APPLICATION ACCEPTED: August 20, 2014
AMENDED: May 25, 2016
PLANNING COMMISSION: November 17, 2016
BOARD OF SUPERVISORS: December 6, 2016 @ 3:30 p.m.

County of Fairfax, Virginia

November 2, 2016

CRD

STAFF REPORT

APPLICATION RZ/FDP 2014-MA-014

MASON DISTRICT

APPLICANT:	Novus Property Holdings, LLC
EXISTING ZONING:	C-3, C-4, CRD, HC, SC
PROPOSED ZONING:	PDC, CRD, HC, SC
PARCEL:	62-1 ((1)) 7
SITE ACREAGE:	3.68 acres
PROPOSED OPEN SPACE:	20%
PLAN MAP:	Office/Mixed-Use
15.2-2303.4 STATUS:	Exempt Area
PROPOSAL:	To rezone from the C-3/C-4 Districts to the PDC District to permit a total of 157 units for multi-family residential, office and/or live/work use

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-MA-014 and the associated conceptual development plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-MA-014, subject to the development conditions contained in Appendix 2 and subject to the Board's approval of the associated rezoning and conceptual development plan.

Staff recommends approval of the following waivers and modifications:

Carmen Bishop, AICP

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

Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use in the PDC District to exceed 50 percent of the gross floor area of all principal uses.

Modification of the loading requirement of five spaces, pursuant to Sect. 11-203 of the Zoning Ordinance, to permit two spaces.

Modification of the requirement for dedication and construction of widening of roads, pursuant to Par. 4 of Sect. 17-201 of the Zoning Ordinance, to that shown on the CDP/FDP.

Waiver of the requirement for a service drive, pursuant to Par 3A of Sect. 17-201 of the Zoning Ordinance.

Modification of the requirement for interparcel access, pursuant to Par. 3 of Sect. 17-201 of the Zoning Ordinance, as proffered and shown on the CDP/FDP.

Modification of the transitional screening and barrier requirements, pursuant to Sects. 13-303 and 304 of the Zoning Ordinance, to permit the existing and proposed landscaping as shown on the CDP/FDP.

A parking reduction of four percent as permitted in a Commercial Revitalization District (CRD), pursuant to Sect. A7-209 of the Zoning Ordinance to allow 431 parking spaces instead of 450 (reduction of 19 spaces or 4%).

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

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

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

Final Development Plan

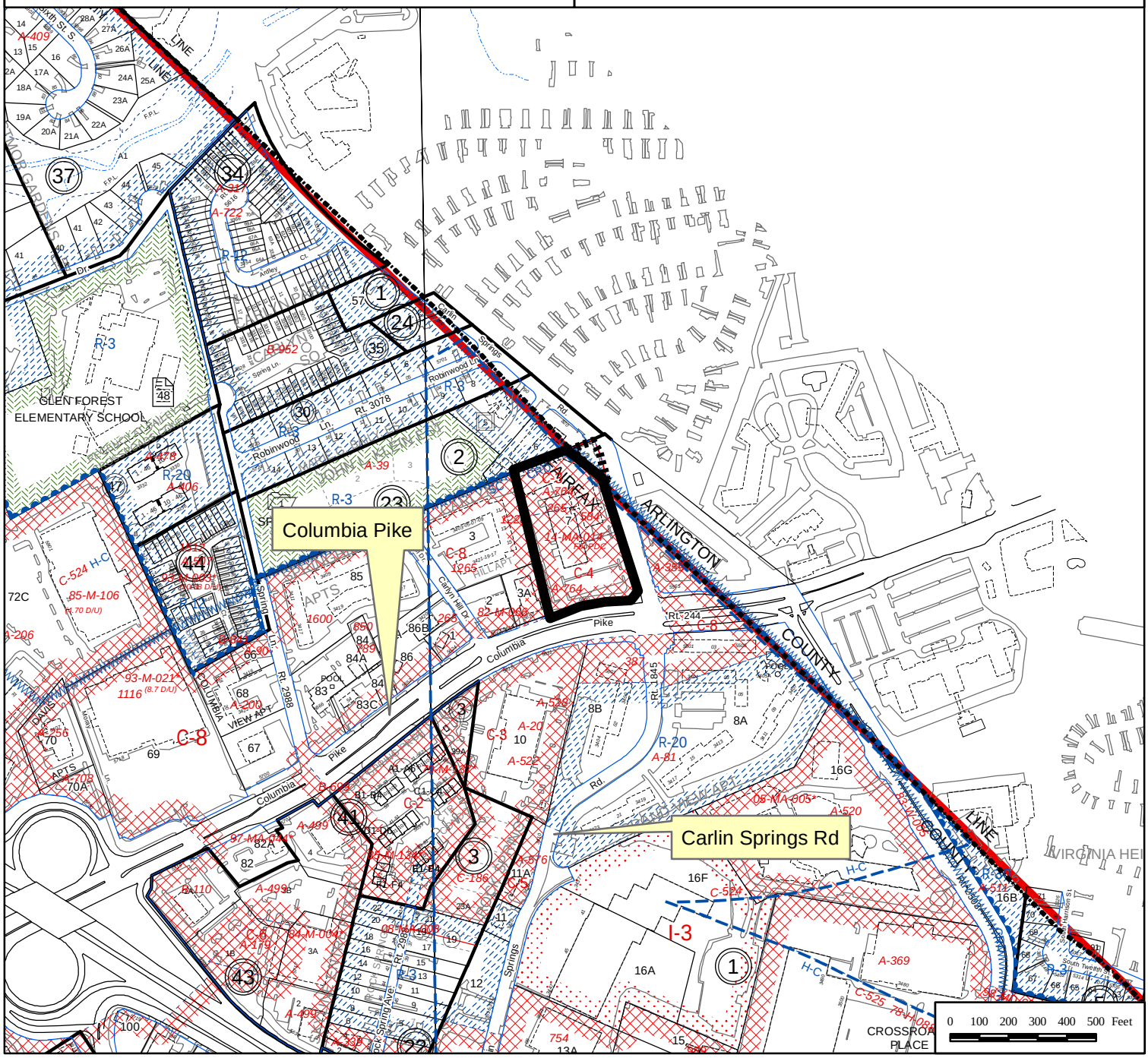
FDP 2014-MA-014

Applicant:	NOVUS PROPERTY HOLDINGS LLC
Accepted:	06/08/2016- AMENDED 08/20/2014
Proposed:	OFFICE/RESIDENTIAL/MIXED USE
Area:	3.68 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF COLUMBIA PIKE AND CARLIN SPRINGS ROAD
Zoning:	PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	062-1- /01/ /0007

Rezoning Application

RZ 2014-MA-014

Applicant:	NOVUS PROPERTY HOLDINGS LLC
Accepted:	06/08/2016- AMENDED 08/20/2014
Proposed:	OFFICE/RESIDENTIAL/MIXED USE
Area:	3.68 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF COLUMBIA PIKE AND CARLIN SPRINGS ROAD
Zoning:	FROM C- 3 TO PDC, FROM C- 4 TO PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	062-1- /01/ /0007



5600 COLUMBIA PIKE

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

RZ 2014-MA-014
FDP 2014-MA-014

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 9, 2016
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

VICINITY MAP
1"=1000'

SHEET INDEX:

CIVIL

C-1 COVER SHEET
S-1 ILLUSTRATIVE INFORMATION SHEET (PARK)
S-2 ILLUSTRATIVE INFORMATION SHEET (DRIVEWAY ENTRANCES)
S-3 ILLUSTRATIVE INFORMATION SHEET (TRANSPORTATION)
C-2 NOTES AND TABULATIONS
C-3 CONTEXT PLAN
C-4 EXISTING CONDITIONS PLAN
C-5 EXISTING CONDITIONS TO REMAIN
C-6 CDP/FDP
C-7 VEHICULAR CIRCULATION & STRIPING PLAN
C-7A PEDESTRIAN CIRCULATION PLAN
C-8 EXISTING VEGETATION MAP
C-9 STORMWATER MANAGEMENT MAP AND COMPUTATIONS
C-10 ADEQUATE OUTFALL PLAN AND NARRATIVE
C-11 STREET SECTIONS
C-12 FIRE ACCESS PLAN
C-13 FUTURE DEDICATION PLAT
C-14 S. CARLYN SPRINGS ROAD SIGHT DISTANCE (EXISTING)

ARCHITECTURAL

A-1.0 GARAGE FLOOR PLAN
A-1.1 GARAGE FLOOR PLAN

LANDSCAPE

L1.00 LANDSCAPE DIAGRAMS
L1.01 LANDSCAPE DIAGRAMS
L2.00 LANDSCAPE PRECEDENTS
L2.01 LANDSCAPE PRECEDENTS
L3.00 LANDSCAPE PLAN
L3.01 ENLARGED LANDSCAPE PLAN
L3.02 ENLARGED LANDSCAPE PLAN
L3.03 ENLARGED LANDSCAPE PLAN
L3.04 ENLARGED LANDSCAPE PLAN
L4.00 SECTIONS
L5.00 PLANTING TABULATIONS
L5.01 PLANTING SCHEDULE
L5.02 PLANTING DETAILS
L5.03 PLANTING DETAILS AND NOTES

