
TAX MAP No.: 0174-31-P
ZONE : PRC USE : RESIDENTIAL HIGHRISE

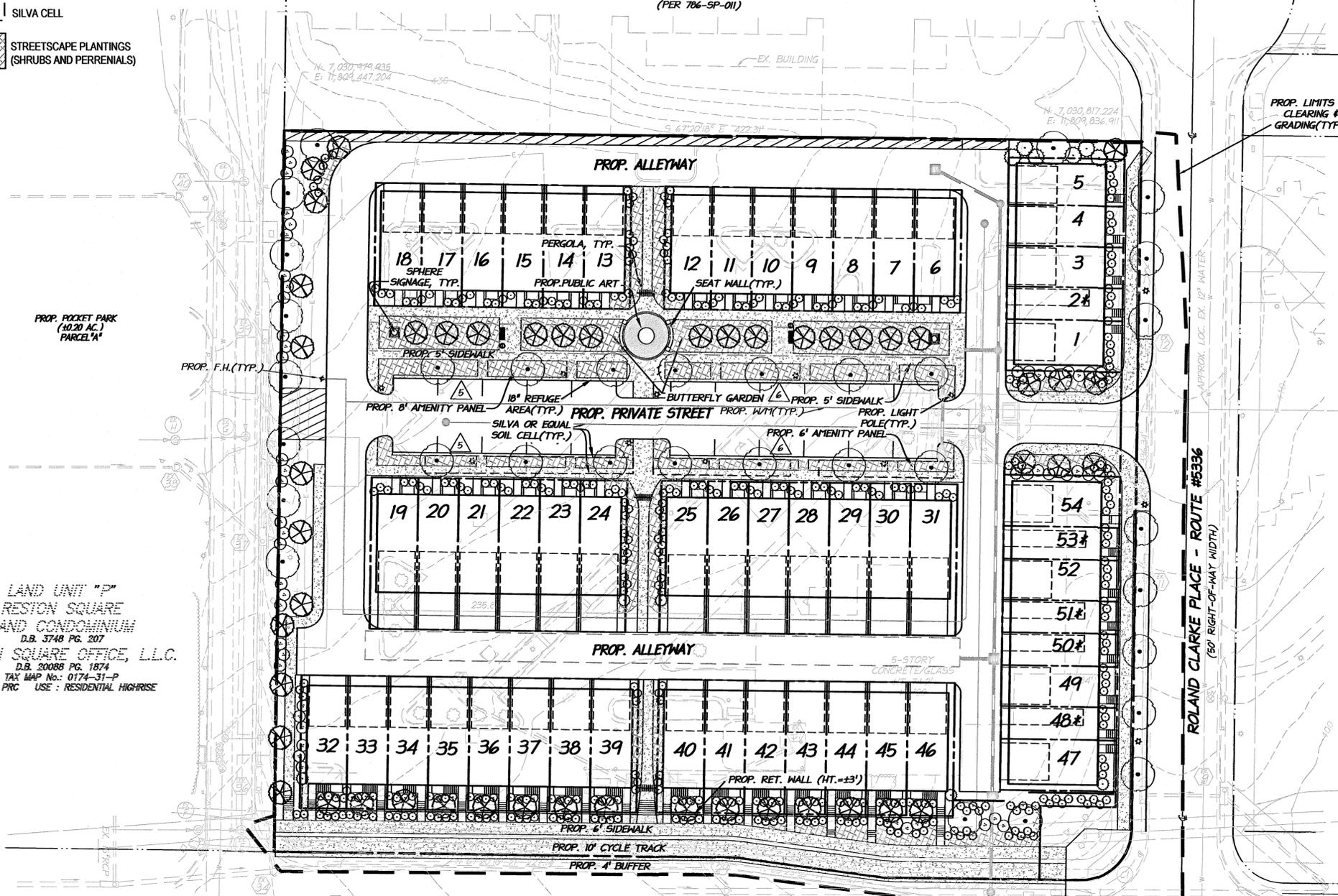
NOTES:

- SOIL VOLUME FOR CATEGORY III OR IV TREES SHALL MEET OR EXCEED THE MINIMUM SOIL VOLUMES REQUIRED PER THE P.F.M.
- SOIL IN PLANTING SITES SHALL BE AS SPECIFIED IN PLANTING NOTES TO BE INCLUDED IN SITE PLANS REVIEWED AND APPROVED BY URBAN FOREST MANAGEMENT.
- ALL LANDSCAPING DEPICTED HEREIN IS SUBJECT TO FINAL ENGINEERING AND APPROVAL BY URBAN FOREST MANAGEMENT.
- 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.
- ONLY NON-INVASIVE PLANT SPECIES WILL BE USED FOR PLANTINGS.
- THE APPLICANT SHALL CONTACT UFM (703-324-1770) AT LEAST 3 BUSINESS DAYS PRIOR TO INSTALLATION OF TREES, AND PROVIDE AN OPPORTUNITY FOR UFM STAFF TO VERIFY CONFORMANCE WITH COUNTY REQUIREMENTS.

CURVE TABLE

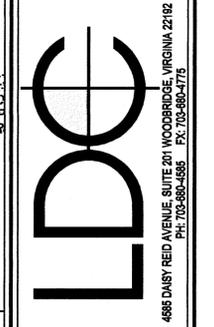
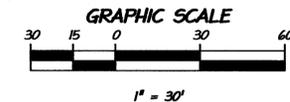
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 67°39'42" W

FUTURE GRID STREET
(PER 786-SP-011)



SUNRISE VALLEY DRIVE - ROUTE #5320
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTE: ALL LANDSCAPING WITHIN VDOT RIGHT OF WAY SUBJECT TO VDOT APPROVAL

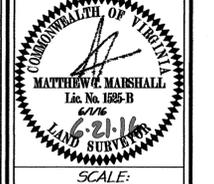


LANDSCAPE PLAN

11720 SUNRISE VALLEY DRIVE

NO.	DATE	DESCRIPTION	REVISION BY	APPROVED DATE
1				
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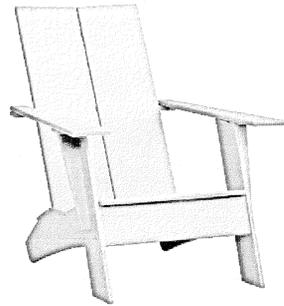
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



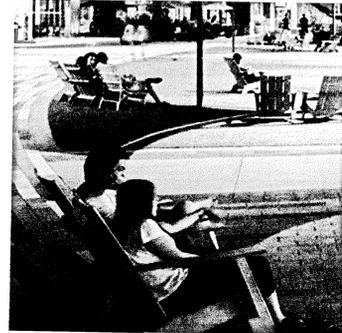
DATE: AUG, 2015
DRAFT: CHECK:
WOR MTTM
FILE NUMBER:
15057-1-3B

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!

THE POCKET PARK WILL INCLUDE TWO NODES AT EACH END WITH SIGNAGE SPHERES THAT TELL THE STORY OF THE DREAM OF TWO MEN: DR. MAX WIEHLE AND ROBERT E. SIMON, JR. THE DREAM FOR A PLANNED COMMUNITY IN THE AREA CONTINUES TO DEVELOP AND THIS PARK INTENDS TO SHARE THE STORY AND INSPIRE OTHERS TO FOLLOW THEIR DREAMS THROUGH THE USE OF MESSAGES EMBEDDED WITHIN SPECIALTY PAVING AND/OR SITE AMENITIES. THE CENTRAL SPACE WILL INCLUDE SEATING BENCHES, A BUTTERFLY GARDEN, AND AN AREA RESERVED FOR PUBLIC ART DISPLAY FOLLOWING THE PARK'S THEME. IN ADDITION, BECAUSE OF THE RESIDENTIAL NATURE OF ITS CONTEXT, THE PARK WILL SERVE AS AN EXTENDED LIVING SPACE AREA WITH MOVABLE LOUNGING SEATING ELEMENTS FOR COMMUNITY GATHERINGS.



MOVABLE LOUNGE CHAIR



SCALE: NTS



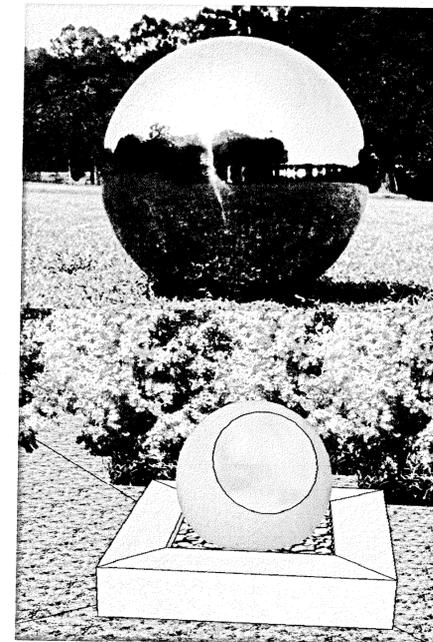
SCALE: NTS

BENCH/TRASH RECEPTICAL



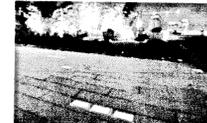
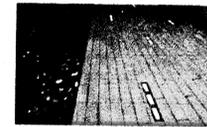
SCALE: NTS

SEAT WALL



SCALE: NTS

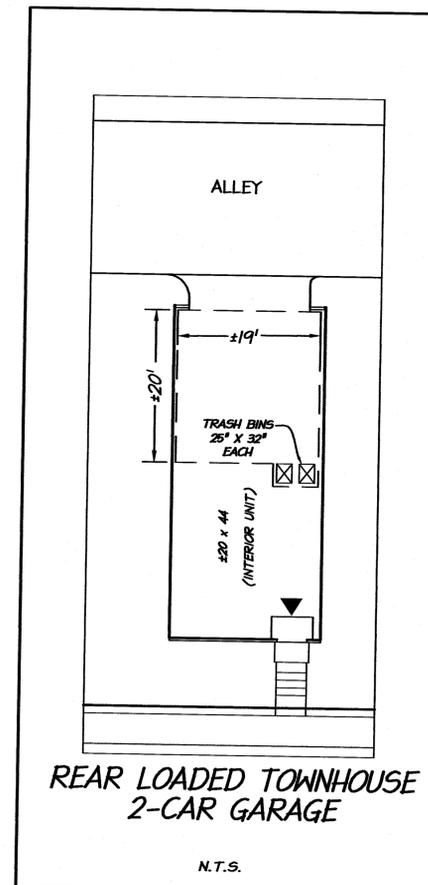
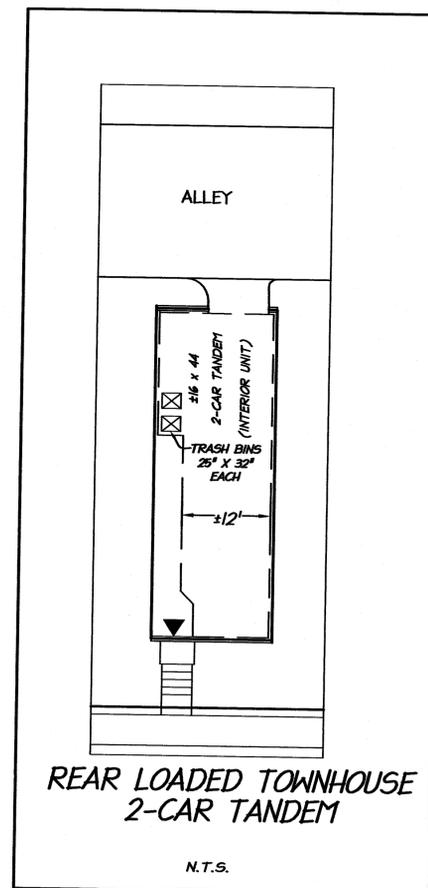
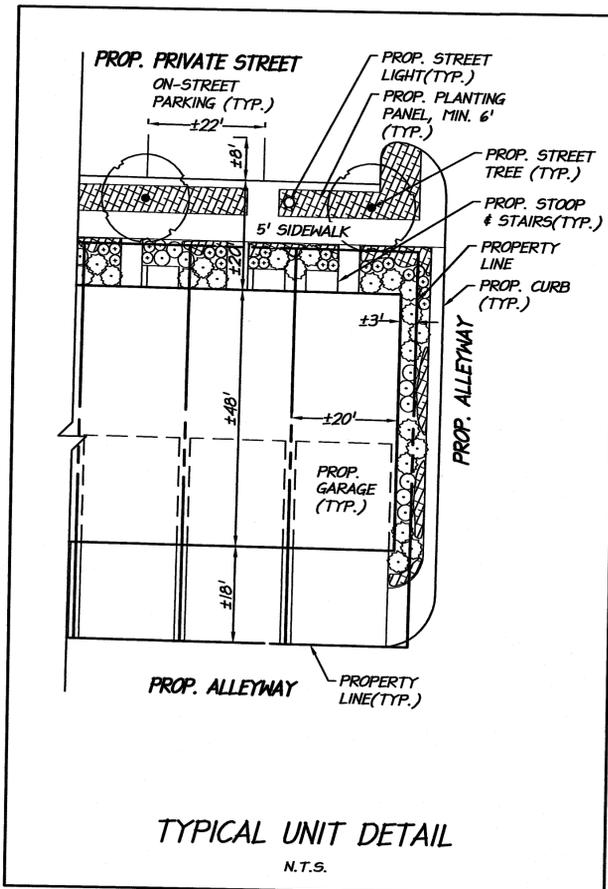
SPHERE SIGANGE



Nothing happens unless first we dream. Carl Sandburg
If you can dream it, you can do it. Walt Disney

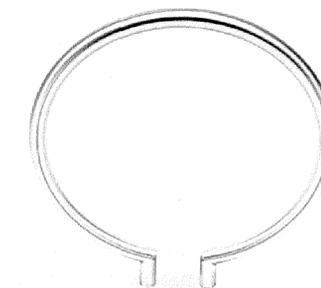
SCALE: NTS

SPECIALTY PAVING



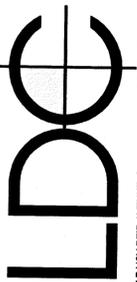
SCALE: NTS

GATEWAY PERGOLA



SCALE: NTS

SAMPLE BIKE RACK



LANDSCAPE NOTES
AND DETAILS

11720 SUNRISE
VALLEY DRIVE

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

4686 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22182
PH: 703-680-1655 FX: 703-680-1775