TAX MAP NO.
62-1 ((1)) PARCEL 7

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COCHRAN
Lic. No. 2012
LAND SURVEYOR

APPLICANT
NOVUS PROPERTY HOLDING LLC.
1660 L STREET, NW SUITE 600
WASHINGTON, DC 20036
ATTN: RANDY KENNA
(202) 446-0660

ATTORNEY
MCGUIRE WOODS LLP
1750 TYSONS BLVD. SUITE 1800
TYSONS, VA 22102-4215
ATTN: SCOTT E. ADAMS
(703) 712-5461

ARCHITECT
DAVIS CARTER SCOTT
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VIRGINIA 22182
ATTN: STEVE SAVILLE
(703) 556-9275

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

LANDSCAPE ARCHITECT
LANDWORKS STUDIO INC.
112 SHAWMUT AVENUE
BOSTON, MA 02118
ATTN: MIKE BLIER
(617) 426-3030

TRANSPORTATION
GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE RD. #330
CHANTILLY, VIRGINIA 20151
ATTN: MARIA LASHINGER
(703) 787-9595

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PARKING TO PARK

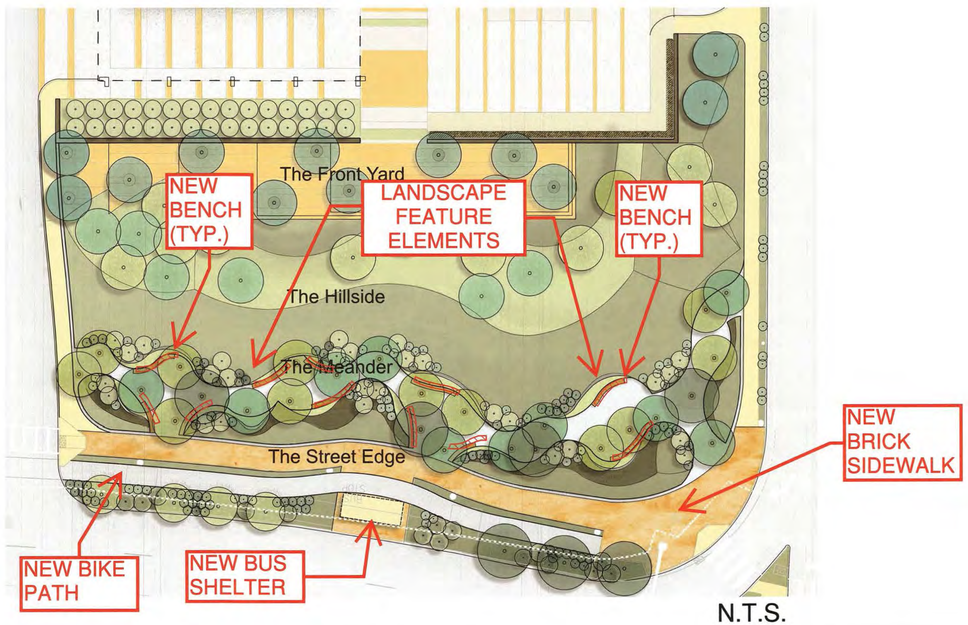
EXISTING CONDITION ~ BEFORE E-LOFTS

N.T.S.

EXISTING CONDITION ~ BEFORE E-LOFTS

- 1.03 ACRES IMPERMEABLE SURFACE PARKING
- UNCONSTRAINED STORMWATER RUNOFF
- NO SIDEWALK CONNECTIONS TO BUILDING FROM ROAD
- NO MEANINGFUL PUBLIC SPACE

PROPOSED CONDITION ~ AFTER E-LOFTS



N.T.S.

PROPOSED CONDITION ~ AFTER E-LOFTS

- NEW GREEN PARK ~ LIVING PUBLIC ART
- REMOVE 69 SURFACE PARKING SPACES
- NEW PERMEABLE MOTOR COURT
- NEW BIKE PATH
- NEW ECO-WALK
- NEW BENCHES
- NEW PUBLIC LANDSCAPE FEATURE ELEMENTS
- NEW BRICK SIDEWALK
- INCREASE ON-SITE STORMWATER INFILTRATION
- INCREASE PHOSPHORUS MITIGATION
- A WORTHY GATEWAY INTO FAIRFAX COUNTY

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COCHRAN
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VIKA
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5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

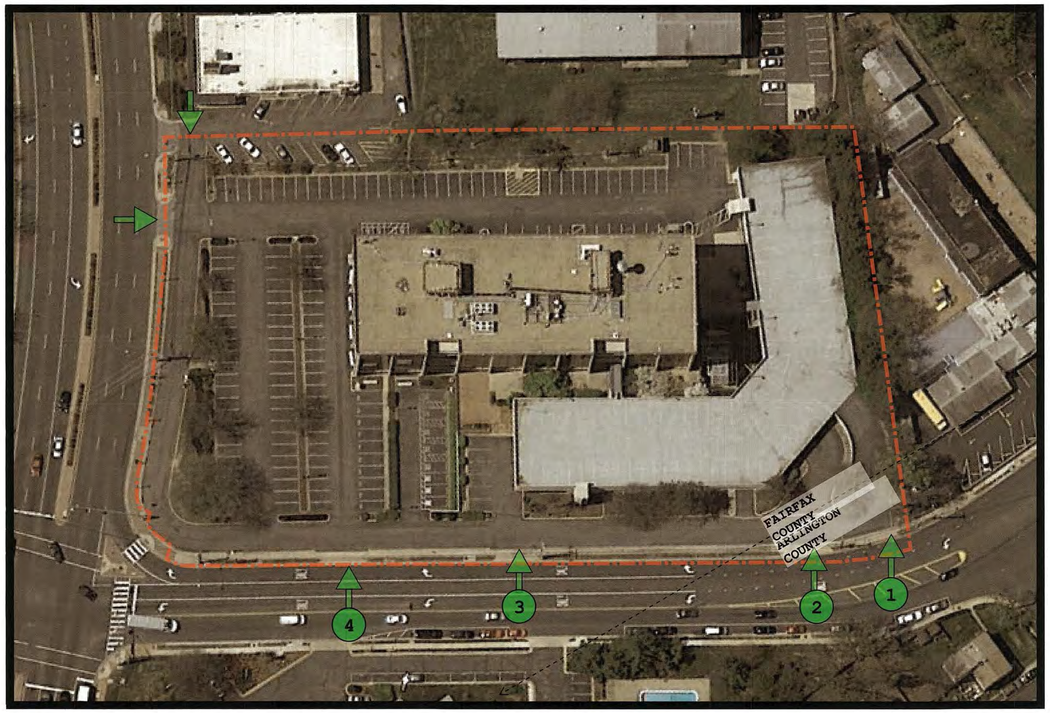
ILLUSTRATIVE INFORMATION SHEET
PARK

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016	
DES. RRC	DWN. RJS
SCALE: 1"=50'	
PROJECT/FILE NO. VV7665B	
SHEET NO. S-1	

FOUR DRIVEWAYS TO ONE

EXISTING CONDITION ~ BEFORE E-LOFTS



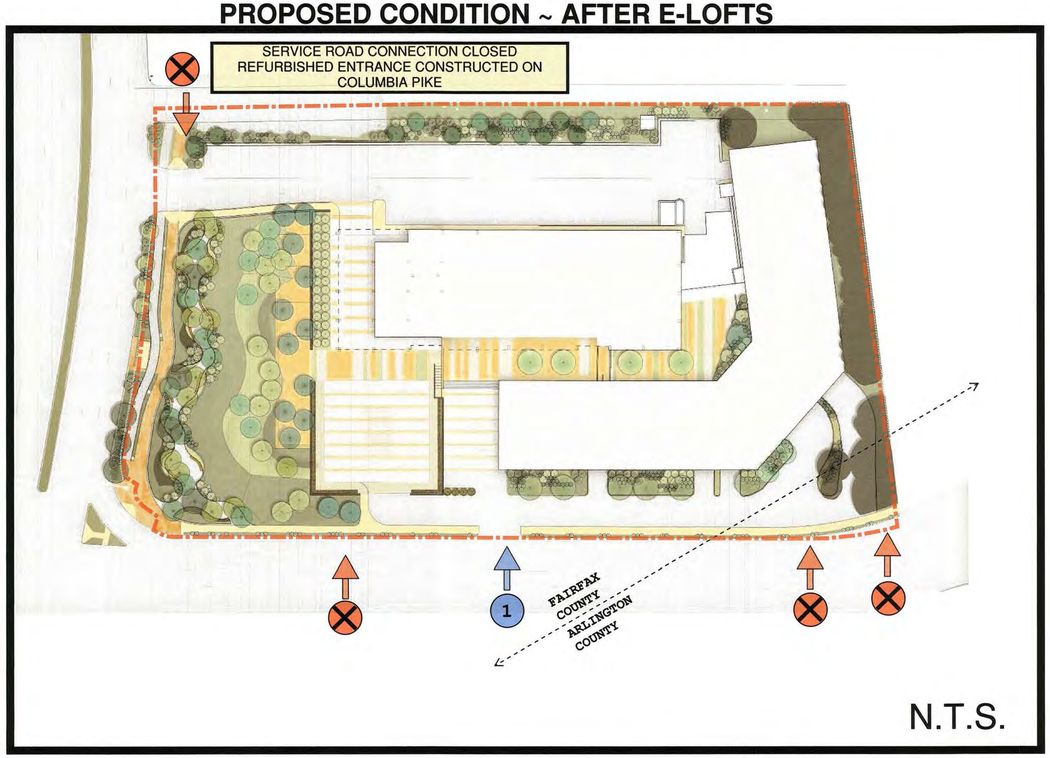
EXISTING CONDITION ~ BEFORE E-LOFTS

- S. CARLYN SPRINGS ROAD
  - FOUR (4) EXISTING DRIVEWAY ENTRANCES
    - NON CODE COMPLIANT SPACING
    - SITE DISTANCE CHALLENGES
    - TURNING CONFLICTS
    - LIMITED PEDESTRIAN CONNECTIONS TO BUILDINGS
- COLUMBIA PIKE
  - EXISTING SERVICE ROAD CONNECTION
    - TURNING CONFLICTS
    - FREE FLOW RIGHT TURN FROM S. CARLYN SPRINGS
    - EXISTING COLUMBIA PIKE STREETSCAPE STANDARDS
    - LIMITED PEDESTRIAN CONNECTIONS TO BUILDINGS
    - NO BUS SHELTER
    - PREDOMINANTLY IMPERVIOUS SURFACE PARKING

LEGEND

1 EX. DRIVEWAY ENTRANCE

PROPOSED CONDITION ~ AFTER E-LOFTS



PROPOSED CONDITION ~ AFTER E-LOFTS

- S. CARLYN SPRINGS ROAD
  - ONLY 1 ENTRANCE ON S. CARLYN SPRINGS ROAD
    - REDUCED TURNING CONFLICTS
    - REDUCED POTENTIAL FOR COLLISIONS
    - REDUCED CONFLICTS WITH PEDESTRIANS
    - SITE DISTANCE OPTIMIZED
    - ENHANCED PEDESTRIAN CONNECTIONS TO BUILDING
    - REPLACE PARKING WITH PARK
- COLUMBIA PIKE
  - EXISTING SERVICE ROAD CONNECTION CLOSED
    - REDUCED TURNING CONFLICTS
    - REDUCED POTENTIAL FOR COLLISIONS
    - REDUCED CONFLICTS WITH PEDESTRIANS
    - ENHANCED PEDESTRIAN CONNECTION TO BUILDI
    - NEW STREETSCAPE (MOSTLY PERVIOUS)
    - NEW PARK WITH ECO-WALK
    - NEW SIDEWALK AND BUS SHELTER
    - PERMANENT RESERVATION FOR NEW BIKE PATH

LEGEND

EX. DRIVEWAY ENTRANCE (CLOSED)

EX. DRIVEWAY ENTRANCE (TO REMAIN)

COMMONWEALTH OF VIRGINIA
10/19/16
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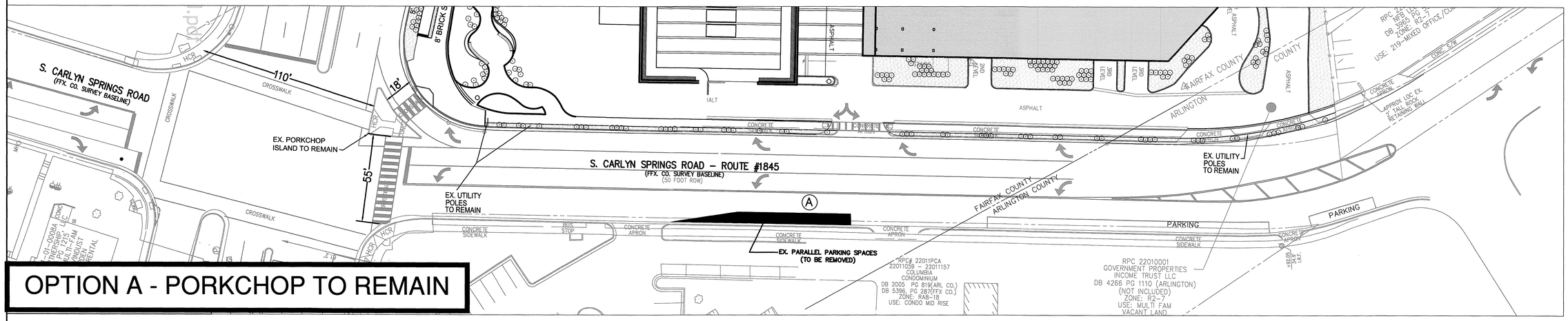
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE INFORMATION SHEET
DRIVEWAY ENTRANCES

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

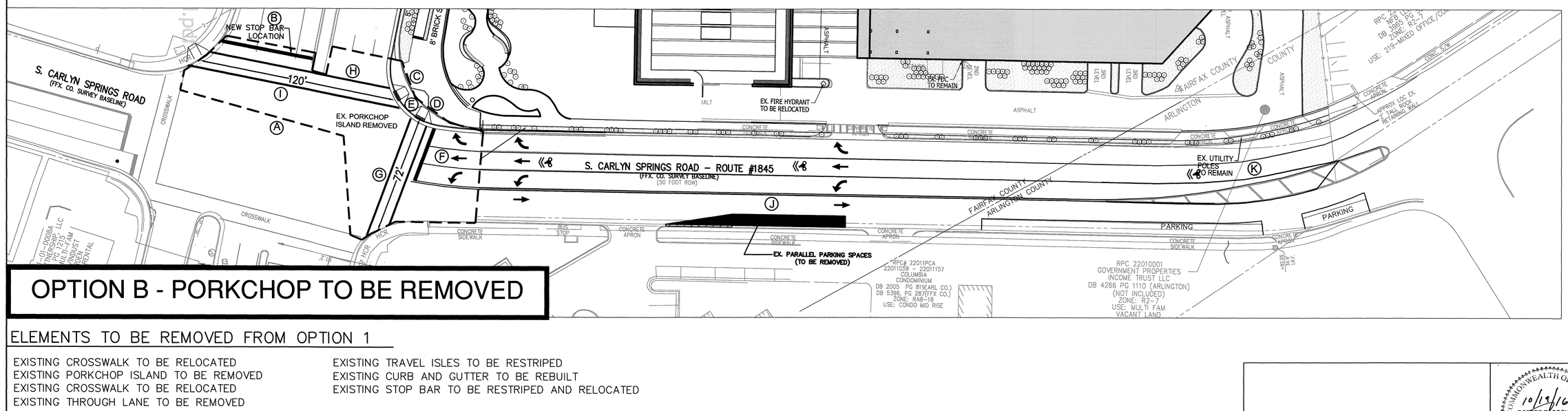
DATE: MAY 9, 2016
DES. RRC | DWN. RJS
SCALE: 1"=50'
PROJECT/FILE NO. VV7665B
SHEET NO. S-2

S. CARLYN SPRINGS ROAD - OPTIONAL STRIPING/PORCHOP REMOVAL



OPTION A - PORKCHOP TO REMAIN

A – EXISTING PARKING TO BE REMOVED



OPTION B - PORKCHOP TO BE REMOVED

ELEMENTS TO BE REMOVED FROM OPTION 1

EXISTING CROSSWALK TO BE RELOCATED
EXISTING PORKCHOP ISLAND TO BE REMOVED
EXISTING CROSSWALK TO BE RELOCATED
EXISTING THROUGH LANE TO BE REMOVED
EXISTING TRAVEL ISLES TO BE RESTRIPED
EXISTING CURB AND GUTTER TO BE REBUILT
EXISTING STOP BAR TO BE RESTRIPED AND RELOCATED

ELEMENTS TO BE ADDED TO OPTION 2

A – LIMITS OF CLEARING AND GRADING
B – NEW STOP BAR LOCATION
C – NEW SIDEWALK TO EXTEND TO NEW CURB LOCATION
D – NEW HANDICAP RAMPS
E – NEW CURB AND GUTTER
F – NEW STRIPING FOR TRAVEL ISLES
G – RELOCATED CROSSWALK
H – AREA OF MILL AND PAVING
I – RELOCATED CROSSWALK
J – REMOVAL OF PARKING SPACES
K – EXTEND TURN LANE AND BIKE LANE

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COCHRAN
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MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE
INFORMATION SHEET
TRANSPORTATION