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:
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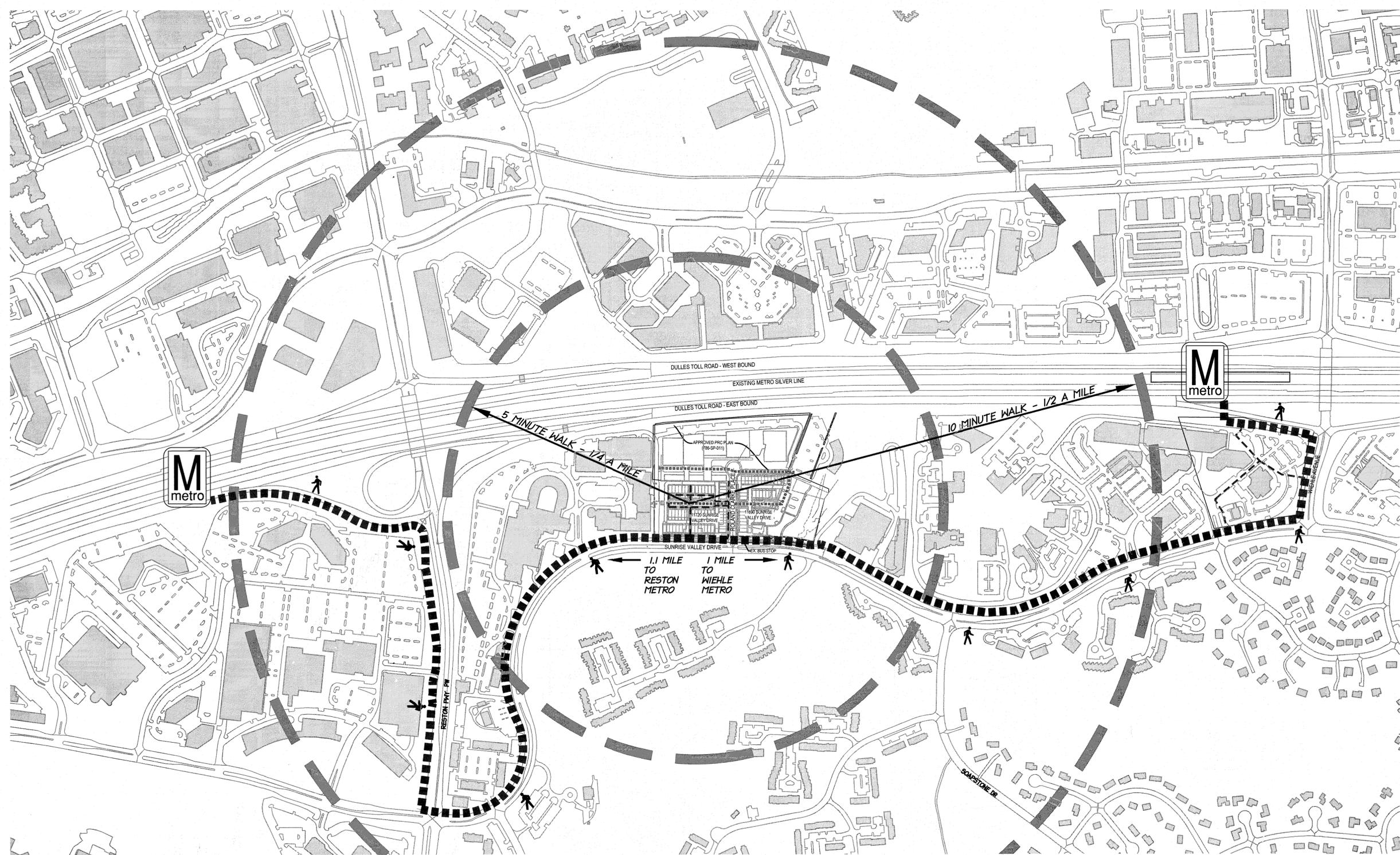
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



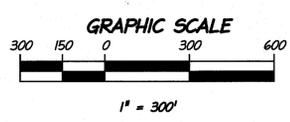
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SHEET 5A
of 9

DATE: AUG, 2015
DRAFT: WOR CHECK: MTM
FILE NUMBER: 15057-1-1 3B



- LEGEND:**
- PEDESTRIAN ACCESS TO METRO STATION
 - PROPOSED GRID STREET
 - - - - - PROPOSED PEDESTRIAN CONNECTIVITY



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
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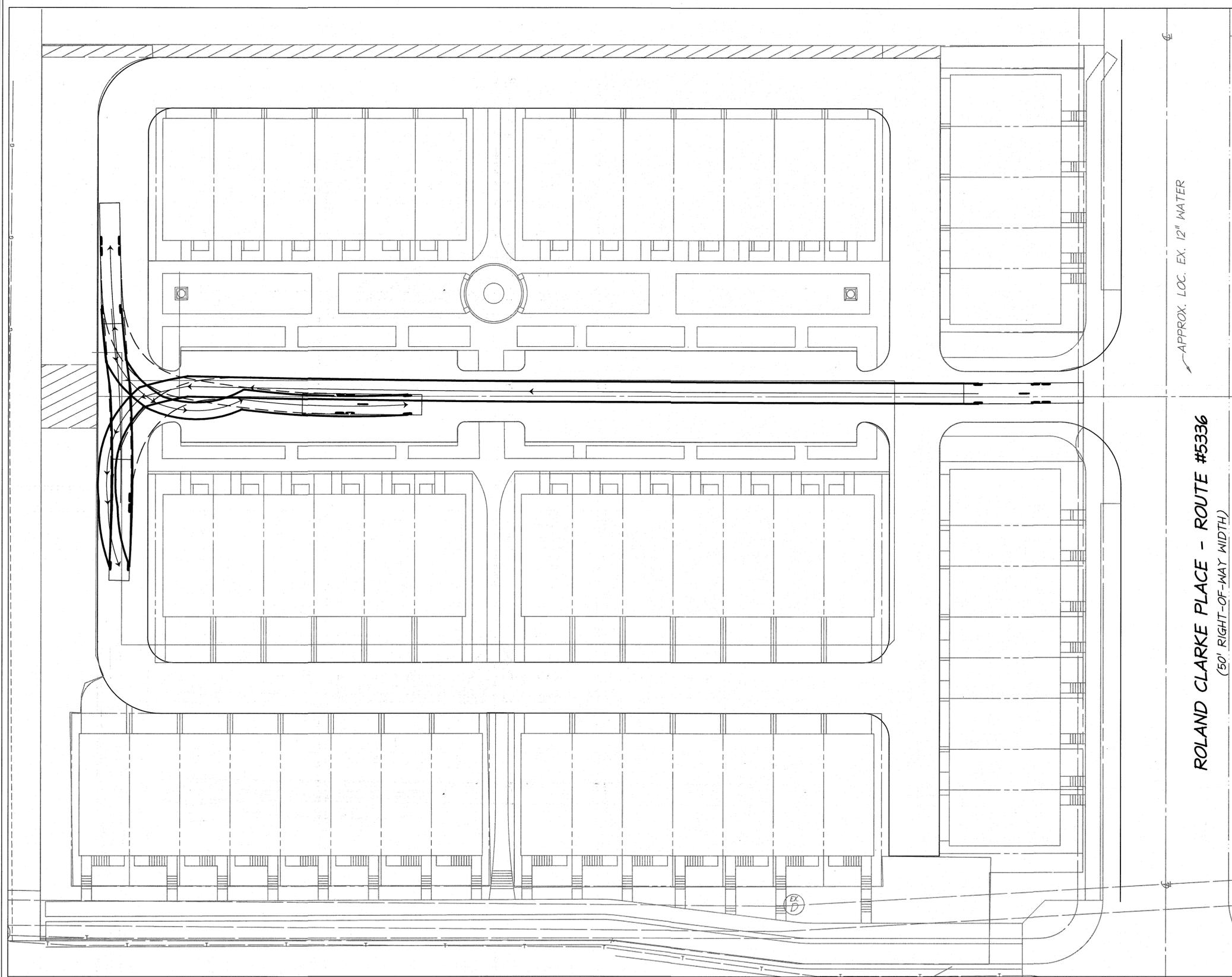
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 300'

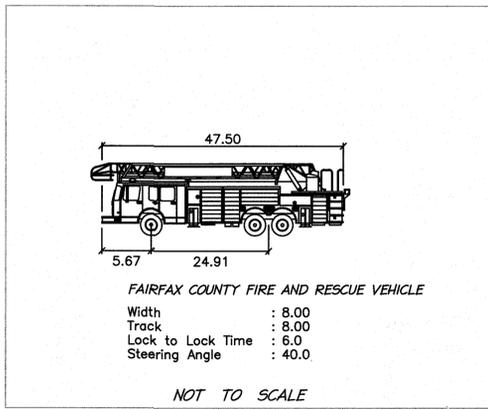
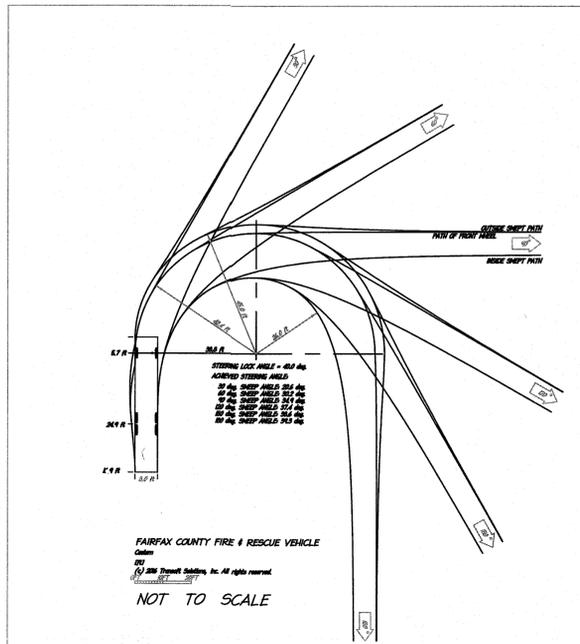
SHEET 6 OF 9

DATE: AUG, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 15057-1-1 3B

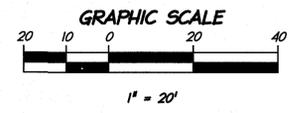


APPROX. LOC. EX. 12" WATER

ROLAND CLARKE PLACE - ROUTE #5336
(50' RIGHT-OF-WAY WIDTH)



NOTE:
VEHICLE SHOWN IS A FAIRFAX COUNTY LADDER TRUCK. HOWEVER, ALL BUILDINGS ARE LESS THAN 50' IN HEIGHT AND THUS NO LADDER TRUCK ACCESS IS REQUIRED



DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE

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



SCALE: 1" = 20'

SHEET 6A OF 9

DATE: AUG, 2015
DRAFT: WOR CHECK: MTT
FILE NUMBER: 15057-1-1 3B

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE EXISTING WET POND (#WP0323) AND/OR PROPOSED UNDERGROUND VAULTS. THESE VAULTS MAY BE CONSTRUCTED OF CONCRETE, STORMTECH CHAMBERS, STORM CAPTURES OR EQUIVALENT AS PERMITTED BY THE P.F.M. THE VAULTS MAY BE UTILIZED IN CONJUNCTION WITH OR WITHOUT THE EXISTING WET POND AND ARE SOLELY FOR WATER QUANTITY PURPOSES. THE WET POND SHALL PROVIDE WATER QUALITY FOR THE SUBJECT PROPERTY.

THE EXISTING WET POND WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 RESTON - BLOCK 1A - SECTION 902, POND OFFICE BUILDING* AND SHALL SATISFY THE WATER QUALITY REQUIREMENTS.

THE AS-BUILT PLANS OF THE EXISTING SWM POND (#WP0323, #0786-SP-009) 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 575,439 CF. NO MODIFICATIONS TO THE EXISTING WET POND ARE PROPOSED.

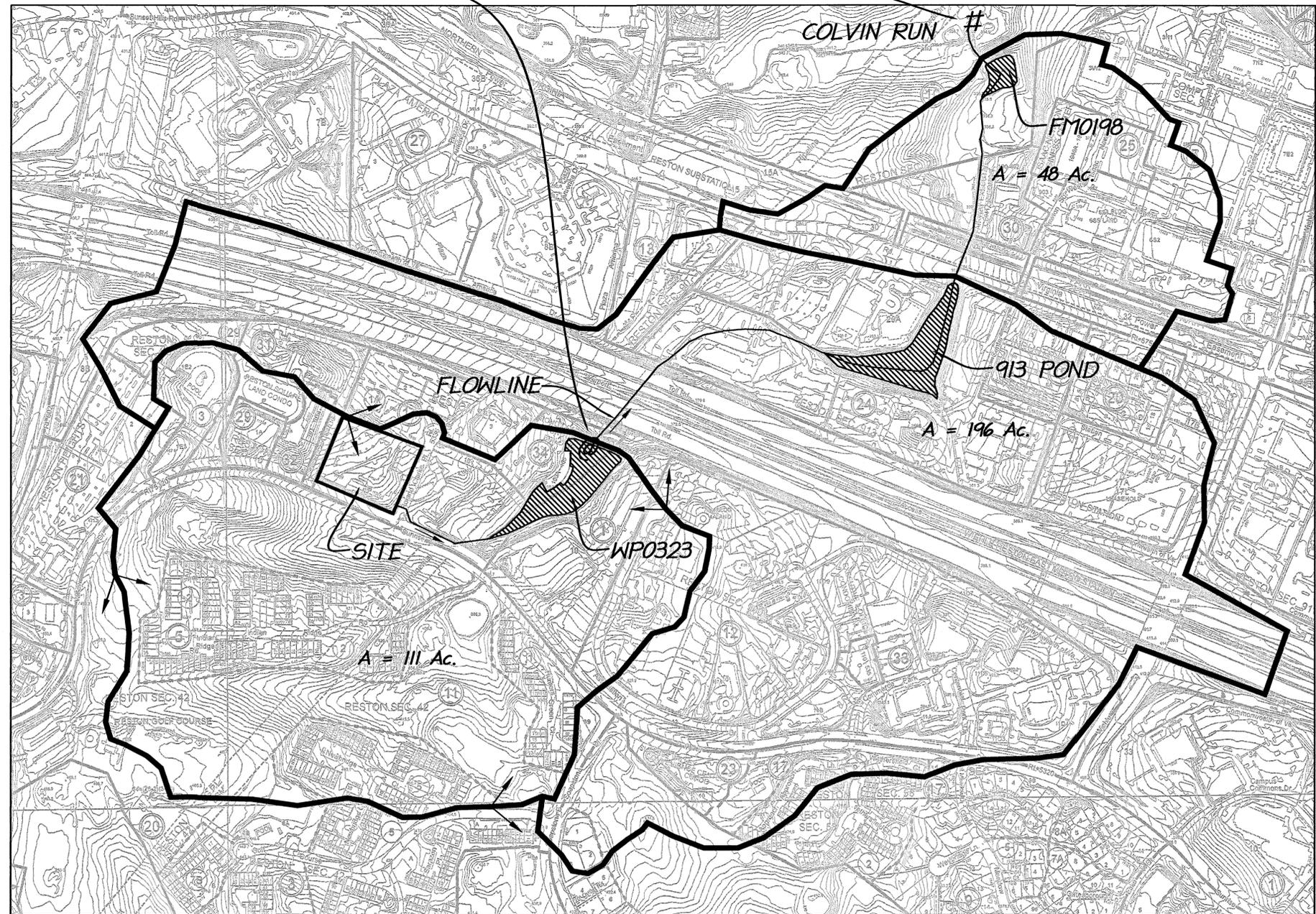
THE WET STORAGE WILL EXCEED THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY USING THE OLD CRITERIA AS THE FACILITY WAS DESIGNED UNDER THE OLD REGULATIONS. BASED ON THE OLD CRITERIA (DEQ GM 14-2014 & 124-4-5), THE NORTHERN VIRGINIA BMP HANDBOOK, AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY IS ±16,100. IT WAS AGREED BY COUNTY STAFF, S.D.I.D., THE SUBJECT PROPERTY MAY CONTINUE TO USE THE EXISTING FACILITY FOR WATER QUALITY PURPOSES IF THE PROPOSED C-FACTOR IS EQUAL TO OR LESS THAN THE DESIGN C-FACTOR FOR THE EXISTING POND.