VIKA REVISIONS
MAY 24, 2016
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DATE: MAY 9, 2016	
DES. RRC	DWN. PNN
SCALE: AS NOTED	
PROJECT/FILE NO. VV7665B	
SHEET NO. S-3	

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE 2013 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 62-1-007. THE PROPERTY IS CURRENTLY ZONED C-3, C-4, CRD, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-3, C-4, CRD, SC, AND HC TO PDC, CRD, SC, AND HC, AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP/FDP, AS A COMBINATION MUTI-FAMILY/OFFICE DEVELOPMENT.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS 83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO (NGVD 29). SEE NOTES SHEET C-4.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE BAILEYS PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-9 THROUGH C-10.)
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
13. THE PLAZAS, PARKS AND STREETS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS, THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE CONCEPT/FINAL DEVELOPMENT PLAN SO LONG AS THE BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP/FDP ARE MAINTAINED.
14. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE CDP/FDP.
15. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
16. THE SITE IS CURRENTLY IMPROVED WITH A 10 STORY OFFICE BUILDING AND 5 STORY PARKING GARAGE CONSTRUCTION IN 1966. THE EXISTING BUILDING AND EXISTING GARAGE ARE TO REMAIN.
17. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
18. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION, AND THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.
19. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE.
20. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THE FDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.
21. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PRIVATE STREETS AND PUBLIC PARK AREAS.
22. LOCATION AND TYPE OF INTERNAL (TO THE SITE) AND EXTERNAL CROSSWALKS AND ADA CURB RAMPS ARE SUBJECT TO VDOT APPROVAL AT TIME OF SITE PLAN, AND MAY BE SUBJECT TO CHANGE WITHOUT THE NEED FOR A CDPA/FDPA.
23. ROOT BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
24. ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHICS ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP
25. ALL GRADING INDICATED ON THIS CDP/FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE PLAN.
26. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-11 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.
27. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS SHOWN ON THIS SHEET FOR REFERENCE ONLY.
28. THERE ARE NO PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS
29. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
30. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED--AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5)--AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

TABULATIONS

TOTAL SITE AREA = 165,331 SF or 3.79548 acres
PORTION IN FAIRFAX COUNTY : 160,166 SF OR 3.67691 AC.
PORTION IN ARLINGTON COUNTY: 5,165 SF OR 0.11857 AC.

ZONING:

EXISTING ZONE: C-3, C-4, CRD, CD, SC AND HC
PROPOSED ZONE: PDC, CRD, CD, SC AND HC

GROSS FLOOR AREA:
173,000 = +/- SF*

FLOOR AREA RATIO: 1.08* (FOR ANY MIXTURE OF USES)

*THE GFA AND FAR CALCULATION ABOVE IS BASED UPON LAND AREA ASSOCIATED WITH THE FAIRFAX COUNTY PORTION OF THE SITE

PROPOSED USE RANGE:

NUMBER OF UNITS:
0 - 157 RESIDENTIAL DWELLING UNITS 0 - 173,000 S.F.
0 - 157 OFFICE UNITS 0 - 173,000 S.F.

AT NO TIME WILL THE TOTAL NUMBER OF UNITS EXCEED 157

AFFORDABLE DWELLING UNITS (ADUs) AND WORKFORCE DWELLING UNITS (WDUs)
THIS BUILDING IS EXEMPT FROM THE AFFORDABLE DWELLING UNIT (ADU) PROGRAM REQUIREMENTS AND ORDINANCE PURSUANT TO SECTION 2-803(1) OF THE ZONING ORDINANCE.

MAXIMUM BUILDING HEIGHT:
115 FT (DOES NOT INCLUDE PENTHOUSES AND MECHANICAL EQUIPMENT)

OPEN SPACE:

REQUIRED: 24,024 S.F. (15%) (SITE AREA WITHIN FAIRFAX CO.)
PROVIDED: 32,033 S.F (20%) (SITE AREA WITHIN FAIRFAX CO.)

RECREATIONAL OPEN SPACE:

REQUIRED: NONE
PROVIDED: 22,800 S.F. (13.5 %)

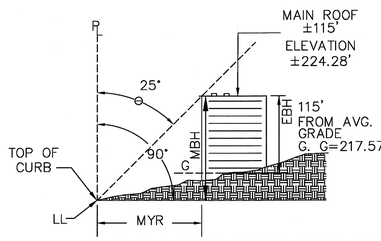
PARKING REQUIRED:

OPTION A - 157 RESIDENTIAL UNITS (100 %)	1.6 x 157	= 252 SPACES
OPTION B - 157 OFFICE UNITS (100%)	2.6 PER 1,000 S.F.	= 431 SPACES*
OPTION B - 79 RESIDENTIAL UNITS (50 %)	1.6 x 79	= 127 SPACES
78 OFFICE UNITS (50 %)	3.0 PER 1,000 S.F.	= 260 SPACES (387 SPACES TOTAL)

PARKING PROVIDED IN ALL OPTIONS: 431 SPACES
*SUBJECT TO REDUCTION PER SECTION A-7-209 OF THE ZONING ORDINANCE.

LOADING REQUIRED: 3-5 SPACES DEPENDING ON UNIT MIXTURE

LOADING PROVIDED: 2 SPACES WAIVER REQUESTED



θ : ANGLE OF BULK PLANE FOR THE R-30 DISTRICT
LL : LOT LINE
MYR : MINIMUM YARD REQUIREMENT
EBH : EFFECTIVE BUILDING HEIGHT (90')
MBH : MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE R-30 DISTRICT
G : GRADE FOR HEIGHT CALCULATIONS= 217.57'

$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

R-30 BULK PLANE ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

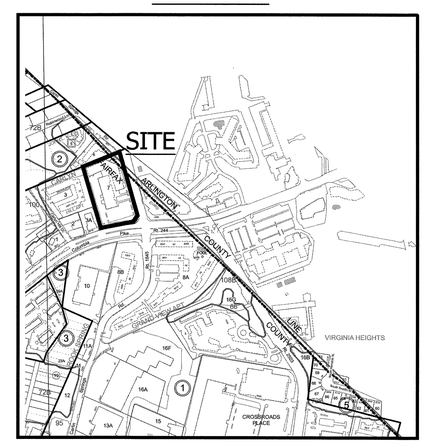
ZONING ORDINANCE WAIVERS & MODIFICATIONS REQUESTED

1. PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
2. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP/FDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP/FDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
3. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201-3A TO NOT REQUIRE THE CONSTRUCTION OF A VEHICULAR TRAVEL LANE, SERVICE DRIVE, DRIVEWAY, OR OTHER ACCESS CONNECTIONS WHICH WILL PERMIT VEHICULAR TRAVEL ON THE SITE ADJACENT TO ANY PRIMARY HIGHWAY (COLUMBIA PIKE ROUTE #244).
4. THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.
5. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 13-304 TO PROVIDE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FROM THE SINGLE FAMILY DETACHED UNITS ACROSS CARLIN SPRINGS ROAD AND LOCATED IN ARLINGTON COUNTY.

PFM WAIVERS & MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE PFM SECTION 7-0802 TO PERMIT 18 FOOT ALLEYS AND 16' WITH ONE WAY TRAFFIC RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP/FDP WITH NO PARKING.
2. A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
3. MODIFICATION OF SECTION 8-0201(3) TRAILS AND BIKE TRAILS ALONG ROUTE #244 REQUESTED IN FAVOR OF THE COMPREHENSIVE PLAN STREETSCAPE SECTION SHOWN WITH THE CDP/FDP APPLICATION.

SOILS MAP



SOIL TYPE CLASSIFICATION:
95 - URBAN LAND

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/18/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. RCC
DWN. KY
SCALE: NTS
PROJECT/FILE NO. VV7665B
SHEET NO. C-2

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-2(NOTES).dwg USER: Scottry DATE: October 18, 2016 TIME: 4:11:43 PM

VA STATE GRID NORTH (VCS 83)

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

80 0 40 80 160 320

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
ROBERT R. GOODMAN
Lic. No. 2012
10/19/16

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. RCC
DWN. RMC
SCALE: 1"=80'
PROJECT/FILE NO. VV7665B
SHEET NO. C-3

CONTEXT PLAN

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

FILE: P:\projects\7665\7665B\CADD – P\PLANNING\PLANNING DRAWINGS\7665B-C-3(CONTEXT).dwg USER: Scottry DATE: Oct, 20 2016 TIME: 05:55 am

NOTES:

1. A PORTION OF SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #062-1-01-0007 AND IS ZONED C-3 & C-4. A PORTION OF THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP AS REAL PROPERTY CODE (RPC) 22010001 AND IS ZONED R2-7 AND FALLS WITHIN THE COMMERICAL DEVELOPMENT, HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS.
2. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0076CE, COMMUNITY PANEL 515520 0076 C, WITH AN EFFECTIVE DATE OF AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GOVERNMENT PROPERTIES INCOME TRUST LLC AS RECORDED IN DEED BOOK 20428 AT PAGE 1850 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND RECORDED IN DEED BOOK 4266 AT PAGE 1110 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83-NORTH ZONE), AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND BASED ON THE FOLLOWING SURVEY CONTROL MONUMENTS USED TO ESTABLISH THIS SURVEY:
   - ARLINGTON COUNTY MON #18 N: 7,000,390.4489 E: 11,891,595.1739 EL: 96.60
   - ARLINGTON COUNTY MON #26 N: 6,993,410.8475 E: 11,878,146.4019 EL: 213.20
   - FAIRFAX COUNTY GPS #149 N: 6,999,358.869 E: 11,873,648.490 EL: 251.48
   - FAIRFAX COUNTY GPS #150 N: 6,995,855.085 E: 11,875,360.804 EL: 231.62
5. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:113,094 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM PUBLIC STREETS (S. CARLIN SPRINGS ROAD & COLUMBIA PIKE – ROUTE #244) AS SHOWN HEREON.
7. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 012062-1109 ISSUED SEPTEMBER 03, 2013, WITH AN EFFECTIVE DATE OF AUGUST 25, 2013 AT 8:00 AM, HAS BEEN INCORPORATED INTO THIS SURVEY.