FOR QUANTITY PURPOSES, THE 100 YEAR STORM IS PROPOSED TO BE CONTROLLED AND A PROPORTIONAL IMPROVEMENT MADE PER FAIRFAX COUNTY CODE SECTION 124-4-4 DUE TO DOWNSTREAM DRAINAGE ISSUES. THE REQUIRED DETENTION VOLUME FOR THE SUBJECT SITE WAS BASED ON THE ENERGY BALANCE EQUATION FOR CHANNEL AND FLOOD PROTECTION AND RESULTS IN ±45,000 CF TO DETAIN THE 100 YEAR STORM. THE APPLICATION USES GOOD FORESTED CONDITION TO DETERMINE THE VOLUME REQUIRED FOR QUANTITY CONTROL THUS REDUCING THE RATE WELL BELOW THE DESIRED OR RECOMMENDED LEVEL SET FORTH IN THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS A 25% REDUCTION IN RATE WHEN COMPARED TO THE EXISTING CONDITION FOR THE TWO YEAR EVENT. THIS APPLICATION REDUCES IT IN EXCESS OF THE 25% BUT COMPARED TO GOOD FORESTED CONDITION AND FOR MUCH LARGER STORMS. WHEREBY, SUBSTANTIALLY CURTAILING THE PEAK RUNOFF RATE BELOW THE RECOMMENDED LEVEL. THERE IS NO REDUCTION IN VOLUME CONTEMPLATED BY THIS APPLICATION.

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

@ - 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'



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. 9-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1H)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (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.

Facility Name/Type & No.	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	±3.45 AC.	±108 AC.	±111 AC.	±2,10 AC	N/A	N/A
UIG VAULT #1	±1.75 AC.	N/A	±1.75 AC.	±4,000 SF	±25,000	N/A
UIG VAULT #2	±1.70 AC.	N/A	±1.70 AC.	±4,000 SF	±20,000	N/A
Totals:	N/A	N/A	N/A	N/A	±45,000	N/A

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 3, 8 & 9. 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 & 9.
- 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) 6. 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) 6.
- 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) 2.
 - 11. A submission waiver is required for
 - 12. Stormwater management is not required because

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE ARE NO EXISTING FLOODPLAIN, EFC, OR RPA AREAS ON THE SUBJECT 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) WILL REMAIN AND NO MODIFICATIONS TO IT PROPOSED. THE APPLICATION PROPOSES TWO UNDERGROUND VAULTS WHICH WILL MEET DETENTION REQUIREMENTS FOR THE SUBJECT PROPERTY AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE CONTROLLED PER FAIRFAX COUNTY CODE SECTIONS 124-4-4, 124-4-5(c) & (d), PROVIDING BOTH CHANNEL AND FLOOD PROTECTION MEASURES (SEE STORMWATER MANAGEMENT NARRATIVE, THIS SHEET). THIS WILL ENSURE THAT THE APPLICATION DOES NOT ADVERSELY IMPACT THE EXISTING DOWNSTREAM FLOODING ISSUES. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. 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 INTO EXISTING WET POND #WP0323. 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); & 124-4-4(c)(6)d. THE FLOODPLAIN CHANNEL MAINTAINS A STAND OF NEEDS AND UNDERGROWTH AND PER A FIELD INSPECTION IS IN GOOD CONDITION.

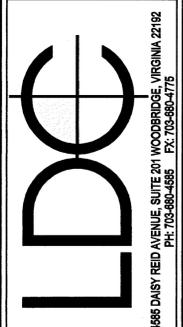
THIS OUTFALL CONVEYS 3.45 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). THE EXISTING WET POND IS THE POINT OF CONFLUENCE FOR 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)(6)d.

THE EXISTING WET POND, POND OUTFALL, FLOODPLAIN CHANNEL & CULVERT UNDER THE DULLES TOLL ROAD SHALL ACT AS THE OUTFALL. THE CULVERT UNDER THE DULLES TOLL ROAD DISCHARGES FROM THE PROPERTY AND THEN CONTINUES NORTH-EAST 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 (3.45 AC.).

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

DRAINAGE AREA MAP

SCALE: 1" = 300'



STORMWATER OUTFALL ANALYSIS

11720 SUNRISE VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVIEWER	APPROVED BY
1				
2				
3				

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



SCALE: AS NOTED

SHEET 8 OF 9
DATE: AUG, 2015
DRAFT: MOR CHECK: MTTM
FILE NUMBER: 15067-1-1 3B

Site Data
Project Name: 11720 Sunrise Valley Drive
Date: April 13, 2016

data input cells
 calculation cells
 constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 3.45

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Phosphorus EMC (mg/L)	1.88

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	1.09	1.09
Impervious Cover (acres)	0.00	0.00	0.00	2.36	2.36
Total					3.45

Post-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.76	0.76
Impervious Cover (acres)	0.00	0.00	0.00	2.69	2.69
Total					3.45

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		Land Cover Summary		Land Cover Summary	
Pre-Development		Post-Development		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	0.00	0.00	0.00	0.00
Composite Rv(forest)	0.03	0.03	0.03	0.03	0.03
% Forest	0%	0%	0%	0%	0%
Managed Turf Cover (acres)	1.09	0.76	0.76	0.76	0.76
Composite Rv(turf)	0.25	0.25	0.25	0.25	0.25
% Managed Turf	32%	24%	24%	24%	24%
Impervious Cover (acres)	2.36	2.36	2.36	2.36	2.36
Rv(impervious)	0.95	0.95	0.95	0.95	0.95
% Impervious	68%	78%	78%	78%	78%
Total Site Area (acres)	3.45	3.12	3.12	3.12	3.12
Site Rv	0.73	0.78	0.78	0.78	0.78

Pre-Development Treatment Volume (acre-ft)	0.2096	0.2027	0.2027	0.2027
Post-Development Treatment Volume (acre-ft)				0.0261
Pre-Development Treatment Volume (cubic feet)	9,128	8,628	8,628	1,138
Post-Development Treatment Volume (cubic feet)				1,138
Pre-Development Load (TP) (lb/yr)	5.73	5.55	5.55	0.72
Post-Development Load (TP) (lb/yr)				0.72

1 Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Re-development acreage (minus the acreage of new impervious cover). The load reduction requirement 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)		TP Load Reduction Required for New Impervious Area (lb/yr)		0.58
Total Load Reduction Required (lb/yr)				1.68
Pre-Development Load (TN) (lb/yr)	41.03	Post-Development Load (TN) (lb/yr)	44.90	

Site Results						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	2.36	0.33	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	2.36	0.00	0.00	0.00	0.00	OK
TURF AREA	0.76	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.76	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorus	
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.88
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	2.77
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	3.48
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED: CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 1.1 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	0.00	0.00	0.00	
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.76	0.76	0.25	
Impervious Cover (acres)	0.00	0.00	0.00	2.36	2.36	0.95	
Total					3.12		
						Post Development Treatment Volume (cf)	8828

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														
		Impervious acres draining to wet pond	0% runoff volume reduction	0.00	2.36	0.00	0	8138	50	0.00	5.11	2.65	2.65	
		13.a. Wet Pond #1 (Spec #14)	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.76	0.00	0	680	50	0.00	0.43	0.22	0.22
					TOTAL IMPERVIOUS COVER TREATED (ac)	2.36								
					TOTAL TURF AREA TREATED (ac)	0.76								
AREA CHECK OK														
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A														
										2.77				
										2.77				
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS														

Drainage Area B							
Drainage Area B 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	0.00	0.00	0.00	
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00	0.00	
Impervious Cover (acres)	0.00	0.00	0.00	0.33	0.33	0.95	
Total					0.33		
						Post Development Treatment Volume (cf)	1138

Site Data Summary						
Total Rainfall = 43 inches						
Site Land Cover Summary						
	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.76	0.76	23.03
Impervious (acres)	0.00	0.00	0.00	2.69	2.69	77.97
Total					3.45	100.00

Site Rv		0.80
Post Development Treatment Volume (ft³)		9966
Post Development TP Load (lb/yr)		6.26
Post Development TN Load (lb/yr)		44.80
Total TP Load Reduction Required (lb/yr)		1.69
Total Runoff Volume Reduction (ft³)		0
Total TP Load Reduction Achieved (lb/yr)		3
Total TN Load Reduction Achieved (lb/yr)		11.89
Adjusted Post Development TP Load (lb/yr)		3.49
Remaining Phosphorus Load Reduction (lb/yr) Required		0.00

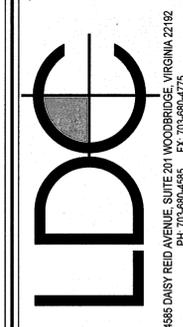
Drainage Area Summary						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.76	0.00	0.00	0.00	0.00	0.76
Impervious (acres)	2.36	0.33	0.00	0.00	0.00	2.69
Total						3.45

Drainage Area Compliance Summary						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.77	0.00	0.00	0.00	0.00	2.77
TN Load Red. (lb/yr)	11.89	0.00	0.00	0.00	0.00	11.89

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	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.76	0.76	24.36
Impervious (acres)	0.00	0.00	0.00	2.36	2.36	75.64
Total					3.12	

BMP Selections		
Practice	Credit Area (acres)	Downstream Practice
13.a. Wet Pond #1 (Spec #14)	Impervious: 2.36	
	Turf (Pervious): 0.76	
Total Impervious Cover Treated (acres)	2.36	
Total Turf Area Treated (acres)	0.76	
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.77	
Total TN Load Reduction Achieved in D.A. A (lb/yr)	11.89	

Target Rainfall Event (in)		1-year storm	2-year storm	10-year storm	
		2.62	3.17	4.87	
Drainage Area A					
Drainage Area (acres)		3.12			
Runoff Reduction Volume (cf)		0			
Drainage Area B					
Drainage Area (acres)		0.33			
Runoff Reduction Volume (cf)		0			
Drainage Area C					
Drainage Area (acres)		0.00			
Runoff Reduction Volume (cf)		0			
Drainage Area D					
Drainage Area (acres)		0.00			
Runoff Reduction Volume (cf)		0			
Drainage Area E					
Drainage Area (acres)		0.00			
Runoff Reduction Volume (cf)		0			
Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted 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	0.00
	CN	30	55	70	77
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.30	0.00	0.00	0.76
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	2.36
	CN	98	98	98	98
		Weighted CN			94
		S			0.64
Rv_{developed} (in) with no Runoff Reduction		1-year storm	2-year storm	10-year storm	
Rv _{developed} (in) with Runoff Reduction		1.98	2.51	4.16	
Adjusted CN		94	94	94	
Drainage Area B		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	0.00
	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	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.33
	CN	98	98	98	98
		Weighted CN			98
		S			0.20
Rv_{developed} (in) with no Runoff Reduction		1-year storm	2-year storm	10-year storm	
Rv _{developed} (in) with Runoff Reduction		2.39	2.94	4.63	
Adjusted CN		98	98	98	



SWM COMPUTATIONS

11720 SUNRISE VALLEY DRIVE

DATE DESIGN NO.	DESCRIPTION	REVISION	APPROVED BY.	APPROVED DATE

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



SCALE: AS NOTED

SHEET 9 OF 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 15057-1-1 3B

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. FURTHERMORE, THE COMPUTATIONS PROVIDED FOR THIS APPLICATION AS DEPICTED ABOVE, MAY NOT BE APPLICABLE SINCE IT WAS AGREED UPON WITH COUNTY STAFF, THAT THE OLD CRITERIA MAY BE UTILIZED FOR WATER QUALITY PURPOSES, IF IT IS DEMONSTRATED THE C-FACTOR IS THE SAME AFTER THE RE-DEVELOPMENT AS WAS UTILIZED IN THE INITIAL DESIGN.

DESCRIPTION OF THE APPLICATIONS

The applicant, RP 11720,LLC is requesting approval of DPA-HM-117-02, to amend the existing development plan DP-117 associated with RZ B-846 approved for a convention/ conference center (office) to permit medium density residential.

The applicant has also requested the approval PRC-B-846-04 and PCA-B-846-03 to add proffers to RZ B-846 in order to redevelop the 3.45 acre site to allow the construction of 54 single family attached dwellings including workforce dwelling units (WDU) at a density of 15.65 du/ac.

Modifications/Waivers:

The applicant has submitted the following waiver and deviation requests:

- 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 the tree preservation requirement from Sect. 12-0508.3 of the Public Facilities Manual.
- Modification of Standard TS-5A of the Public Facilities Manual, which requires a 24 foot wide typical private street, to allow all alleyways to have a width of 20 feet. This request will be processed by the Director of the Department 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, PRC proposed development conditions, the applicant's statement of justification and affidavit are included in Appendices 1 through 4, respectively.

LOCATION AND CHARACTER

The subject property is located at 11720 Sunrise Valley Drive, west of Roland Clarke Place and north of Sunrise Valley Drive. The site contains a 6-story, 72,189 square foot office building constructed in 1985 and is proposed to be demolished. Figure 1 depicts the subject property.

The properties to the north are zoned PRC and developed with office buildings. The property to the east is currently zoned I-5 and developed with the American Press Institute (API) building and is subject to a zoning application to the PDH-12 District for 34 single family attached dwellings and a 10 unit multifamily 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 a multifamily residential condo building and two hotels.



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). The application was approved without proffers. The development plan for the site was for convention/conference center (office).

DESCRIPTION OF THE DEVELOPMENT PLAN AMENMENT/ PLANNED RESIDENTIAL COMMUNITY/ PROFFER CONDITION AMENDMENT (DPA/PRC/PCA)

The DPA/PRC/PCA Plan entitled “11720 Sunrise Valley Drive,” as submitted by Land Design Consultants consisting of 18 sheets, dated August 2015 as revised through June 21, 2016 is reviewed below and a copy contained in the front of the staff report.

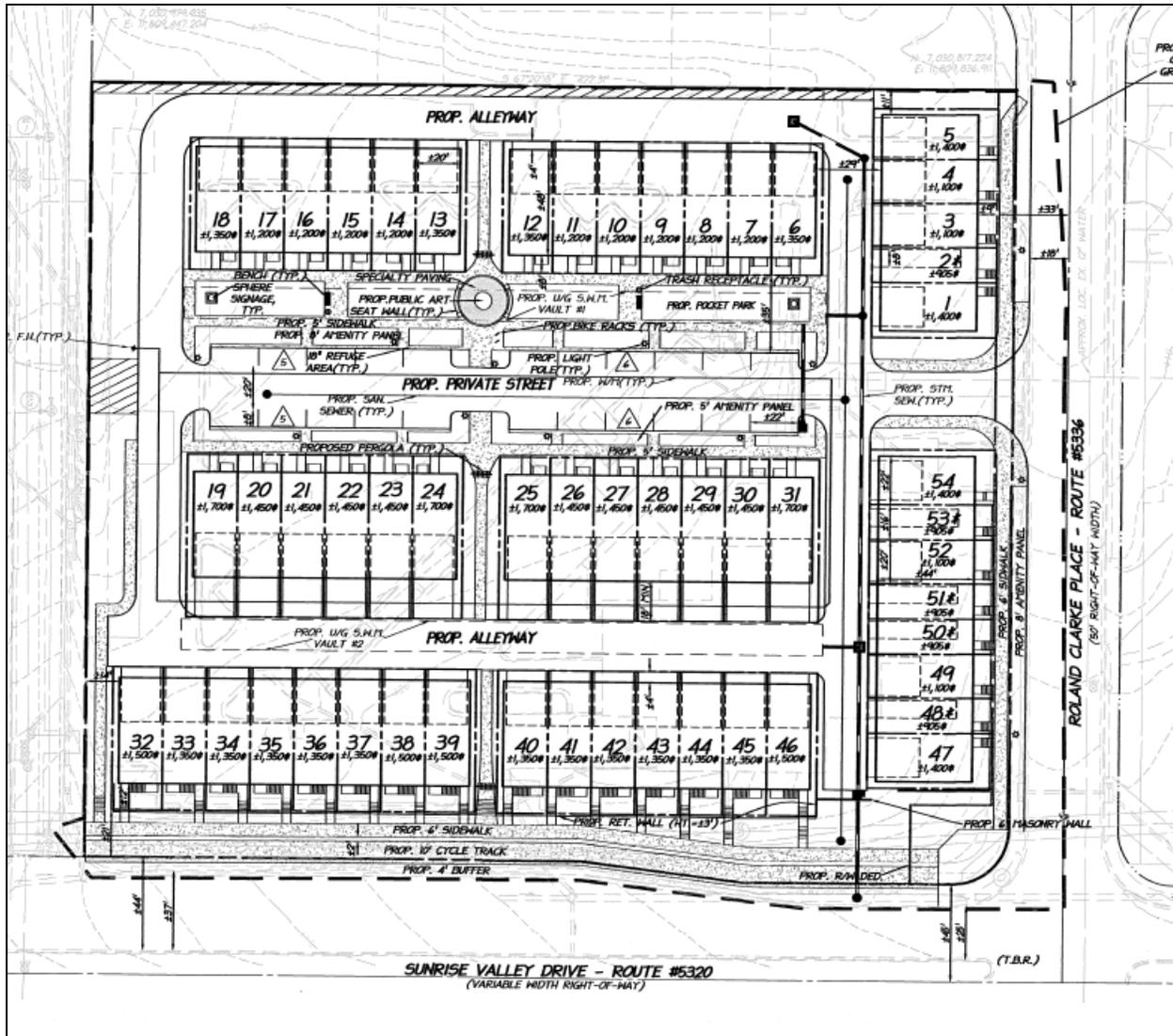


Figure 2- Proposed DPA/PRC/PCA Layout (Source: Applicant, Sheet 3)

Site Layout/Proposed Dwelling Units

The proposal is a partial Proffer Condition Amendment for 3.45 acres of the 18.71 acre rezoning RZ B-846 for an existing use of convention center/conference center (office). The site is located at the intersection of Sunrise Valley Drive and Roland Clarke Place, with access from Roland Clarke Place.

The applicant proposes a site layout with 54 single family attached dwellings with five designated as workforce dwelling units. Each single family dwelling would be 4 stories with a garage on the lower level. Interior lots would range from a size of 1,100 to 1,450 square feet, while end units would be on lots of 1,350 to 1,700 square feet. The applicant has included architectural perspectives of the proposed dwellings on Sheet 7 which are depicted below in Figure 3.

The applicant has also proposed a 0.25 acre pocket park to the north of the proposed private street, which is designed to include public art, sidewalks, signage, bike racks, benches, light poles and landscaping. The applicant further proposes a pedestrian walkway that transverse the property north to south to provide a pedestrian connection through the development to the pocket park and to the trail and cycle track along Sunrise Valley Drive. This area includes a proposed 5-foot sidewalk with landscaped buffers to the townhouse and decorative pergolas.



VIEW NORTHEAST ALONG SUNRISE VALLEY DRIVE
N.T.S.



VIEW SOUTHWEST ALONG ROLAND CLARKE DRIVE

Figure 3- Architectural Perspectives (Source: Applicant, DPA/PRC/PCA Plan, Sheet 7)

Lots 1 through 5 and 47 through 54 front onto Roland Clarke Place. Lots 6 through 31 would have frontage on an internal private street. Lots 32 through 46 would have frontage on Sunrise Valley Drive. There are also three proposed alleyways in the development that would provide access to the garages to the rear of the single family attached dwelling units.

Each non-WDU single family attached dwelling would have a two-car garage with a driveway that is either 4 feet (to prohibit the parking of vehicles) or 18 feet (to accommodate the length of one vehicle). The WDUs would have a two-car garage with tandem parking and a 4 foot driveway. The eastern portion of the site and central private street provides 22 surface spaces to accommodate for visitor parking.

The applicant is proposing one central private street and four alleyways that access the rear of the single family attached dwellings. The central private street and alleyways are proposed to have a minimum width of 20 feet.

An Open Space Map on Sheet 1 of the GDP has been provided which shows that approximately 24 percent of the site is considered open space based on the Fairfax County Zoning Ordinance standards and does not include the 5 foot wide landscaped buffer to may be developed with interparcel access. The open spaces consists of a park area to the north of the private street, an open amenity panel area and sidewalk to the south of the public street and also the pedestrian thoroughfare that runs north to south through the center of the property.

Pedestrian Network and Streetscape

Along Roland Clarke Place the streetscape consists of an 8-foot landscape panel, 6-foot sidewalk and 9-foot building zone. Along Sunrise Valley Drive a 6-foot sidewalk and 10-foot cycle track and a 12-foot building zone is proposed. 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. A 5-foot wide sidewalk and steps connect the Sunrise Valley Drive amenities to the pocket park on the northern part of the development.

Landscaping

The subject property has an existing tree canopy covering 41,699 square feet (0.96 acres or 28 percent). The PFM requires the applicants to provide a total of 14,608 square feet of 10-year tree canopy coverage, of which 4,090 square feet must be preserved trees (28 percent of the required canopy). The applicant is not preserving any tree canopy.

The applicant is requesting a tree preservation target deviation, noting that providing the amount of tree preservation would preclude the development of uses or density recommended by the Comprehensive Plan and that construction would negatively

impact the existing trees to the extent that the trees would not survive for a minimum of 10 years.

The applicant is proposing a landscaped private street on the northern portion of the development that includes a linear park. In addition, the application is proposing landscaping along the streetscapes and also along the western property line.

Stormwater Management

Two underground stormwater management vaults are proposed to be used to meet stormwater management requirements. One is located underneath the linear park and the other is located underneath the alleyway to the south of Lots 19 through 31.

DEVELOPMENT PLAN AMENDMENT (DPA)

The DPA is included as Sheets 2A through 2E demonstrate that the approved existing use is convention center/conference center (office) under RZ B-846 and approved in 1969. The approved Development Plan did not depict any buildings. The applicant is requesting to amend the uses to allow medium density residential. Areas designated for medium density residential uses are limited to a total density of 14 persons per acre and a maximum density of 20 dwelling units per acre, in addition to the overall density of 13 persons per acre for the entirety of the PRC District. On Sheet 2 of the DPA/PRC/PCA the applicant has provided calculations and satisfactorily demonstrated that the increase in density meets the original zoning standard. The site is proposed at 15.65 dwelling units per acre, and with the approval, the medium density for Reston would be 10.53 persons per acre, less than the 14 persons per acre maximum in a medium density area. With the approval of these applications, the overall density for Reston would be 12.02 people per acre, which is less than the 13 person per acre overall maximum.

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 5) 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.

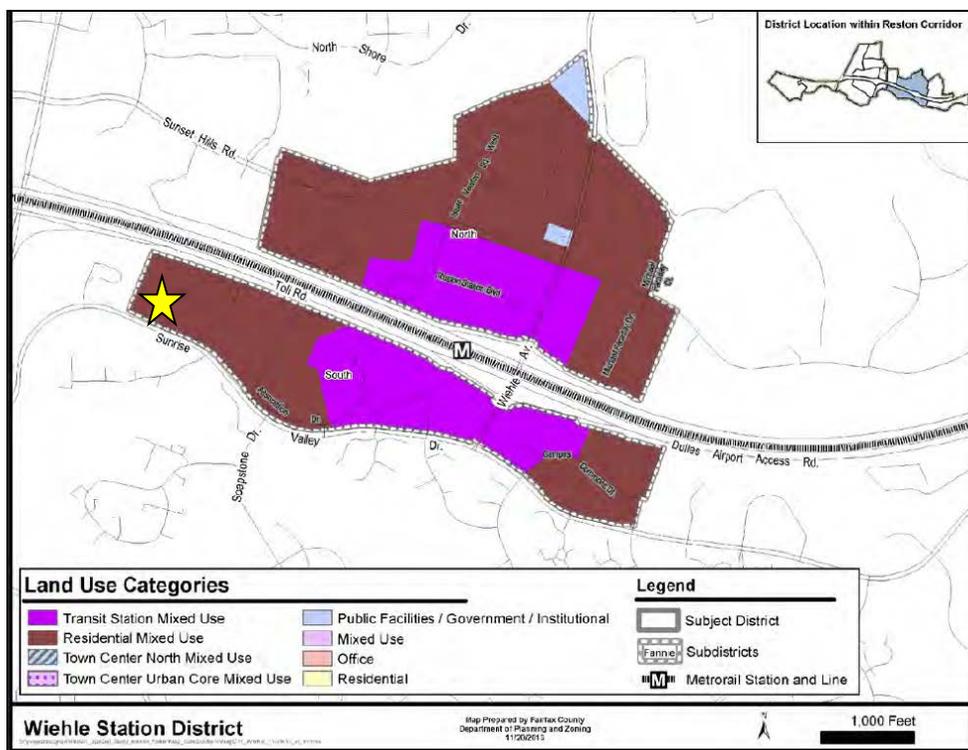


Figure 4- Wiehle Station District (Source: Comprehensive Plan)

Redevelopment Option

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 residential mixed use.

The applicant is proposing a development consisting of 54 single family attached units.

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 6-9.*

The applicant is proposing to develop significantly below the base Plan recommendation of 30 dwelling units per acre; however, they are still expected to meet the development objectives of the Plan.

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. In addition, 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 and a rezoning application (RZ/FDP 2015-HM-012) is in review for the development of townhomes

across Roland Clarke Place to the east. Therefore, staff was comfortable entertaining the concept of urban townhomes at this location.

The proposed lots respect the typical size and shape of standard townhomes. The lot sizes and shape are consistent throughout the property. The applicant proposes to construct 5-story single family attached dwelling units. This height and massing is compatible with the nearby offices and proposed development to the east.

The proposed dwelling units would be oriented appropriately to the adjacent streets with front doors on Roland Clarke Place, Sunrise Valley Drive to the south, and along a central thoroughfare proposed in the layout. This allows alleyways to be utilized for transportation connectivity and vehicle storage, as the rear of the townhouses will face each other. The street frontages along Roland Clarke Place and Sunrise Valley Drive to the south 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.

Staff noted that the previous site design resulted in unnecessary pavement more likely to be found in suburban developments rather than in urbanizing areas such as in envisioned for the Wiehle Station TOD District. The applicant revised their original site design to address staff concerns. The applicant deleted two dwelling units from the site plan, which in turn:

- increased the size of pocket park;
- allowed for the enlargement of the central pedestrian walkway; and
- removed the previously proposed 10-foot retaining wall on the western portion of the site in favor a gradual slope with an increased landscape buffer.

The applicant has further justified quality site design with a proposal to connect to the property to the north. This property has an approved site plan which shows three retail buildings along the shared boundary with this proposal and office uses further to the north. At this time, it is anticipated that this property will likely be redesigned to incorporate a mix of uses that may include residential, office, hotel and retail. Since it is unknown what may ultimately be developed along the shared border, it is recommended that the applicant provide access and construction easements along a majority of this northern border so that the proposed alleyway can serve the adjacent property if the use is compatible with the proposed townhouses. This action will help to provide better integration of the redevelopment in this area and serve to meet the Plan objectives. The applicant has proposed an ingress/egress easement along a majority of the northern boundary of the site to facilitate this future connection for single family attached only. In staff's opinion the proffer should be revised to be more flexible to allow potential connectivity for any future developments.

The applicant is provided a brick screening wall at the end of the dead end alley along Sunrise Valley Drive, consistent with the screening brick wall proposed for the redevelopment on the property to the east.

The architectural elevations on Sheet 7 DPA/PRC/PCA illustrate that the design and style of the proposed single family units and they are similar to the single family attached dwellings proposed to the east. Staff believes the elevations and materials are appropriate for this location. Staff further recommends that the dwelling units should incorporate universal design. The applicant has proposed a proffer to address this concern.

The garages are proposed to be 19 feet wide by 20 feet deep to allow parking for two vehicles (See Figure 5). The five proposed workforce dwelling units are proposed to have a total of two tandem parking spaces which are 16 feet wide and 44 feet deep. For all garages, space has been provided for the storage of two trash cans and the HVAC units are to be located on the roofs, so they will not interfere with the ingress and egress of vehicles to the dwellings. The applicant has proposed a proffer that the garages will only be used for purposes that do not interfere with vehicle parking, and this information will be disclosed in the future HOA/COA documents and shall be told to prospective purchasers.

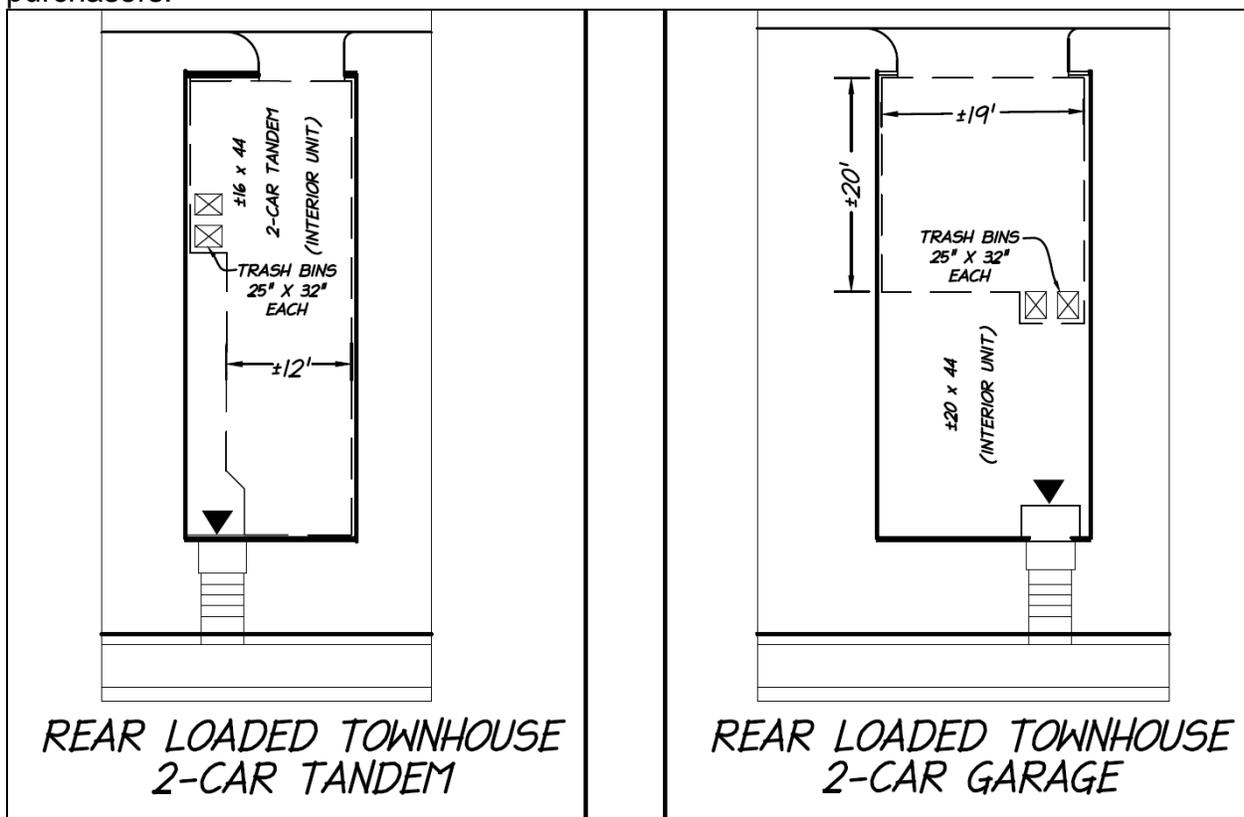


Figure 5- Proposed Garage Layouts (Source: DPA/ PCA/GDP, Sheet 5A)

A pocket park consisting of several benches, a butterfly garden and public art would be located onsite along the private street that would run east-west through the center of the

property and have two rows of townhouses fronting on it. At the time of the staff report, this rezoning application has not been approved. If this application is not approved additional active and passive recreational amenities should be provided on site in consultation with county staff.