AREA TABULATION:

PORTION IN FAIRFAX COUNTY.....160,166 SF OR 3.67691 ACRES
PORTION IN ARLINGTON COUNTY.....5,165 SF OR 0.11857 ACRES

TOTAL SITE AREA.....165,331 SF OR 3.79548 ACRES

SURVEY CERTIFICATION:

THIS EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MAY 23, 2014 AND THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

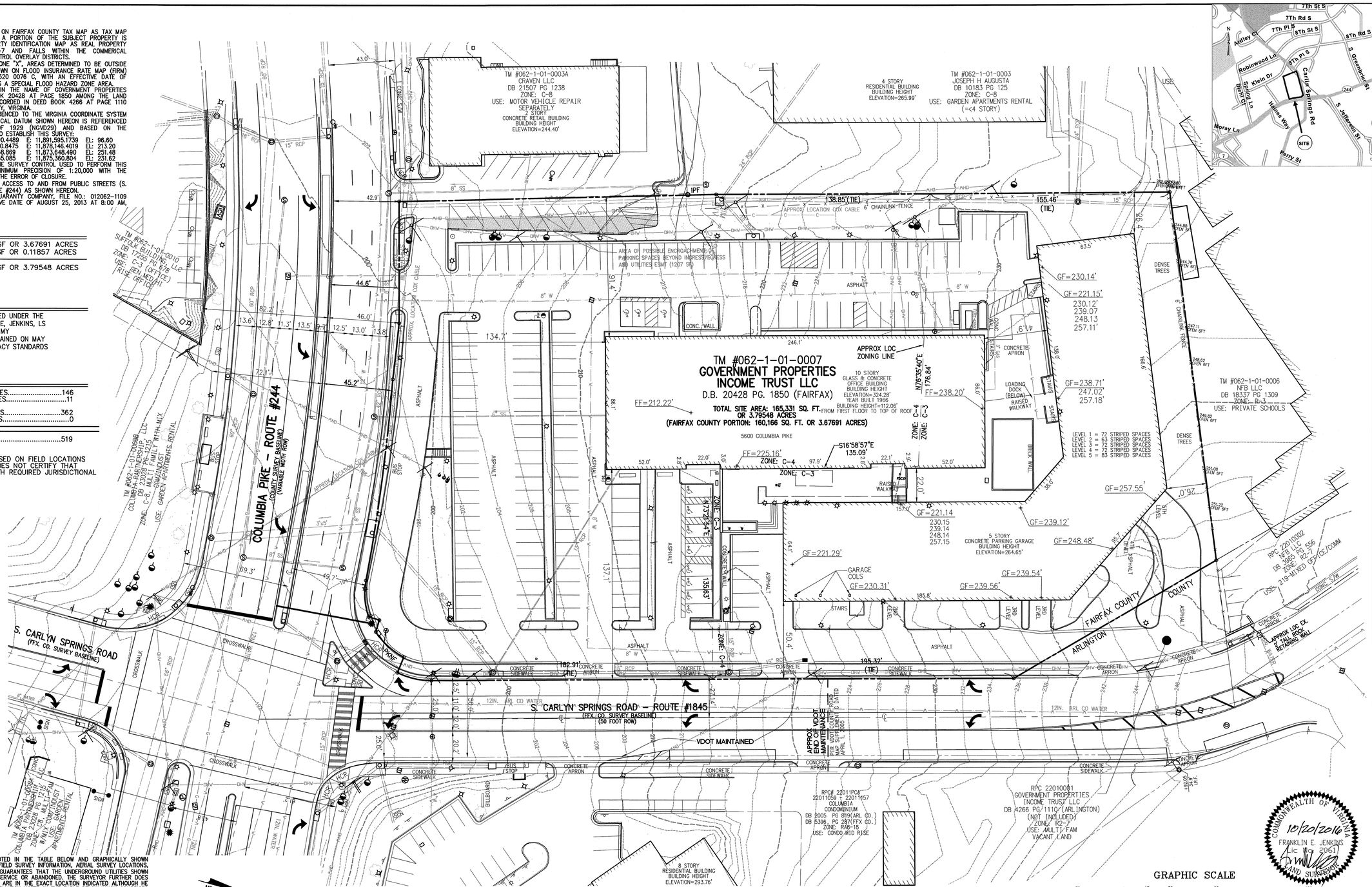
PARKING TABULATION:

STANDARD STRIPED SURFACE PARKING SPACES.....146
HANDICAP STRIPED SURFACE PARKING SPACES.....11

STANDARD STRIPED GARAGE PARKING SPACES.....362
HANDICAP STRIPED GARAGE PARKING SPACES.....0

TOTAL STRIPED PARKING SPACES ON SITE.....519

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.



UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILTY COMPANY		PLAN # / SHEET #
TELECOMM.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME SKETCH RECEIVED 2/28/2014 NO FACILITIES – 3/19/2014
GAS.....	WASHINGTON GAS	MAP 80702 RECEIVED 2/21/2014
ELECTRIC.....	DOMINION VIRGINIA POWER	SKETCH RECEIVED 2/21/2014
CABLE TV.....	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME SKETCH RECEIVED 3/18/2014
WATER AND SEWER...		FAIRFAX COUNTY WATER, SANITARY & STORM MAPS OBTAINED (062-1) ARLINGTON COUNTY WATER, SANITARY & STORM MAPS OBTAINED (62-2)

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	22.80'	50.00'	26°07'24"	11.60'	S03°01'20"E	22.60'
C2	24.80'	46.00'	30°53'20"	12.71'	S26°07'12"W	24.50'
C3	23.85'	46.00'	29°42'06"	12.20'	S69°56'32"W	23.58'
C4	131.65'	1230.60'	6°07'47"	65.89'	S81°44'01"W	131.59'
C5	36.61'	1076.80'	1°56'53"	18.31'	S80°37'06"W	36.61'

LEGEND:

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE

TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE

SIGN POST
WOOD POST
IRON PIPE FOUND
PKNAIL FOUND

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE

COMMONWEALTH OF VIRGINIA
10/20/2016
FRANKLIN E. JENKINS
Lic No. 2061
LAND SURVEYOR

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

BAILEY'S GATEWAY #5600 COLUMBIA PIKE

GOVERNMENT PROPERTIES INCOME TRUST LLC
DEED BOOK 20428 PAGE 1850
FAIRFAX COUNTY, VIRGINIA
DEED BOOK 4266 PAGE 1110
ARLINGTON COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS

OCTOBER 20, 2016
AUGUST 19, 2016
ADDRESS COMMENTS– MAY 24, 2016
DATE: MAY 09, 2016

DES. FEJ | DWN. LMG/AFQ

SCALE: 1"=30'