Sheets 5 and 5A of the DPA/PRC/PCA shows the applicant’s landscape plan, which would add new vegetation to the streetscapes, along the western property line and along the proposed central vehicular thoroughfare and as well as through the north to south oriented pedestrian walkway. This even distribution of landscaping throughout the site is appropriate.

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.

Reston places a high value on public art and it should be provided throughout the community. The applicant has committed to work with the Initiative for Public Art – Reston (IPAR) to allow the installation of public art on the property in a location determined by the applicant in consultation with IPAR.

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

Roland Clarke Place			
	Landscape Panel	Sidewalk	Building Zone
Comprehensive Plan	6-8 feet	6 feet	8-12 feet
Provided	8 feet	6 feet	9 feet

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

As the charts above demonstrate, portions of the streetscape do not exactly meet the Comprehensive Plan recommendations. However, the applicant has worked with staff to negotiate an appropriate streetscape. 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. In addition this streetscape is similar and compatible with the proposed streetscape to the east with the development of single family attached dwellings.

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. The applicable staff memos are provided in Appendix 6 and 11.*

The Comprehensive Plan language provides a recommendation for this area which includes an 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 10.*

Based on the urban park standard, the development generates a need of 0.22 acres of urban parkland onsite. The applicant has proposed a pocket park that measures 0.25 acres. The site provides for 36,000 square feet (24 percent) of open space. The applicant has also proffered to request membership into Reston Association, permitting the residents access to additional recreation amenities and would be accessible to the dwellings to the east as discussed in a proffer proposed by the applicant. The applicant is also providing a 10 foot wide cycle track and 6 foot trail along Sunrise Valley Drive.

A large public open space and active recreational amenities are proposed to be located on the adjacent property currently under rezoning review to the east. The open space would include a tot lot, an un-programmed open space area, picnic tables and bike racks located mostly within a 135 foot wide gas pipeline easement. The applicant on this property has also proposed a proffer to allow this proposed development and future development use of these recreation areas.

The Comprehensive 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 151,600 square feet, the applicant was requested to provide a contribution of \$260,752 towards athletic fields. The applicant is currently proposing a contribution of \$151,600. 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 (Appendix 5)

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 states that single family attached development plans proposing 50 or more dwelling units are subject to the County's Affordable Dwelling Unit (ADU) program. While the site exceeds 50 dwelling units, it does not require ADUs based on the ADU formula since it is at the mid-point of the Comprehensive Plan range. 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.

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 five (10.8 percent) single family attached dwellings as WDUs. The WDUs will be provided in the single family attached as an ownership opportunity that is typically not provided in WDUs. With the proposed proffers, 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 72,189 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, 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 of the property to the east has worked as an agent on this site and 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 property to the north is developed with an office building and the applicant has proposed an ingress/egress easement along the northern and western property lines to allow future connections if feasible.

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*

TSA's 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 TSA's. 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 building is proposed to be removed. The proposed development does not interfere with the nearby existing uses or buildings. There have no heritage resources identified on the site.

Development Performance Review Objective: Protect Existing Low Density Residential Areas, page 107: *The majority of existing residential communities adjacent to the TSA's are low density neighborhoods comprised of single family detached homes and townhomes. In most instances, these communities are separated from the TSA's 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 TSA's.*

Across Sunrise Valley Drive is the Reston Golf Course and single family attached units along Indian Ridge Road. The existing abutting development to the east is the former American Press Institute building and a conference center and office; however the currently proposing is a similar style residential development. The development to the west is multifamily dwellings, hotels and office space.

Areawide Recommendation: Transportation, page 132- *The vision for the three Reston TSA's 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 TSA's 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 Appendices 11 and 12.*

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, staff recommends that the applicant design the private street to connect to the street to the west, adjacent to the Reston Square Development. This connection would provide greater traffic circulation, provide another access point to the property, as well as providing access to a future traffic signal to the residents to the west. The applicant has provided an easement along the western property line.

Staff further recommends an ingress/egress easement along the northern property line in order to facilitate interparcel connections with the adjacent property. While staff agrees with the location of this easement, staff believes that the proffer language is too restrictive by only providing the easements needed if the property to the north is developed with single family attached units. This issue remains outstanding.

The applicant has dedicated a right-of way area on the southeast corner of the property to allow for the installation of a future traffic signal. This is appropriately shown on the site plan and therefore this issue has been addressed.

The applicant states that the trail and cycle track along Sunrise Valley Drive will be maintained by Reston Association or the homeowners association (HOA).

Staff recommends that there be a commitment to include a bike rack in the pocket park. Staff has proposed a development condition to ensure this issue is addressed.

As part of the approval of the Reston Master Plan the Board of Supervisors 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 of Supervisors 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 of Supervisors. 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 east (11690 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.

Staff from VDOT requested that sight distance be verified at the corners of Roland Clarke Place to ensure landscaping does not interfere with the lines of sight for vehicles. Staff has proposed a development condition to ensure this issue is addressed.

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 6, 8, and 13.

The site lacks steep slopes and has adequate soils for good foundational support and subsurface drainage.

The applicant's DPA/PRC/PCA proposes two underground stormwater management vaults are proposed to be used to meet stormwater management requirements. One is located underneath the linear park and the other is located underneath the alleyway to the south of Lots 19 through 31. 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.

Staff recommended that a noise study be provided to commit the applicant to incorporating noise attenuation features in the proposed dwellings that would meet the Comprehensive Plan's recommended standards listed above. Staff has proposed a development condition to ensure this issue is addressed.

Staff reviewed the existing trees on site and the proposed landscaping. The applicant has addressed all outstanding concerns. 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

PRC District Regulations (Sect. 6-301)

PRC Regulations 1 and 2: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

The proposed use is single family attached dwellings. This proposal adds housing variety to this area as the properties to the north are proposed to be mixed use with residential apartments, condominiums and retail. In addition, the property to the west is zoned to be mixed use with office and hotel uses. The applicant is proposing five workforce dwelling units which allows the proposal to include families with varied incomes to live within the same development.

An orderly and creative arrangement of land uses is being established to by establishing single family attached dwellings within walking distance of the Wiehle Station Metro and also nearby office and retail uses for leisure and employment.

PRC Regulations 3, 4, 5, 6, 7: A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways. The provision of cultural, educational, medical, and recreational facilities for all segments of the community. The location of structures to take maximum advantage of the natural and manmade environment. The provision of adequate and well-designed open space for the use of all residents. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

The proposed use is part of a larger area where there is a comprehensive transportation system being designed and considered in the Reston area, including the street grid in the Comprehensive Plan and also the cycle track and pedestrian walkway along Sunrise Valley Drive. The site design includes adequate buffering from the office and hotel use to the west and is compatible in architectural design, street layout and building type to the proposed single family attached rezoning application to the east. A total of 24 percent of the site (36,000 square feet) is provided as open space as a park and other pedestrian amenities. Adequate public utilities, facilities, and services will be provided in a timely manner.

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

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, residential, or mixed use. The design of the layout, lot sizes and building setbacks are allowed to be modified because of close proximity to the metro and the urban character that is desired by the Comprehensive Plan. 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.

As the site was previously developed with an office building and associated surface parking, a majority of the site was already impervious. Therefore there were limited opportunities to preserve existing trees on site as they were mostly parking lot landscaping. There are no existing scenic assets or streams or topographic features located on the site.

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 54 single family attached dwelling units proposed by the applicant would generate 21 new students attending County schools (Appendix 14). In order to address the need for capital improvements associated with the new students, a proffer contribution of \$246,729 (\$11,749 x 21) 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 Clarke Place. Fairfax Water also requires a 20-foot separation from the public water main to any surrounding buildings, which has been met with this application (Appendix 15).

Sanitary Sewer Analysis: The application is located in the Colvin Run watershed and would be sewer into the Blue Plains Treatment Plant. An existing 8 inch line located on the property is adequate for the proposed use (Appendix 16).

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. Staff requests that these commitments be reflected in the proffers. Therefore this issue remains outstanding.

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 site is zoned PRC and proposed at density of 15.65 dwelling units/acre. The R-16 District would be the most similar conventional district. In the R-16 District, the building height for single family dwellings is 40 feet. The applicant is proposing buildings at 47 feet. Setbacks in the conventional district are 5 feet for the front, 10 feet for the side and 20 feet for the rear for single family. The single family units have a building zone of 9 feet for the front of the buildings along Roland Clarke Place and have a building zone of 12 feet for the front of the buildings along Sunrise Valley Drive. The adjacent properties to the north and west are zoned PRC and developed with office, multifamily dwellings and hotels. 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.

The Zoning Ordinance requires 2.7 parking spaces per single family attached unit. There are at least two planned parking spaces per single family attached unit in each garage and Lots 19 through 31 have two garage spaces and two driveway spaces. The applicant has proposed 22 surface spaces. The required number of spaces is 146 and the applicant is providing 156 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 applicant has requested a modification in the PFM requirements for the width of alleyways from 24 feet to 20 feet. DPWES staff noted that this modification is acceptable and would be analyzed at site plan. 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 a roof top terrace that is larger than 200 square feet and enhances the dense urban character on site and location of open space onsite. Staff does not object to the waiver request.

Tree Deviation Request

Sect. 12-0508.3 of the Public Facilities Manual requires the applicant to provide a minimum percentage of the overall total canopy through existing tree preservation. The applicant has requested a waiver of the tree deviation request due to the fact that meeting the tree preservation target would preclude development allowed by the Comprehensive Plan (Sect. 12-508.3A(1)) and that construction activities would impact existing trees and this could impede their viability for survival and contribution to the 10 year tree canopy preservation target (Sect. 12-508.3A(3)). As the site was previously developed with an office building and associated surface parking, a majority of the site was already impervious. Therefore there were limited opportunities to preserve existing trees on site as they were mostly parking lot landscaping. Staff does not object to the waiver request.

CONCLUSIONS

The applicant is requesting approval of DPA-HM-117-02 for medium density residential to permit 54 single family attached dwellings to be located on the property. The applicant has demonstrated that the density will be in conformance with the density set forth in the PRC District.

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, open space requirements and inclusion of recreation facilities. The applicant has provided architectural renderings of the single family attached dwellings and demonstrated their compatibility in design and massing with the surrounding developments. In addition, the applicant has satisfied environmental concerns by providing new landscaping. The applicant has also proffered to design the buildings using green building measures. Staff has proposed a development condition to ensure a noise study is completed at site plan.

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 satisfactorily addressed staff concerns with regard to stormwater management mitigation techniques and the provision of five workforce dwelling units.

Staff notes there remain outstanding Park Authority concerns. The applicant is proposing a proffer contribution to the construction and maintenance of athletic fields of \$151,600; whereas, \$260,752, based on the calculation of \$1.72 per square foot of gross floor area was requested.

In addition, the applicant has not committed to providing a transportation demand management commitment.

RECOMMENDATIONS

Staff recommends approval of DPA-HM-117-02.

Staff recommends approval of PCA B-846-03, subject the execution of proffers consistent with those contained in Appendix 1

Staff recommends approval of PRC-B-846-04, subject to the proposed development conditions included in Appendix 2.

Staff recommends approval of a 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.

Staff recommends approval of a waiver of the tree preservation requirement from Sect. 12-0508.3 of the Public Facilities Manual.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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. Proposed PRC Development Conditions
3. Applicant's Statement of Justification
4. Affidavits
5. Residential Development Criteria/Guidelines for Transit-Oriented Development
6. Land Use Analysis
7. Office of Community Revitalization Analysis
8. Environmental Analysis
9. Department of Public Works and Environmental Services Analysis
10. Park Authority Analysis
11. Department of Transportation Analysis
12. Virginia Department of Transportation Analysis
13. Urban Forestry Analysis
14. Fairfax County Public Schools Analysis
15. Fairfax County Water Analysis
16. Sanitary Sewer Analysis
17. Glossary

Proffered Conditions
11720 Sunrise Valley Drive, LLC
PCA-B-846-03
April 14, 2016
June 1, 2016
June 15, 2016
July 11, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this proffered condition amendment application proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))(1A)1 (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said proffered condition amendment request is granted. In the event said 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 and shall supersede all previous proffers as they relate to the Property. 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 Development Plan Amendment/Proffered Condition Amendment/Planned Residential Community (DPA/PCA/PRC), prepared by Land Design Consultants, Inc., dated August, 2015, revised through June, 2016.
2. Maximum Lot Yield. The development shall consist of a maximum of 54 single family attached units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the DPA/PCA/PRC, 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 DPA/PCA/PRC 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 DPA/PCA/PRC.
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 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.

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.
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 the existence of the escrow fund for the future connections to the west by others along with the commitment to grant grading and temporary construction easements for the future construction of that access point and shall acknowledge receipt of this information in writing. Additionally, information regarding the exact dimensions of the garages with a graphic depicting the area available for the parking of two cars shall also be disclosed per the parameters in this proffer. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
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, and private streets as generally shown on the DPA/PCA/PRC, subject to approval of DPWES.
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 DPA/PCA/PRC. 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 Art. The Applicant shall work with IPAR (Initiative for Public Art) to allow the installation of public art on the property in a location determined by the Applicant in consultation with IPAR.
11. Use of Garages. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

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. Future Access to Proposed Alleyway. In the event the adjacent property to the north is approved for development with single family attached units having a general configuration and orientation to the alleyway shown on the DPA/PCA/PRC along the northern property line that is substantially the same as Lots 6-18, the Applicant shall convey, at no cost, the easements and permission needed to provide the units and/or associated driveways with reasonable access to the alleyway. Such future access shall be deemed to be in substantial conformance with the DPA/PCA/PRC.
14. Inter-parcel Access Easement. An inter-parcel access easement to the west, in a form approved by the County Attorney, plus any ancillary grading and temporary construction easements shall be provided as shown on the DPA/PCA/PRC. Prior to site plan approval, the Applicant shall escrow funds for the construction by others of a street connection within the easement. The escrow amount shall be based on Fairfax County's Unit Price Schedule then in effect, but shall not exceed \$5,000, subject to approval of DPWES. As noted in Proffer 6, the HOA documents shall include a requirement that grading and temporary construction easements be granted when appropriate to facilitate the future inter-parcel connection.
15. Dedication of Right-of-Way. At the time of site plan approval, or upon demand by Fairfax County or VDOT, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board of Supervisors, right-of-way at the corner of Roland Clarke Place and Sunrise Valley Drive as shown on

the DPA/PCA/PRC for the purpose of locating a future signal traffic mast. Density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

16. Trail Construction and Maintenance. The applicant shall construct all trails in conformance with what is shown on the DPA/PCA/PRC and the Applicant/HOA or designee shall maintain all trails/sidewalks not in right-of-way.

III. ENVIRONMENTAL

17. Stormwater Management. The Applicant reserves the right to locate underground stormwater facilities as shown on the DPA/PCA/PRC. The installation/location of such facility shall not alter the limits of clearing and grading as shown on the DPA/PCA/PRC and shall be approved by DPWES at the time of site plan review.
18. 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.
19. 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.
20. 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.

21. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on the DPA/PCA/PRC 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 DPA/PCA/PRC. 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 DPA/PCA/PRC.

22. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the DPA/PCA/PRC, 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 DPA/PCA/PRC, 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.
23. 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.
24. 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 DPA/PCA/PRC, 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

25. Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute \$151,600 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.
26. 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.
27. Workforce Dwelling Units ("WDUs"). The Applicant shall provide five (5) WDUs on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Three of the units shall be affordable to those whose incomes qualify at 80% of the area median

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

28. Reston Road Fund Contribution. Prior to site plan approval or at another time agreed upon with the Zoning Administrator, the Applicant shall contribute on a per dwelling unit basis to the to be established road fund in Reston in accordance with the guidelines when adopted by the Board of Supervisors, as amended. The per dwelling unit amount shall not exceed \$3,000 per dwelling unit. This contribution shall be 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.
29. 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 \$341,270.22, 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
30. 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 11720, LLC
Title Owner of 174((14))(1A)1

By: _____

Name: _____

Title: _____

JUN 02 2016

Zoning Evaluation Division

Proffered Conditions
11720 Sunrise Valley Drive, LLC
PCA-B-846-03
April 14, 2016
June 1, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this proffered condition amendment application proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))(1A)1 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said proffered condition amendment request is granted. In the event said 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 and shall supersede all previous proffers as they relate to the Property. 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 August, 2015, revised through June, 2016.
2. Maximum Lot Yield. The development shall consist of a maximum of 54 single family attached 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 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.

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.
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.
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, and private streets as generally shown on the CDP/FDP.
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 Art. The Applicant shall work with IPAR (Initiative for Public Art) to allow the installation of public art on the property in a location determined by the Applicant in consultation with IPAR.
11. Use of Garages. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. This restriction shall also be

disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

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. Interparcel Access. When and if the property to the north redevelops with single family attached units, the Applicant shall provide ingress/egress easements needed to allow any single family attached units shown in that area to share the alleyway on the subject property for access as shown on the CDP/FDP. It is acknowledged that in this scenario, the 4 foot landscaping strip currently shown on the CDP/FDP will be removed and such may be done without amending this zoning action. Additionally, interparcel access shall be provided as shown on the CDP/FDP.

III. ENVIRONMENTAL

14. Stormwater Management. The Applicant reserves the right to locate an underground stormwater facility as shown on the CDP/FDP. The installation/location of such facility shall not alter the limits of clearing and grading as shown on the CDP/FDP and shall be approved by DPWES at the time of site plan review.
15. 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.
16. 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.

17. 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.

18. 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.
19. 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.
20. 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.
21. 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

22. 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.

23. Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute \$1.00 per gross square foot 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.
24. 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.
25. Workforce Dwelling Units ("WDUs"). The Applicant shall provide five (5) WDUs on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Three of the units shall be affordable to those whose incomes qualify at 80% of the area median income and the other two shall be affordable to those whose incomes qualify at 100% of the area median income.
26. Reston Road Fund Contribution. Prior to site plan approval or at another time agreed upon with the Zoning Administrator, the Applicant shall contribute on a per dwelling unit basis to the to be established road fund in Reston in accordance with the guidelines when adopted by the Board of Supervisors, as amended. This contribution shall be 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.
27. 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 \$341,270.22, 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

28. 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 11720, LLC
Title Owner of 174((14))(1A)1

By: _____

Name: _____

Title: _____

PROPOSED PRC DEVELOPMENT CONDITIONS

PRC B-846-04

July 13, 2016

If it is the intent of the Board of Supervisors to approve PRC B-846-04 for single family attached dwelling units proposed on Tax Map 17-4 ((14)) (1A) 1, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance The DPA/PRC/PCA Plan entitled "11720 Sunrise Valley Drive," as submitted by Land Design Consultants consisting of 18 sheets, dated August 2015 as revised through June 21, 2016. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. The applicant shall maintain the trail and cycle track along Sunrise Valley Drive whether located within the public right-of way or ion private land with public access easements.
3. The applicant shall provide one secure bicycle rack in the pocket park prior to issuance of a Residential Use Permit.
4. At site plan, and in coordination with the Virginia Department of Transportation (VDOT), the applicant shall ensure that the landscaping at the corners of Roland Clarke Place and Sunrise Valley Drive do not conflict with the site distance.
5. A noise study, including any necessary mitigation measures shall be approved by the Environment and Development Review Branch of the Department of Planning and Zoning and the Department of Public Works and Environmental Services prior to submission of the building plans to demonstrate that interior noise will not exceed a level of approximately DNL 45 dBA.
6. As shown on Sheet 3 of the DPA/PRC/PCA, an ingress/egress easement on the western property line shall be included in the land records.
7. The character of the architectural design and building materials for the building shall be in general conformance with the architectural rendering shown on Sheet 7 of the PRC Plan.

The applicant may adjust the architectural design details including, but not limited to, the proportion of building materials, articulation, fenestration, roof design and materials, and other decorative elements as part of final architectural design and engineering without requiring approval of a PRCA.

The above proposed conditions are a staff recommendation and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit and/or Non-Residential Use Permits through established procedures.

RECEIVED
Department of Planning & Zoning

SEP 28 2015

Zoning Evaluation Division

NARRATIVE STATEMENT OF JUSTIFICATION*for***11720 Sunrise Valley Drive****RP 11720, LLC****PRC Plan, Development Plan Amendment and Proffered Condition****Amendment Applications**

Tax Map # 17-4((14))(1A)1

September 21, 2015

OVERVIEW

The subject property is currently developed with a suburban style office building, similar to the other properties on Roland Clarke Place. The properties on Roland Clarke Place are zoned a mix of I-5 and PRC, but all of them include a residential component at both the base and the redevelopment option levels of the Comprehensive Plan. The property is strategically located between the Wiehle Station Transit Oriented Development (TOD) and the Reston Heights mixed use development. So this property, similar to the redevelopment scenario on the east side of Roland Clarke Court, is 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.

The subject property is zoned PRC and contains 3.45 acres. It is located in the northwest quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place and is bordered on the north by property zoned PRC and developed with office uses, on the west by property zoned PRC and developed with multi-family units, on the east by property zoned I-5 and proposed for single family attached development via a rezoning application and on the south by open space (Reston Golf Course) and townhouses within the Indian Ridge subdivision.

PROPOSAL

The Applicant proposes to amend the existing development plan (DP-117) in order to construct 49 urban-style single family attached dwelling units. Concurrently with the DPA, we have filed a PRC Plan and a Proffered Condition Amendment (PCA) to amend B-846 to add proffers to the property. 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 which aligns with the access point for the proposed development on the east side of Roland Clarke Place. The development will be served by private streets and alleyways. The proposed development will be given the opportunity to share recreational amenities with the proposed townhouse development across Roland Clarke Place which includes 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. An eight (8) foot wide asphalt trail is provided along Sunrise Valley Drive and 5 foot wide concrete sidewalk is provided throughout the development. Stormwater management is proposed to be provided through the existing wet pond located on the south side of Sunrise Valley Drive.

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, retail, hotel and residential use at 3.02 FAR as a redevelopment option. The proposed density for the development is 14.2 dwelling units per acre. 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 as well as contributing to a mix of unit types within the TOD as discussed below.

The proposal 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 predominantly planned multifamily uses in the TOD, contribute to the necessary residential/non-residential balance within the TOD, provide pedestrian and bicycle connectivity, as well as protect the existing lower density residential areas to the south by providing a like and appropriate transitional use. A synergy will also be created with the proposed urban style townhouse development to the east.

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 on either a central urban streetscape, courtyard areas or on Roland Clarke Place and Sunrise Valley Drive. This, again, enables a connection with the proposed townhouse project to the east side of Roland Clarke Place by creating a like streetscape with homes facing Roland Clarke. Streetscape that is in conformance with the Comprehensive Plan recommendations providing an amenity panel, a five-foot wide sidewalk, street trees, street lights, benches and trash receptacles is also provided.

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. The orientation of Units 17-20 has been designed with the rear of the units facing toward the service area of the adjacent existing multifamily building and the retaining wall along that lot line will adequately screen these units from the service area.

Environment. The property is currently developed with an office building and surface parking with no significant environmental features worthy of preservation. The site has been designed to mimic, to the greatest extent feasible, the existing topography with the use of stairs within the units and building orientation. In addition, the units have been sited horizontally and vertically in a manner to maximize the view fo the golf course from the roof top balconies. Water quality will be handled via the existing wet pond so no additional facilities will be necessary. The development is set back an appropriate distance 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. The tree canopy requirement has been met. A landscape plan has been provided showing the location of proposed trees.

Transportation. There are no planned grid of street sections shown on the Comprehensive 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. The project has been designed taking the northerly grid of streets into account and reference reference has been made on the plan to its location being derived from the existing approved site plan and PRC plan. The alleyway was extended along the common, northerly property line to afford rear loaded access to these future units/buidlings. 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 affordability component will be discussed during the review of the application.

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

COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

Article 6: Sect. 6-301, Purpose of Intent of the PRC District

The property is already zoned PRC and the change in use on the property from office to residential continues to meet the purpose and intent of the PRC District as described below.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.

This application proposes an urban-style townhouse product which will add diversity to the multifamily projects currently in and planned for the TSA.

2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.

A synergy will be created with the proposed development on the east side of Roland Clarke Place by the creation of like streetscape, housing and setbacks. The units on the periphery of the proposed development will relate to the respective public streets and the interior units relate well to each other through the use of paseo areas and a private street streetscape.

3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.

There are internal walkways throughout the development as well as connections to offsite trails.

4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.

N/A

5. The location of structures to take maximum advantage of the natural and manmade environment.

The application proposes connections to trails which will lead to surrounding open space areas.

6. The provision of adequate and well-designed open space for the use of all residents.

It is the intent that the future residents will have access to the open space provided with the proposed development on the east side of Roland Clarke Place.

7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

The site is already served by adequate public utilities and facilities.

Article 6: Sect. 6-307, Bulk Regulations and Sect. 6-308, Maximum Density

The application also meets all of the bulk regulations specified in Sect. 6-307. Sheet 1A of 7 of the PRC/DPA/PCA plan indicates that the maximum per person density is not exceeded in the PRC with this application.

CONCLUSION

This application proposes a redevelopment of the Property in conformance with base recommendations of the Comprehensive Plan to contribute to the revitalization of this area and furthers the goals and objectives of the Wiehle Station Transit Area. For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission endorse, and the Board of Supervisors approve this request.

REZONING AFFIDAVIT

DATE: JUN 27 2016
 (enter date affidavit is notarized)

132313a

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): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
 (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	Agent for Title Owner/Applicant
RP 11720 LLC Agent: James J. Lee	4075 Wilson Boulevard, Suite 650 Arlington, VA 22203	Applicant and Title Owner of Tax Map 17-4 ((14))(1A) 1
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).

Rezoning Attachment to Par. 1(a)

DATE: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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 Agents: Scott E. Adams David R. Gill Janet F.S. Griffith Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney Attorney Attorney Attorney Planner 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.

REZONING AFFIDAVIT

DATE: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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: JUN 27 2016
(enter date affidavit is notarized)

13233a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RP 11720 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.

Rezoning Attachment to Par. 1(b)

DATE: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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 L. F. Rooney, III 1991 Trust No. 3
Kathleen C. Rooney L. F. Rooney, III 2002 Family Trust
L. F. Rooney, III 1991 Trust No. 2 (7)
Rooney Capital, LLC

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

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

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: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|--------------------|---------------------|
| Adams, John D. | 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) [X] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(enter County-assigned application number (s))

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

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

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

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
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McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
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McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

- | | |
|------------------------------------|---------------------------|
| Slone, Daniel K. | Walker, Thomas R. |
| Spahn, Thomas E. | Walker, W. K., Jr. |
| Spitz, Joel H. | Walsh, Amber M. |
| Spitzer, Mark A. | Westwood, Scott E. |
| Spivey, Angela M. | Whelpley, David B., Jr. |
| Stallings, Thomas J. | White, H. R., III |
| Steen, Bruce M. | White, Walter H., Jr. |
| Steggerda, Todd R. | Wilburn, John D. |
| Stein, Marta A. | Williams, Steven R. |
| Stone, Jacquelyn E. | Woodard, Michael B. |
| Swan, David I. | Wren, Elizabeth G. |
| Symons, Noel H. | |
| Tarry, Samuel L., Jr. | |
| Taylor, R. T. | |
| Thanner, Christopher J. | *Does not own 10% or more |
| Thornhill, James A. | of McGuireWoods LLP |
| 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 | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
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McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

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

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

(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
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(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 Boulevard, 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
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Rezoning Attachment to Par. 1(c)

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for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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 Boulevard, 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)

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for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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 Boulevard, 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: JUN 27 2016
(enter date affidavit is notarized)

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for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(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 Boulevard, 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: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: JUN 27 2016
(enter date affidavit is notarized)

132313a

for Application No. (s): PRC-B-046-04, DPA-HM-117-02, PCA-B-846-03
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

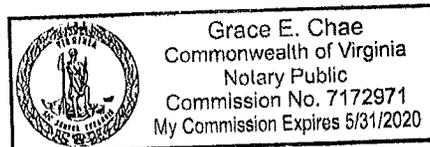
Lori R. Greenlief, Sr. Land Use Planner

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

Subscribed and sworn to before me this 27th day of June 2016, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2020



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: May 13, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis:
PCA B-846-03/PRC B-846-04/DPA HM-117-02
RP 11720, LLC

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated August 2015 as revised through April 18, 2016; and proffers dated April 18, 2016. 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, RP 11720, LLC, is requesting a planned residential community (PRC)/development plan amendment (DPA) concurrent with a proffer condition amendment (PCA). The requested applications are for approximately 3.45 acres located on tax map parcel 17-4 ((14)) (1A) 1. The applicant proposes to replace an existing six story suburban-style office building with 56 single family attached dwelling units and a pocket park to be developed in a single phase. The density would be 16.25 dwelling units per acre. A single point of vehicular access would be provided from Roland Clarke Place, with pedestrian access provided from both Roland Clarke Place and Sunrise Valley Drive.

LOCATION AND CHARACTER OF THE AREA

The subject development is located in Reston on the southwestern edge of the Wiehle Station Transit-Oriented (TOD) District in an area planned for Residential Mixed Use. It is located in the northwest quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place and

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is bordered on the north and west by property zoned PRC and developed with office, hotel and multi-family housing uses. To the east is a proposed rezoning case to redevelop from the I-5, PRC and R-E zones to the PDH-12 zone; it is currently developed with a low rise office building and would be redeveloped to include single family attached and multifamily dwelling units. To the south, across Sunrise Valley Drive, is open space (Reston Golf Course) and beyond that, townhouses as part of 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 - 158, 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. . .