PROJECT/FILE NO. 7665-SV

SHEET NO. C-4

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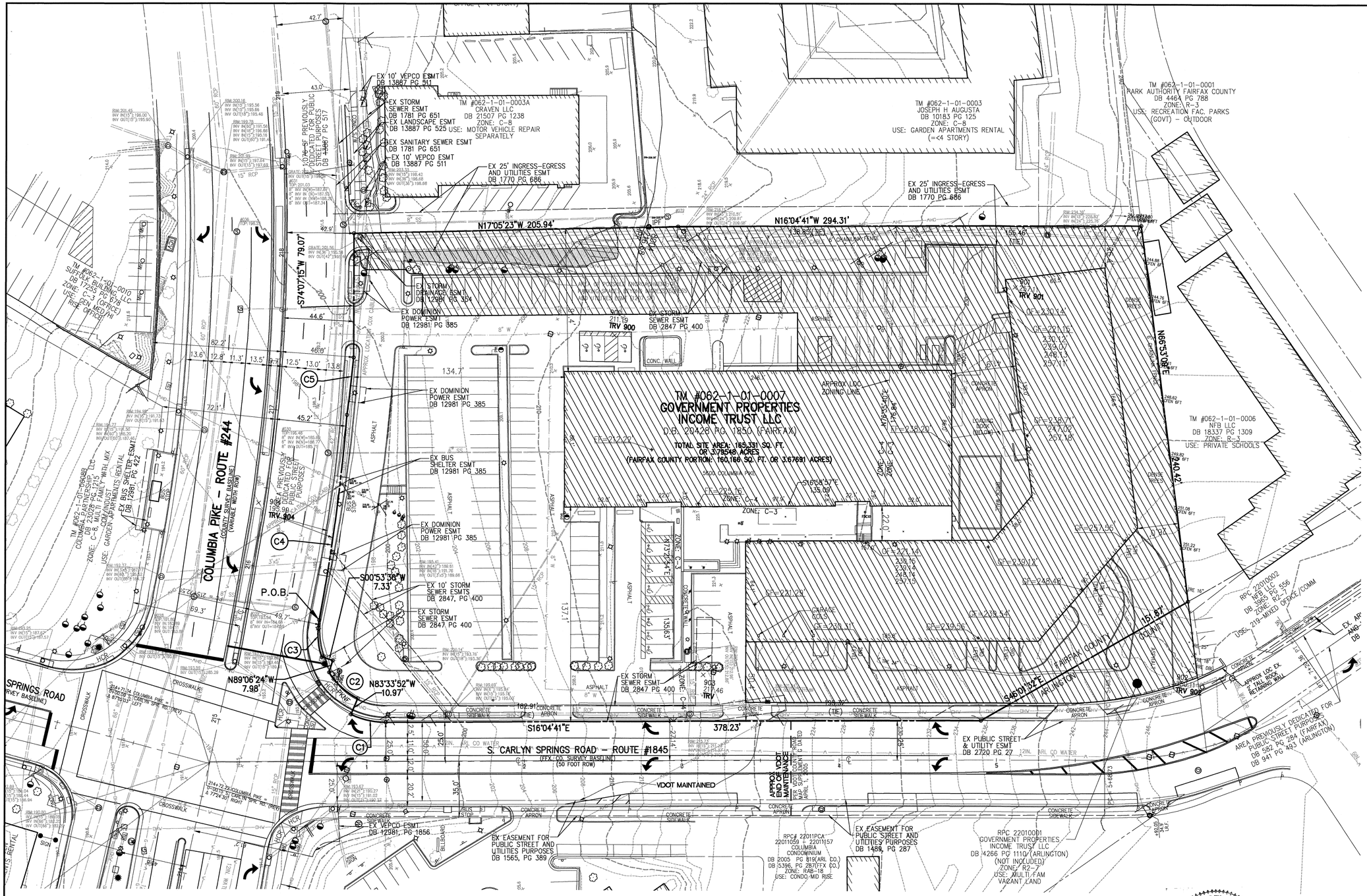
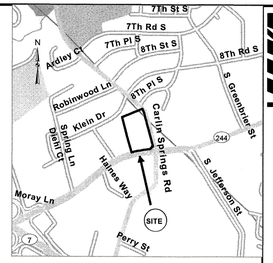




VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
ARLINGTON COUNTY, VIRGINIA

EXISTING CONDITIONS TO REMAIN

EXISTING CONDITIONS ON SITE TO REMAIN

LEGEND:

- BUILDING LINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- PKNAIL FOUND

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COCHRAN
Lic. No. 2042
LAND SURVEYOR

NORTH (VCS '83)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

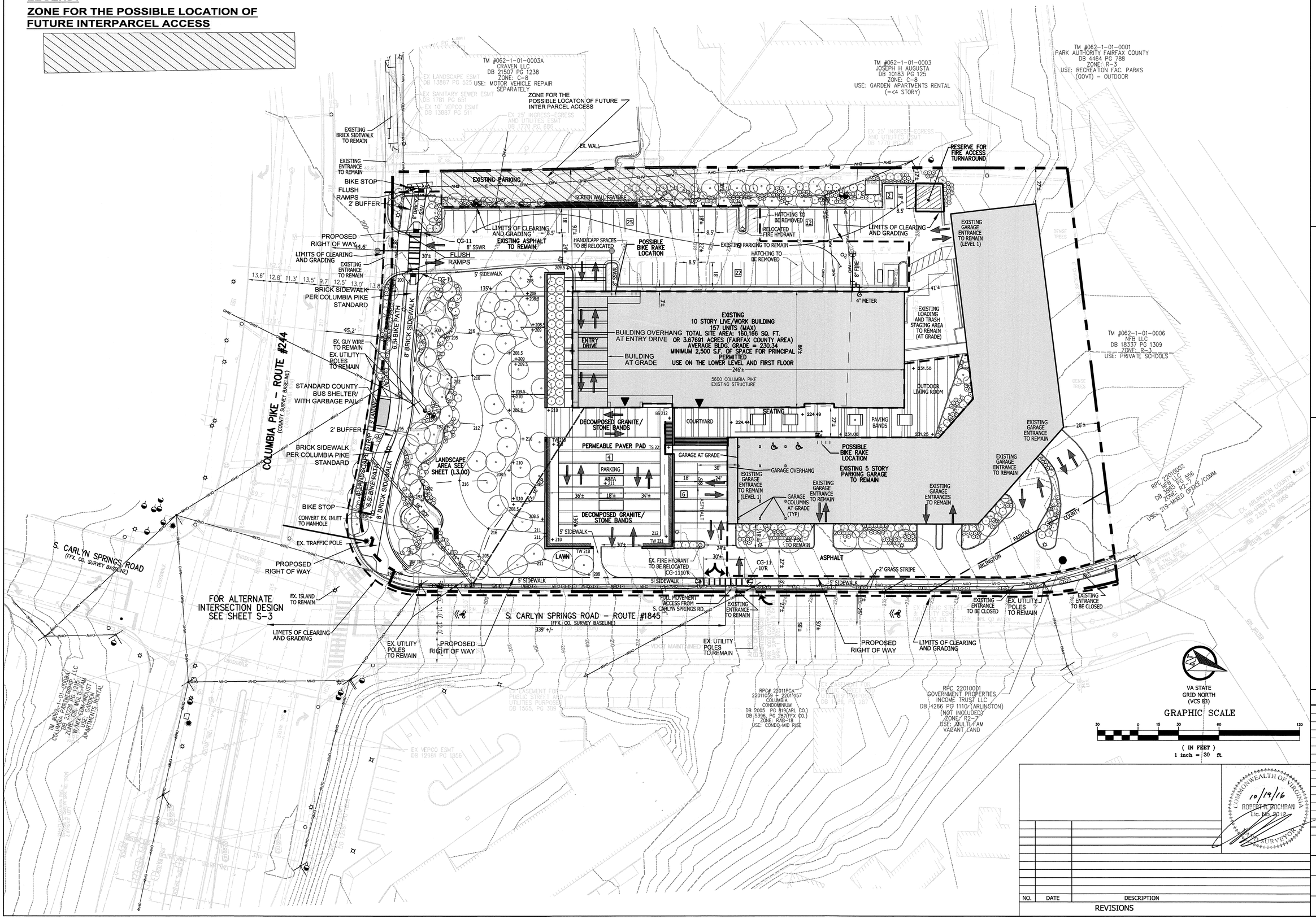
VIKA REVISIONS
MAY, 24 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY, 9 2016
DES. FEJ | DWN. LMG/AFQ
SCALE: 1"=30'
PROJECT/FILE NO. 7665-SV
SHEET NO. C-5

P:\Surveys\LDD3-PROJECTS\7665-SV\dwg\7665-SV.dwg 11/25/2014 12:52:31 PM EST

LEGEND:

ZONE FOR THE POSSIBLE LOCATION OF FUTURE INTERPARCEL ACCESS



VIKA

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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP / FDP PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