Base Plan

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

Redevelopment Option

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 .35 FAR or residential use with support retail at up to 1.0 FAR.”

COMPREHENSIVE PLAN MAP: RPC (Residential Planned Community)

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 56 townhouses results in a density of 16.25 dwelling units per acre. The lower intensity is driven by the relatively land intensive dwelling unit type for the residential use proposed. The applicant is foregoing the planned and approved intensity of a 3.02 floor area ratio (FAR) as described under the Redevelopment Option in the Comprehensive Plan.

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

both the Wiehle and Reston town Center metro stations, may be appropriate for townhouse development if the planning objectives in the Comprehensive Plan are met.

As currently proposed, the application is not meeting some of the planning objectives as discussed below. The proposal results in a development plan with high retaining walls (approximately 10 feet) along most of the western boundary and the northwestern corner. The current plan leads to a lack of vehicular connectivity to the west and a site design that is more suburban in nature and contrary to the vision for redevelopment in the Reston TSAs. Is it recommended that the applicant consider building the townhouses utilizing the existing grade or proposing a different housing type that would not require such extensive grading as is provided with the townhouse unit type.

Note 17 on the CDP/FDP cover sheet should include the Base Plan recommendation, which is what the applicant is developing under. Note 18 should be corrected to reflect the sidewalk and cycle track the applicant is proposing to construct along Sunrise Valley Drive.

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 Comprehensive Plan.

This development is being developed in coordination with the proposed townhouse and multi-family housing development to the east across Roland Clarke Place, and will share a large recreational area located on the east side of the adjacent property mostly within a 135 foot wide transcontinental gas pipeline easement. The applicant has also provided a sheet that shows the approved site plan for the Bernstein property located to the north and the proposed residential redevelopment to the east in relation to their proposal. It demonstrates the pedestrian and vehicular connectivity with the property to the east and the potential for future connectivity to the north.

Streetscaping/Connectivity

The Comprehensive Plan development performance objectives call for new pedestrian and bicycle connections to be provided through complete streets within the TSAs. The applicant is proposing pedestrian and bicycle improvements to the Sunrise Valley Drive streetscape to coincide with improvements to the streetscape associated with the proposed redevelopment to the east. Along Roland Clarke Place the applicant is meeting the Plan recommendations. However, the on-street parking is not shown and should be reflected on a revised development plan submission. Additionally, the streetscape sections should show the full streetscape and not just the area located within the right-of-way (ROW). The building zones should be included and any grade changes should be reflected as well.

The pedestrian circulation plan maps how pedestrians and bicyclists can access the Wiehle Metro Station. The applicant should also provide the distance from the property to the metro station.

As discussed earlier under the Use and Intensity section, it recommended that the applicant improve the vehicular connectivity by providing a western connection to the existing service drive on the adjacent site. A redesign featuring a western connection would result in a second vehicular access point to the proposed development, and better distribute traffic in this area.

Additionally, there is potential for future connectivity to the property to the north. This potential is discussed further in the Site Design/Open Space section.

The streetscape and vehicular connectivity issues identified above remain outstanding concerns.

Site Design/Open Space

All development proposals in the Reston TSAs are expected to achieve high quality site design. The current site design results in unnecessary pavement more likely to be found in suburban developments rather than in urbanizing areas such as in envisioned for the Wiehle Station TOD District. By removing the 10 foot high retaining wall along the western boundary, the existing service drive on the adjacent property can be used as a second vehicular access point and eliminate the need for the western alleyway. While this alleyway will likely be needed for fire access, it can be designed as grasscrete, thus reducing the need for additional pavement. A second vehicular access point will also distribute traffic in this area better by providing an alternative to the access point on Roland Clarke Place.

The property to the north, known as the Bernstein property, has an approved site plan which shows three retail buildings along the shared boundary with this proposal and office uses further to the north. At this time, it is anticipated that the Bernstein property will likely be redesigned to incorporate a mix of uses to include residential, office, hotel and retail. Since it is unknown what may ultimately be developed along the shared border, it is recommended that the applicant provide access and construction easements along a majority of the border so that the proposed alleyway can serve the adjacent property if the use is compatible with the proposed townhouses. This action will help to provide better integration of the redevelopment in this area and serve to meet the Plan objectives. The applicant is requested to demonstrate that the proposed grading will not preclude future connectivity with the Bernstein property. The current plan shows an 8 foot wide landscaped buffer along the northern boundary planted with large deciduous trees and shrubs.

The applicant is recommended to provide a brick screening wall at the end of the dead end alley along Sunrise Valley Drive, consistent with the screening brick wall proposed for the redevelopment on the property to the east.

A majority of the public open space and all of the active recreational space is proposed to be located on the eastern portion of the adjacent proposed development. The open space will include a tot lot, an un-programmed active open space area, picnic tables and bike racks located mostly within a 135 foot wide gas pipeline easement. Since a majority of the public open space will be provided offsite, this open space should be fully developed and accessible to the residents before the first residential use permit (RUP) is issued. A pocket park

consisting of several benches, a butterfly garden and public art would be located onsite along the private street that would run east-west through the center of the property and have two rows of townhouses fronting on it.

An Open Space Map has been provided which shows that approximately 26 percent of the site is considered open space based on the Fairfax County Zoning Ordinance standards. Given that it is recommended that the northern boundary of the site be reserved for possible coordinated development with the adjacent property in the future, it is recommended that the 8 foot wide landscaped buffer be removed from the open space calculation. Additional open space could be provided by converting a majority of the western alleyway to grasscrete and by eliminating Townhouse 1 which would provide a better visual connection Roland Clarke Place and the property to the east.

Reston places a high value on public art and it should be provided throughout the community. The applicant has committed to work with the Initiative for Public Art – Reston (IPAR) to allow the installation of public art on the property in a location determined by the applicant in consultation with IPAR.

Architectural and Building Design

The Comprehensive Plan anticipates redevelopment of the highest caliber in terms of architectural design. The applicant has provided architectural details of the proposed townhouses and is proffering to an architectural design that is in substantial conformance with the bulk, mass, type and quality of materials and elevations shown on the CDP/FDP.

The Comprehensive Plan recommends that development proposals with a residential component should commit to providing dwelling units that incorporate universal design. Proposals located within TSAs should provide more units. These units may be either market rate or affordable. The applicant has committed to providing a list of universal design options to each initial purchaser at no additional cost and additional options at the purchaser's cost.

Affordable /Workforce Housing

The Comprehensive Plan recommends that the subject proposal should meet county policies on affordable housing. The applicant has committed to providing six workforce dwelling units (WDUs) on the property. One-half of the WDUs will serve households with an income of up to 80 percent of the Area Median Income (AMI) and one-half will serve households with an income of up to 100 percent of AMI. This commitment will serve more of the lower income households than the County's workforce housing policy recommends.

CONCLUSION

While staff finds that the land use and intensity is in keeping with the Plan guidance at the base level, additional design considerations discussed above should be more fully addressed in order to meet the larger Plan objectives for connectivity, coordinated open space and streetscapes, all

Barbara Berlin
PCA B-846-03
RP 11720, LLC
Page 7

of which serve to shape and achieve the more urban environment envisioned for the transit station areas.

DMJ/JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 13, 2016

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

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

SUBJECT: PRC-2015-0294 11720 Sunrise Valley Drive

The Office of Community Revitalization (OCR) has reviewed the plan set dated April 18, 2016 for the above referenced case. The proposal is to replace an existing six story office building with 56 residential units (which include six Workforce Dwelling Units).

As this section of the Wiehle-Reston East Transit Station Area transitions from existing office uses to redevelopment including townhomes, it is especially important that the site design be developed in a manner to not impede development on adjacent sites, and to fully meet plan objectives.

The following changes are recommended to address areas of concern:

- The application should be designed to best coordinate with future development of the property to the north. The proposed alley on the northern edge of the site should be designed (and easements established) to support direct access from the property to the north and ideally allow for shared use of the alley in the future.
- To provide additional on-site open space and reduce the amount of impervious surface on the site, the central road should be reduced in size. Consider removing one travel lane and/or one row of on-street parking or reducing the size or number of units to increase the amount of open space.



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

- The development should coordinate open space and recreational uses with the adjacent properties, including increasing the width and amount of landscaping on the walkways that provide access to and from Sunrise Valley Drive, Roland Clarke Drive, the pond and shared recreational spaces on the adjacent properties to the east.
- Develop strategies to reduce the amount of impervious surface on the site and maintain or improve tree cover. The use of permeable paving and trees should be explored in the alleys, in on-street parking bays and between the driveway areas.
- If the nearby pond is being used to manage stormwater from this site, efforts should be made to upgrade the facility to improve its ability to be used as an amenity.
- Commit to install public art features. Public art selections should ideally take place in collaboration with IPAR.
- Provide a detail of the proposed treatment of the landscape amenity panel in the street section for Sunrise Valley Drive. Identify the proposed locations for the specialty pavement.

cc: Laura Arseneau, Staff Coordinator, DPZ
Tracy Strunk, AICP, Deputy Director, OCR
OCR Files



County of Fairfax, Virginia

MEMORANDUM

DATE: June 15, 2016

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA B-846-03
DPA-HM-117
PRC B-846-04
11720 Sunrise Valley Drive

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Development Plan Amendment (DPA) and Proffered Condition Amendment (PCA), as revised through June 2, 2016. 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.

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. The current proffers include no commitment to provide a noise study for the proposed development. This issue remains unresolved.

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. 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. Any final determination regarding the adequacy of the stormwater management measures 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.

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, 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: May 9, 2016, 2016 DRAFT

TO: Laura Arseneau
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # PCA-B-846-03 Concurrent PRC-B-846-04 and DPA-HM-117, 11720, LLC, #786-ZONA-004-1. Tax Map #017-4-14-1A, Hunter Mill District

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

GENERAL

- IDA restriction on the use of the garages for parking only for the two over two units should be added to the HOA/COA documents.
- The travel aisles minimum width required from PFM Plate 4-7 is 24 feet. A PFM modification to reduce the width to 20 feet would be supported by SDID. The Applicant should add a note to the development plan stating that the outdoor HVAC units will be located on the roofs on the single family dwelling units.
- PFM Plate 4-7 also requires the use of CG-6 or CG-7.

STORMWATER

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 October 2015, 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.

The applicant has proposed modifying the existing wet pond to provide the additional storage volume to detain the 100 year storm in accordance to Stormwater Ordinance.

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. However, in accordance with DEQ GM 14-2014, “NEW CONSTRUCTION ACTIVITIES”, land-disturbing activities that are served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility which was designed and implemented in accordance with the old technical criteria, may remain subject to the old technical criteria for two state permit cycles. Existing facilities shall be considered as follows:

- The required water treatment volume for the existing impervious area must be calculated using the old criteria 124-5 (4 times the drainage area)
- If there is an increase, the net increase in impervious area (i.e., greater than the existing facility was designed, built and/or approved to control) must be controlled by new (i.e., Clearinghouse) BMPs. The plan must describe in the narrative the amount of impervious area currently controlled by the existing facility, and use the New Development VRRM spreadsheet to show the “New Development” (i.e. 0.41 lbs./ac/yr.) requirement is met for the net increased impervious area.
- PMA, or guarantee to ensure the continued existence of the facility.
- Written agreement with the facility owner to use capacity.

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 establish the new 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).

Comprehensive Plan Guidance:

- The subject development is governed by the recently adopted Reston Master Plan, the applicant need to provide detailed compliance narrative with following stormwater management narrative requirements per the adopted February 11, 2014 Reston Mater Plan:
- For sites that have greater than 50% impervious cover in the existing conditions, the total volume of runoff released from the site in post-developed condition for the 2-year, 24-hour storm shall be at least 25% less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.
- Storm water runoff associated with development should be controlled such that either: (a) the total phosphorous load for the property is no greater than what would be required for new development pursuant to Virginia's Storm water Regulation/the County's Storm water Management Ordinance; or (b) an equivalent level of water quality control is provided.

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



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: June 20, 2016

SUBJECT: PCA B-846-03 concurrent with PRC B-846-04 and DPA-HM-117, 11720 Sunrise Valley Drive - **REVISED (2)**
Tax Map Number: 17-4((14))(1A) 1

The Park Authority has reviewed the proposed Development Plan and Draft Proffers dated June 1, 2016 for the above referenced application. This memorandum replaces a prior one dated April 28, 2016. The Development Plan shows 54 new single-family attached dwelling units on a 3.45-acre parcel. Based on an average single-family attached household size of 2.77 in the Upper Potomac Planning District, the development could add 150 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 for the Wiehle-Reston East Transit Station Area to provide local-serving amenities such as plazas, other urban parks, trails, and public art throughout the sub-district; for recreational impacts of new development to be offset through provision of recreation facilities onsite or contributions to nearby parks; and for contributions toward land and improvements to meet athletic field goals.

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).

Applying the above urban parkland standard to the proposed development and assuming an average single-family attached household size of 2.77 in the TSA and outside a half-mile from the Metro, the Applicant's development generates a need for approximately 0.22 acres of urban parkland onsite. The Applicant is proposing an approximately 0.20-acre pocket park that would contain seating benches, a butterfly garden, signage spheres, movable lounging seating elements, and a public art display area. Additionally, the Applicant is coordinating with the adjacent landowner to the east of the Property (RZ / FDP 2015-HM-012 concurrent with DPA HM-117) to use both of their urban parkland and recreation facilities to meet the needs of both developments. The Applicant should demonstrate a commitment to make the open space amenities available for use to the public.

Evaluation: The proposed development generates a need for approximately 0.22 acres of urban parkland onsite. The current plan set shows approximately 0.20 acres of urban parkland onsite. With the onsite pocket park and the park amenities from the adjacent development (RZ / FDP 2015-HM-012 concurrent with DPA HM-117), the Applicant will meet the urban parkland need. The Applicant should demonstrate a commitment to make the open space amenities available for use to the public.

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).

The proposed development generates a need for 0.07 athletic fields. Based on this specific 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, the applicant should contribute \$260,752.00 for athletic field provision (151,600 square feet GFA).

Draft Proffer 23 states, “Prior to site plan approval, the Applicant shall contribute \$1.00 per gross square foot 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.”

Evaluation: The proposed development generates a need for 0.07 athletic fields. The Applicant is requested to provide \$260,752.00 as an athletic field contribution (\$1.72 per square foot of GFA).

Natural Resources Impact:

All landscaping to be installed should be of non-invasive species to protect the environmental health of county parkland. There is an opportunity in this application to provide landscaping that is attractive, filters pollutants and serves an ecosystem function simultaneously. Species should ideally be native to Fairfax County to provide the greatest ecosystem benefit to the county.

Draft Proffer 18 states, “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.”

Evaluation: The Park Authority appreciates the Applicant's commitment to use non-invasive, predominantly native species for landscaping.

Trails:

The development plan shows a proposed 10-foot cycle track 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 the cycle track.

SUMMARY OF RECOMMENDATIONS

The Park Authority recommends the following:

- Demonstrate a commitment to make the open space amenities available for use to the public; and
- Provide \$260,752.00 as an athletic field contribution (\$1.72 per square feet of GFA).