NO.	DATE	DESCRIPTION

REVISIONS

DATE: MAY 9, 2016

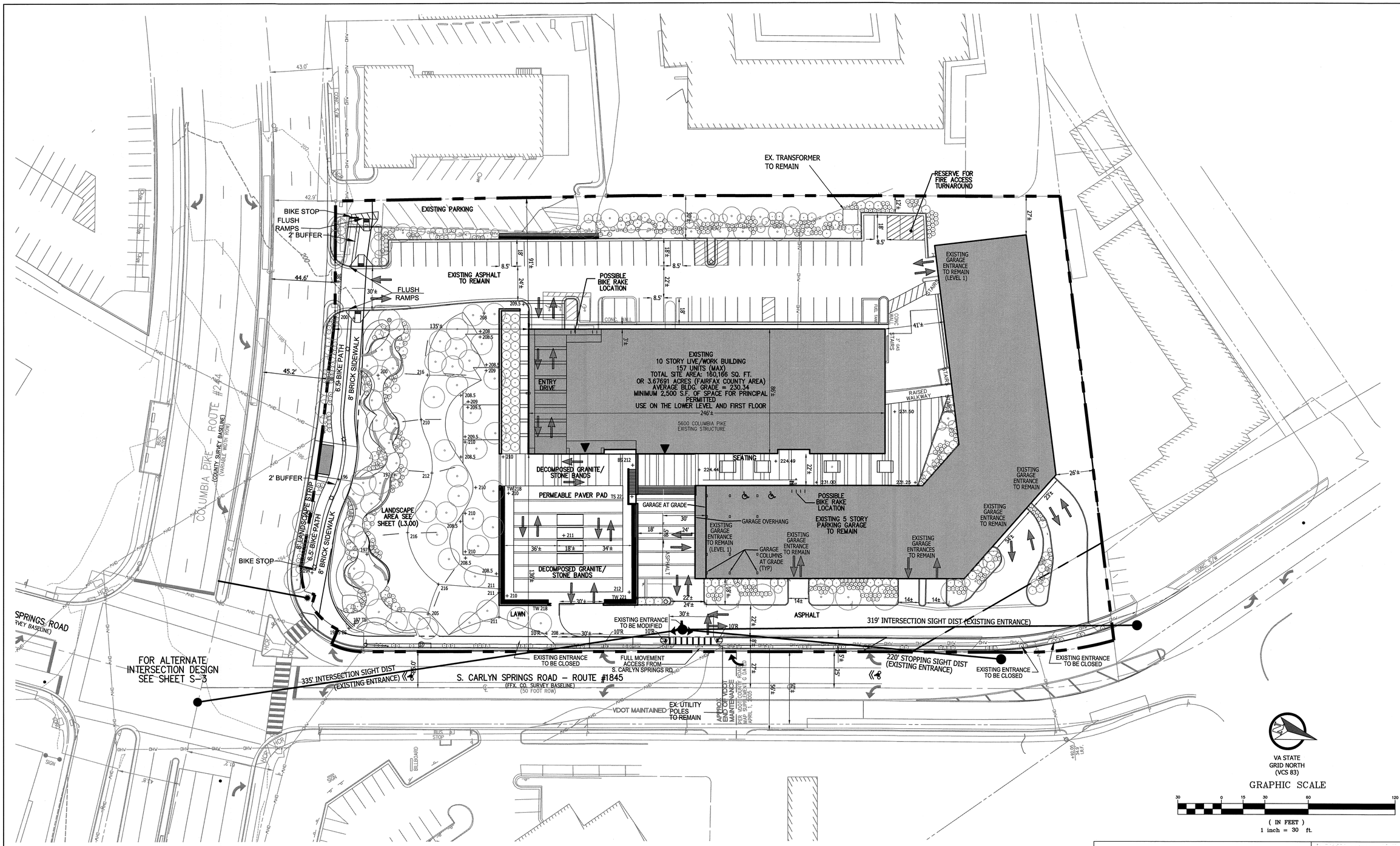
DES. RRC | DWN. PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-6

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-6 (CDP-FDP).dwg USER: Scottry DATE: October 20, 2016 TIME: 4:14:35 PM



SEE SHEET S-3 FOR ILLUSTRATIVE INFORMATION SHEET

SEE SHEET C-14 FOR VERTICAL SIGHT DISTANCE PROFILES. THE 319' SIGHT DISTANCE AND 220' STOPPING SIGHT DISTANCES IS ESTBLISHED FROM ASTO SECTION 4-21.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

VEHICLE CIRCULATION AND STRIPING PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016

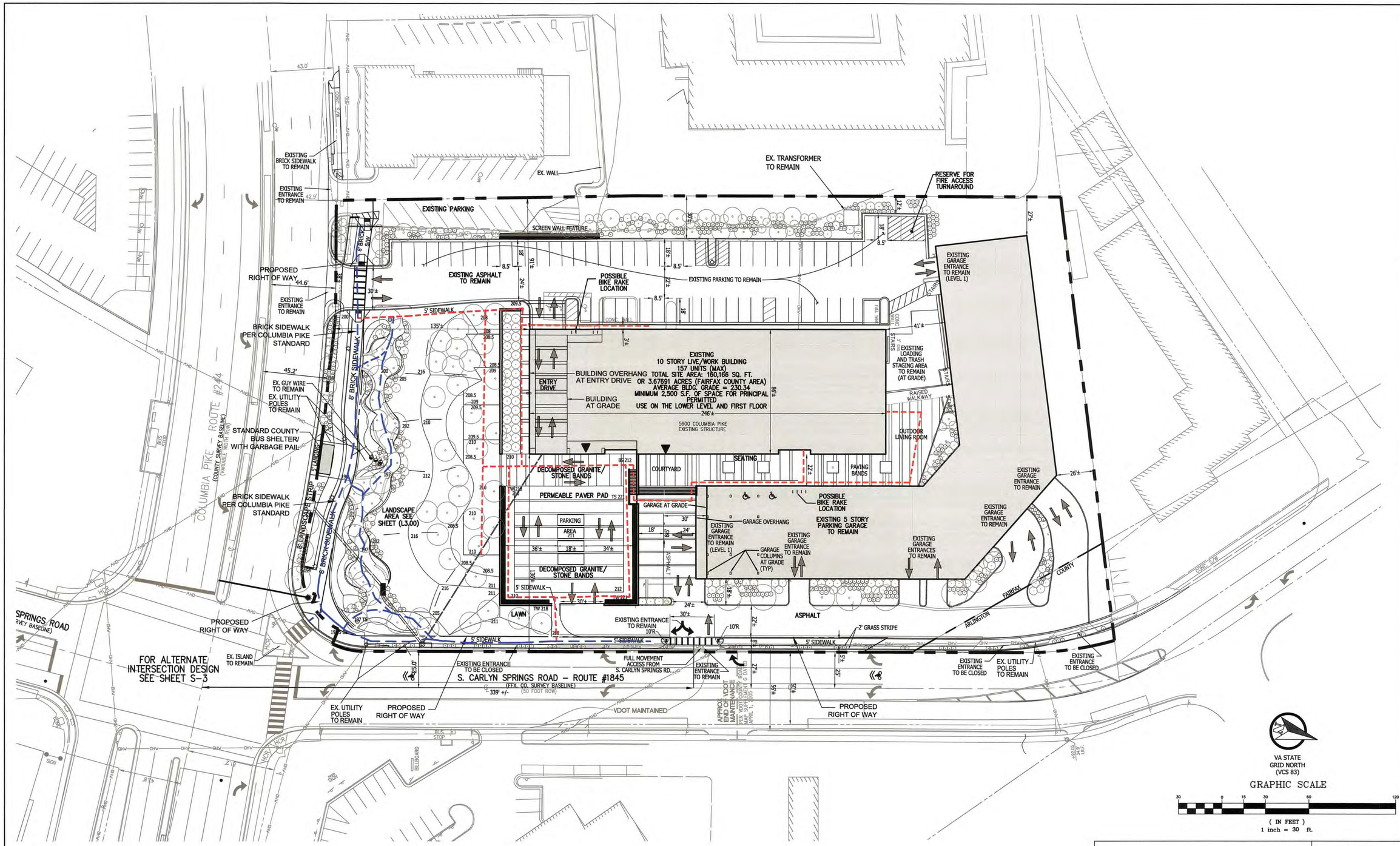
DES.	DWN.
RRC	PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-7

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-7 (VEHICLE CIRCULATION).dwg USER: Scottry DATE: October 20, 2016 TIME: 6:09:51 AM



= PRIVATE CIRCULATION

= PUBLIC CIRCULATION

VIKA

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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