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

FCPA Reviewer: Paul Ngo

DPZ Coordinator: Laura Arseneau

Copy: Cindy Walsh, Director, Resource Management Division

John Stokely, Manager, Natural Resource Management & Protection Section

Laura Arseneau, DPZ Coordinator

Andrea L. Dorlester, Planner IV, Park Planning Branch

Chron File

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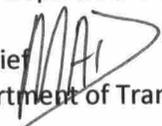


County of Fairfax, Virginia

MEMORANDUM

DATE: June 20, 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 B-846; PRC B-846; DP HM-117

SUBJECT: PCA B-846-03 (concurrent with) PRC B-846-04 and DPA HM 117-02

RP 11720, LLC (11720 Sunrise Valley Drive)
11720 Sunrise Valley Drive, Reston VA
Tax Map: #17-4 ((14)) (1A) 1

This department has reviewed the subject application including the PRC plan and Development Plan Amendment, dated August 2015, as revised through June 1, 2016. We have also reviewed the Proffered Condition Amendment, dated June 1, 2016, and we offer the following comments for the proposed development:

Grid of Streets/Roadway Connectivity:

- Based on the guidance in the Comprehensive Plan, the proposed future grid of streets for this area, and in coordination with adjacent proposed development to the east, staff recommended that the applicant design and construct the central private street to connect to the adjacent roadway to the west (Reston Square). However, the applicant is depicting only an easement on the western property line for this connection. This recommendation for construction is based on existing ingress/egress easements shown on both the applicant's property and the adjacent property to the west. This connection would provide greater traffic circulation within the Transit Station Area, connectivity for the future residents who would only have one point of access to/from Roland Clarke Place based on the current plan, as well as providing connectivity for existing residents/tenants to the west so they could access a median break and planned signal at the intersection of Roland Clarke Place and Sunrise Valley Drive. In addition, the current development plan depicts a new ingress/egress easement, yet it is not addressed in the proffers.

Interparcel Connection to the North (the Bernstein Property):

- Based on the roadway design for the northern alleyway along Lots 6-18, staff recommends the applicant's entire northern property line be designated an ingress/egress easement in order to facilitate interparcel connections to the Bernstein property. This would allow the greatest flexibility for a connection in the future. Currently the proffers define a very specific scenario in which the interparcel access would be granted. Staff does not support such limitations.

Concept Layout (Bernstein Properties):

- The applicant had submitted a Conceptual Layout as a separate sheet with the most recent plan submission reviewed by staff. We have several concerns with the conceptual road network this plan sheet depicts. Given the uncertainty of the development of the Bernstein property, staff does not support the inclusion of the Conceptual Layout in the approved development plan set nor should any of the proffers be based upon this layout.

Sunrise Valley Drive Right-of-Way Dedication:

- The applicant has designed a right-of-way dedication at the corner of their property at the Roland Clarke Place and Sunrise Valley Drive intersection to allow for the installation of a traffic signal and its equipment in the future. Staff recommends this dedication be codified in the proffers.

Pedestrian Facilities:

- Note 18 on Sheet 1 states "In accordance with the Fairfax County Trails Plan, a minor natural surface/stone dust trail 6' to 8' in width or a major paved trail 8' or greater is recommended along Sunrise Valley Drive". The Comprehensive Trails Plan, approved in 2014, depicts only a major paved trail (asphalt or concrete) that would be 8-foot or greater in width. Staff recommends the removal of the minor natural surface/stone dust trail language in order to be in compliance with the Trails Plan recommendation.
- Note 32 on Sheet 1 states that the Sunrise Valley Drive trail/cycletrack and the pedestrian amenity will either be maintained by Reston Association or the HOA. However these facilities have not been addressed in the proffer set reviewed by staff. The applicant should clarify and codify the maintenance responsibility for the Sunrise Valley Drive trail/cycletrack and the pedestrian amenity in the proffers.

Bicycle Parking:

- Staff recommended bicycle parking be provided in the park located north of the proposed private street. The applicant's comment response letter, dated June 1, 2016, stated bicycle racks have been added to the pocket park. Staff recommends the bicycle racks be shown on the plan, a detail be added to Sheet 5A along with the other site amenities, and a proffer added to address their commitment.

Transportation Demand Management (TDM): According to the Comprehensive Plan, TDM is recommended within the Transit Station Areas. This recommendation would involve the various stakeholders such as employers, apartment owners and homeowners associations within the TSAs. It further recommends that, at a minimum, development proposals should include the following elements associated with their TDM program: 1. Commitment to the trip reduction goals to be achieved at each phase of development and the measures to be used in the program; 2. TDM implementation plans with monitoring provisions; and 3. Provision of remedies if a TDM plan fails to achieve its objective within a reasonable period of time, including restriction on the timing for future development.

- The applicant proposes to construct 54 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

Barbara Berlin, Director

June 20, 2016

Page 3 of 3

one is established through a cooperative effort of adjoining property owners as part of redevelopment of the immediate area around Roland Clarke Place. This recommendation was also made for the development proposal associated with RZ 2015-HM-012 east of this site. A commitment to include themselves in an umbrella TDM program would help create the synergy that TDM programs need to be successful.

Roland Clarke Place

- Note 20 on Sheet 1 of the plan states, "Roland Clarke Place is identified as an Enhanced Public Transportation Corridor in the Comprehensive Plan for future improvements". The Enhanced Public Transportation Corridor relates to the Dulles Toll Road. Staff believes this has been misinterpreted by the applicant and therefore recommends this note be removed from the plan.

cc: Laura Arseneau, DPZ

MAD/EAI

**DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive
Fairfax, VA 22030Charlie Kilpatrick
COMMISSIONER

June 15, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **PCA – B-846-03 conc. w/ PRC –B-846-04**
11720 Sunrise Valley Drive

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- On Sheet 1 of 1 indicate the roadway widths for Sunrise Valley Drive and Roland Clarke Place.
- On Sheet 1 of 1 right of way lines should be clearly labeled on all typical sections.
- On Sheet 1 of 1 the proposed retaining walls should be located outside the right of way. Of particular concern is Section A-A.
- Lane widths along Sunrise Valley Drive should not be less than 11'.
- Sidewalks should be located within the right of way and designed in accordance with the VDOT *Road Design Manual* to qualify for State Maintenance.
- A CG-12 ramp should be installed at the intersection/curb return of Roland Clarke Place and Sunrise Valley Drive.
- Sight distance should be verified along Roland Clarke Place to ensure the landscaping does not obstruct the line of sight.
- CG-12 ramps should be installed at the curb returns of the entrance along Roland Clarke Place.
- Plantings within the right of way are subject to a Maintenance Agreement.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 16, 2016

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III *HCW*
Forest Conservation Branch, DPWES

SUBJECT: Reston Section 902, Block 1A, Lot 1; PCA B-846-03

I have reviewed the above referenced PCA application, consisting of a PRC Plan/DPA/PCA, comment response letter dated June 1, 2016, and draft proffers dated June 1, 2016. All items are stamped as received by the Zoning Evaluation Division on June 2, 2016.

All Forest Conservation Branch (FCB) comments have been adequately addressed. FCB staff supports the request to deviate from the Tree Preservation Target. FCB staff has no additional comments regarding the application at this time.

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

HCW/
UFMDID #: 205900

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

June 27, 2016

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

FROM: Aimee Holleb, Ed.D., Director 
Office of Facilities Planning Services

SUBJECT: PCA B-846-03 concurrent with PRC B-846-04 and DPA HM 117-02 (RP 11720, LLC)
(Updated)

ACREAGE: 3.45

TAX MAP: 17-4 ((14)) 1A

PROPOSAL:

The application seeks to amend the existing development plan (DP-117) in order to construct 54 single-family attached homes. The existing office building and surface parking will be removed.

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 SY16-17	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
South Lakes HS	2,123 / 2,700	2,456	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 and Projected Enrollments based on the adopted FY 2017-21 Capital Improvement Program (January 2016)

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	54	7
Middle	.062	54	3
Elementary	.252	54	14
Total Student Count			24

2013 countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 24 new students is anticipated (7 high, 3 middle, and 14 elementary). Based on the approved Residential Development Criteria, a proffer contribution of \$281,976 (24 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 the 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 proffer notification be provided to FCPS from the developer 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	Elementary School
PRC A-502-02	Fairways Apt.	APPROVED	128 SFA; 676 MF (Note: site currently has 348 existing MF)	34	Lake Anne
PRC A-502-03	Lake Anne Redevelopment	APPROVED	120 SFA	60 to 93	Lake Anne
PRCA B-846	JBG (Reston Heights)	APPROVED	498 MRHRMF	54	Sunrise Valley
PCA 78-C-098-02	Gregor, Inc (Linden Springs)	APPROVED	60 MF	7	Lake Anne
PCA 82-C-060-02	Athena Renaissance	APPROVED	180-360 HRMF (Note: site currently has 336 LRMF)	12	Lake Anne
PCA 85-C-088-09	Reston Town Center, Block 4	APPROVED	549 MRHRMF	57	Lake Anne
PRC 86-C-121-02	Section 89-3 (Windood) RAJ Development	APPROVED	125 MRHRMF	9	Lake Anne
PRC 86-C-121-03	Oracle	APPROVED	457 MRHRMF	38	Lake Anne
PRC 86-C-121-04	Reston Spectrum LP	APPROVED	1,422 MRHRMF	125	Lake Anne
PRC 87-C-088	Four Seasons	APPROVED	11 MF	3	Lake Anne
RZ/FDP 2009-HM-019	Reston Station @ Wiehle Ave	APPROVED	513 MRHRMF	35	Sunrise Valley
RZ/FDP 2010-HM-008	RPB&M (Sunset Hills Rd.)	APPROVED	421 MRHRMF	36	Sunrise Valley
RZ 2015-HM-005	Pulte Home Corp	PENDING	42 LRMF	14	Sunrise Valley
RZ/FDP 2015-HM-011	CESC Commerce Executive Park LLC	PENDING	500 MFMR	50	Sunrise Valley
RZ/FDP 2015-HM-013	Wiehle Station Ventures, LLC	PENDING	260 MRHRMF	26	Sunrise Valley
RZ/FDP 2016-HM-005	1831 Michael Faraday LLC	PENDING	13 SFA and 230 MFHR	29	Sunrise Valley
RZ/FDP 2016-HM-004	Linden Development Partners, LLC	PENDING	400 MFHR / 712MFHR	39 to 71	Sunrise Valley
RZ 2016-HM-007	Reston Crescent	PENDING	2,260 MRHRMF	226	Dogwood

AJH/gjb

Attachment: Locator Map

- cc: Pat Hynes, Chairman, School Board Member, Hunter Mill District
 Thomas Wilson, School Board Member, Sully District
 Jane Strauss, School Board Member, Dranesville District
 Jeanette Hough, School Board Member, At-Large
 Ryan McElveen, School Board Member, At-Large
 Ilryong Moon, 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

Development Plan Amendment

DPA -HM-117-02

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001

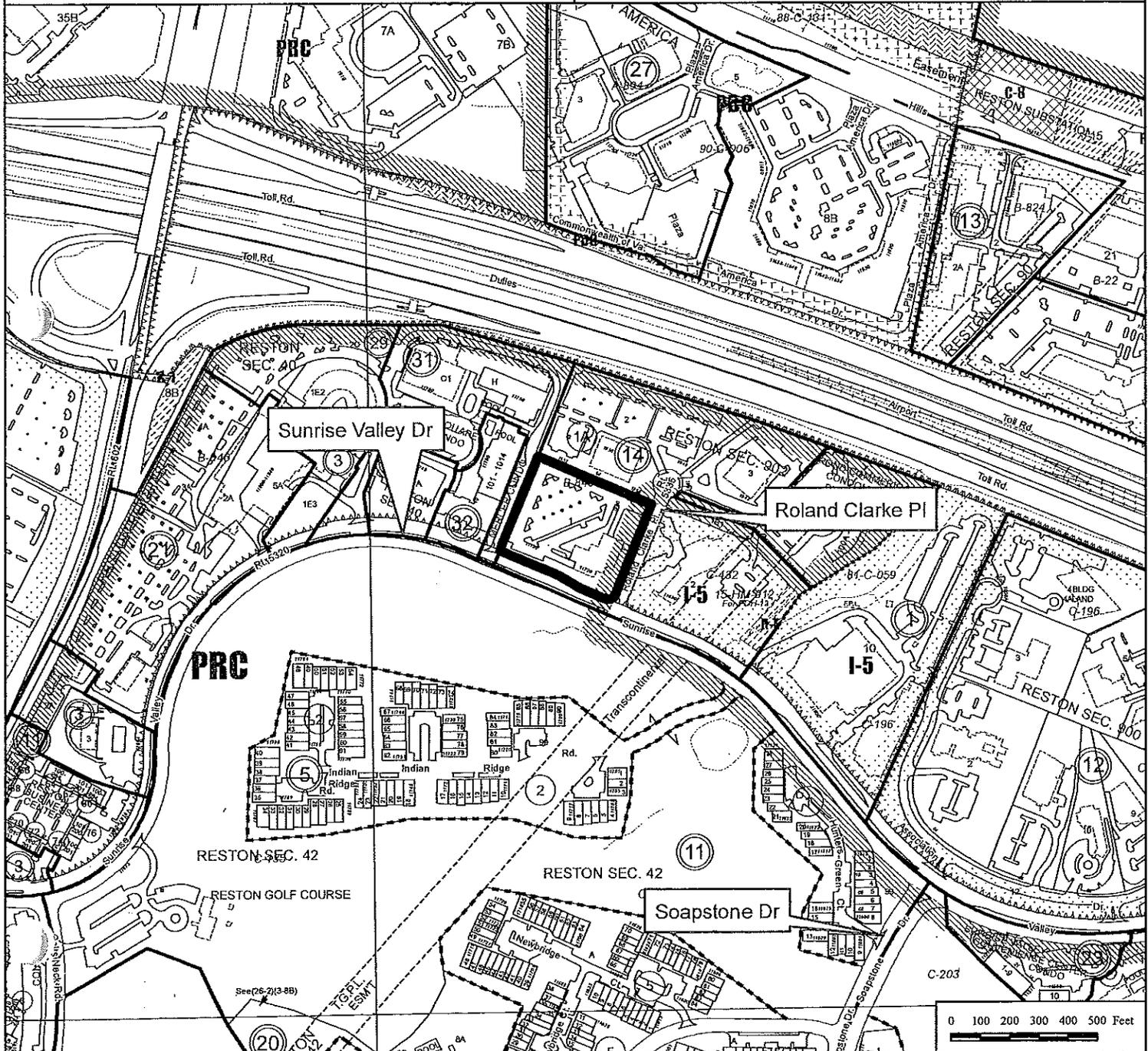
Proffered Condition Amendment

PCA -B -846-03

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001





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

APPENDIX 15
RECEIVED
Department of Planning & Zoning
NOV 20 2015
Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

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

November 17, 2015

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

Re: DPA HM-117-02
PCA B-846-03
PRC B-846-04
11720 Sunrise Valley Drive
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 existing 12-inch water main located in Roland Clarke Place and 8-inch water main located in on-site. Fairfax Water requires a 20-foot separation from the public water main to the building. 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,

A handwritten signature in black ink, appearing to read "Gregory J. Prelewicz". The signature is fluid and cursive.

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



County of Fairfax, Virginia

MEMORANDUM

DATE: December 14, 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. PCA B 846 03 concurrent with PRC B 846 04
and DPA HM 117 02
Tax Map No. 017-4-((14))-(1A)-0001**

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Colvin Run (D-2) watershed. It would be sewer into the Blue Plains Treatment Plant.
- 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.
- An existing 8 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use <u>+Application</u>		Existing Use + Application <u>+Previous Applications</u>		Existing Use + Application <u>+ Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**



GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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