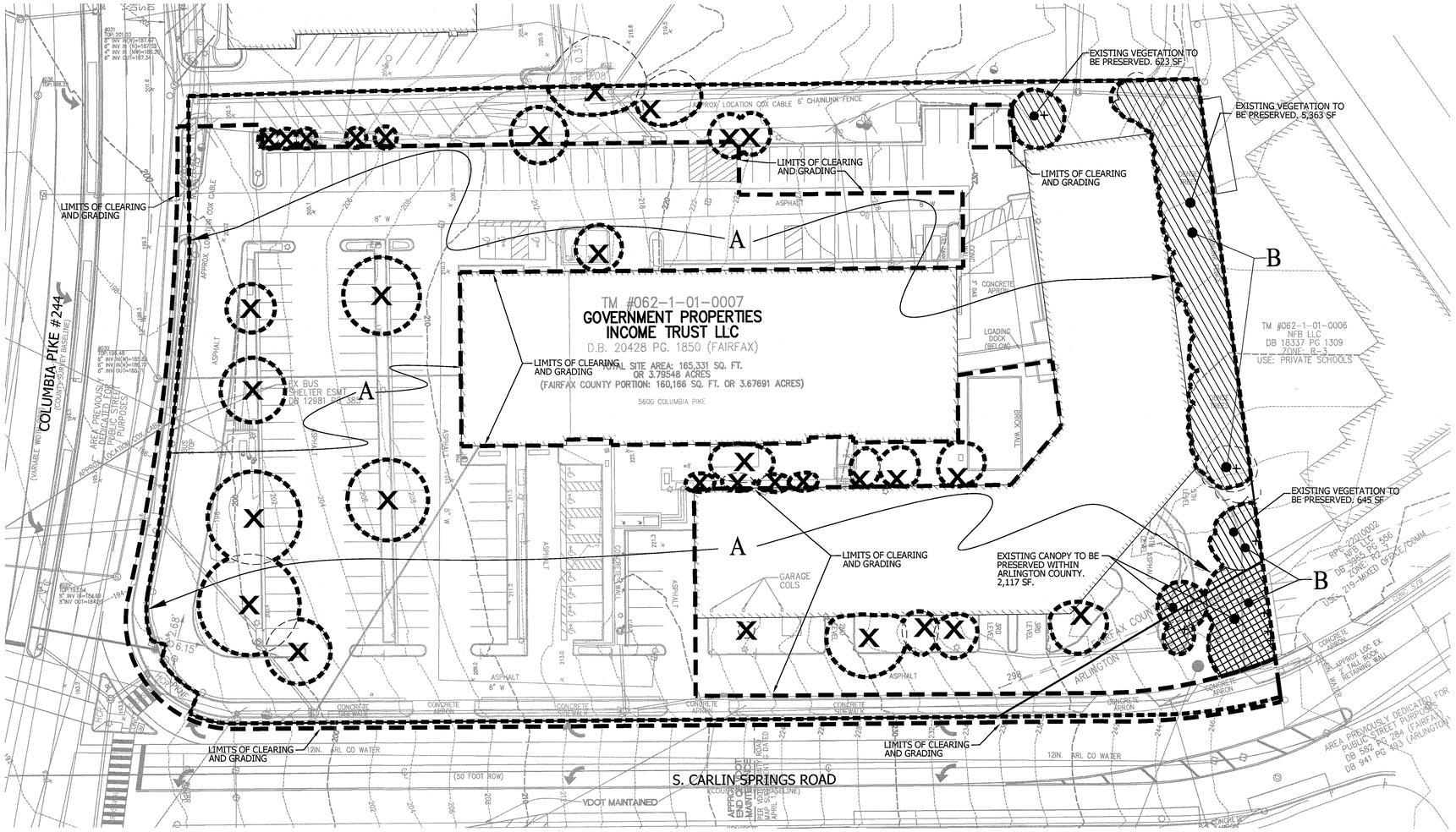
COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COCHRAN
LIC. NO. 2012

NO.	DATE	DESCRIPTION

REVISIONS

DATE: MAY 9, 2016
DES. RRC
DWN. PNN
SCALE: 1"=30'
PROJECT/FILE NO. VV7665B
SHEET NO. C-7A

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-7A (PED CIRCULATION).dwg USER: Scottry DATE: October 20, 2016 TIME: 3:46:48 PM



LEGEND

TOTAL SITE AREA = 165,331 SF OR 3.79548 AC
SITE AREA IN FAIRFAX COUNTY = 160,166 SF OR 3.6884 AC
SITE AREA IN ARLINGTON COUNTY = 5,165 SF OR 0.11857 AC

EXISTING TREE CANOPY WITHIN FAIRFAX COUNTY SITE AREA
21,831 SF (13.6% OF SITE AREA)

EXISTING TREE CANOPY TO BE PRESERVED WITHIN FAIRFAX COUNTY SITE AREA
6,631 SF (4.1% OF SITE AREA & W/OUT MULTIPLIER)
6,631 SF (1.25 MULTIPLIER) = 8,289 SF
8,289 SF (TOTAL CANOPY PRESERVED WITHIN FAIRFAX COUNTY SITE AREA)

EXISTING TREE CANOPY TO BE PRESERVED WITHIN THE ARLINGTON COUNTY SITE AREA.
2,117 SF

EXISTING TREE CANOPY
TO BE REMOVED

EXISTING TREE PRESERVATION NARRATIVE

PRIOR TO ANY CONSTRUCTION ACTIVITIES SUCH AS CLEANING, SCRAPING OR PAINTING OF THE GARAGE STRUCTURE WALL OPPOSITE OF ANY TREE PRESERVATION AREA, ALL TREE PRESERVATION DEVICES SUCH AS WELDED WIRE FENCING, SHALL BE INSTALLED. THE TREE PRESERVATION PLAN, DETAILS AND SPECIFICATIONS SHALL BE PROVIDED AS PART OF THE SITE PLAN SUBMITTAL.

EXISTING VEGETATION TABLE
BAILEY'S GATEWAY 5600 COLUMBIA PIKE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED	N/A	157,212 SF (3.6091 AC)	POOR/FAIR	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH SURFACE AND STRUCTURED PARKING.
"B"	DEVELOPED	N/A	8,119 SF (0.1864 AC)	FAIR/GOOD	SEE COVER TYPE TABLE	LANDSCAPE PLANTINGS AND VARIOUS REMNANT/VOLUNTEER TREE SPECIES.
TOTAL AREA	-	-	165,331 SF * (3.79548 AC)	-	-	-

* TOTAL AREA INCLUDES SITE AREA WITHIN FAIRFAX AND ARLINGTON COUNTIES.

PRIMARY SPECIES

AREA-A TREE SPECIES

Acer saccharinum - Silver Maple
Acer palmatum - Japanese Maple
Cornus florida - Flowering Dogwood
Morus alba - White Mulberry
Pinus thundbergii - Japanese Black Pine
Prunus serotina - Black Cherry
Prunus serrulata - Kwanzan Cherry
Pyrus calleryana - Callery Pear
Quercus palustris - Pin Oak
Quercus rubra - Red Oak
Robinia pseudoacacia - Black Locust

AREA-B TREE SPECIES

Juniperus virginana - Eastern Redcedar
Morus alba - White Mulberry
Prunus serotina - Black Cherry
Quercus alba - White Oak
Quercus rubra - Red Oak
Ulmus americana - American Elm

EVM NARRATIVE

99.95% OF THE SUBJECT SITE IS DEVELOPED AS A OFFICE BUILDING WITH ASSOCIATED SURFACE AND STRUCTURED PARKING. THE EXISTING SURFACE PARKING HAS SEMI-MATURE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING. A LARGE PORTION OF THE INTERIOR, PERIPHERAL AND SITE VEGETATION SHOWS SIGNIFICANT STRESS, DECLINE AND CANOPY STRUCTURE DAMAGE (AREA-A). PORTIONS OF THE SUBJECT VEGETATION ARE NECROTIC. THE REMAINDER OF THE SITE VEGETATION APPEARS TO BE LANDSCAPE PLANTINGS AND REMNANT PLANT MATERIAL FROM WHEN THE SITE WAS DEVELOPED WITH A PORTION OF VOLUNTEER PLANT MATERIAL THAT HAD GONE TO SEED BY NATURAL CAUSES (AREA-B). THE MAJORITY OF VEGETATION WITHIN AREA-B IS REDCEDAR. AREA-B HAS AN ESTABLISHED AMOUNT OF INVASIVE PLANT SPECIES. WITH THIS APPLICATION AN INVASIVE SPECIES NARRATIVE HAS BEEN INCLUDED OUTLINING MITIGATION MEASURES TO BE DEVELOPED AS THE SITE PLAN IS DEVELOPED. THE PRIMARY EXISTING ON-SITE SPECIES ARE OUTLINED WITH THIS PLAN. THESE ON-SITE LANDSCAPED AREAS ARE UNMAINTAINED. PORTIONS OF THE VEGETATION INVENTORIED WOULD NOT BE CONSIDERED HIGH VALUE AND SHOULD NOT BE CONSIDERED FOR PRESERVATION. HOWEVER, THE INVENTORIED VEGETATION WITHIN AREA-B SHOWS GOOD HEALTH AND VIGOR AND SHOULD BE CONSIDERED FOR PRESERVATION. THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS CONSIDERED FAIR TO GOOD.

THE TWO EXISTING STRUCTURES ON THE SITE ARE SPECIFIED TO BE PRESERVED. HOWEVER, WITH THIS APPLICATION, PORTIONS OF THE EXISTING SURFACE PARKING AREA WILL BE REMOVED AND REPLACED WITH NEW LANDSCAPING AND PEDESTRIAN AREAS.

5600 Columbia Pike
Table 12.3 Tree Preservation Target Calculations and Statement — **August 19, 2016**

A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	21,831	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	13.6%	21,831 / 160,166 = 13.6%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13.6%	15,070.2 (13.63%) = 2,054 SF
E	Proposed percentage of canopy requirement that will be met through tree preservation =	55.1%	8,289 / 15,070.2 = 55.0%
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	–	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 2.01 for 10-Yr Canopy Reqm't.

\\192.168.10.93\projects\projects\7665\7665E\DATA -X\Landscape & Trees\[10-Yr Canopy Comp (2016.08.19).xls]Sheet1 (2)

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 10/19/2016

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COSHIGAN
Lic. No. 2917
LAND SURVEYOR

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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WWW.VIKA.COM

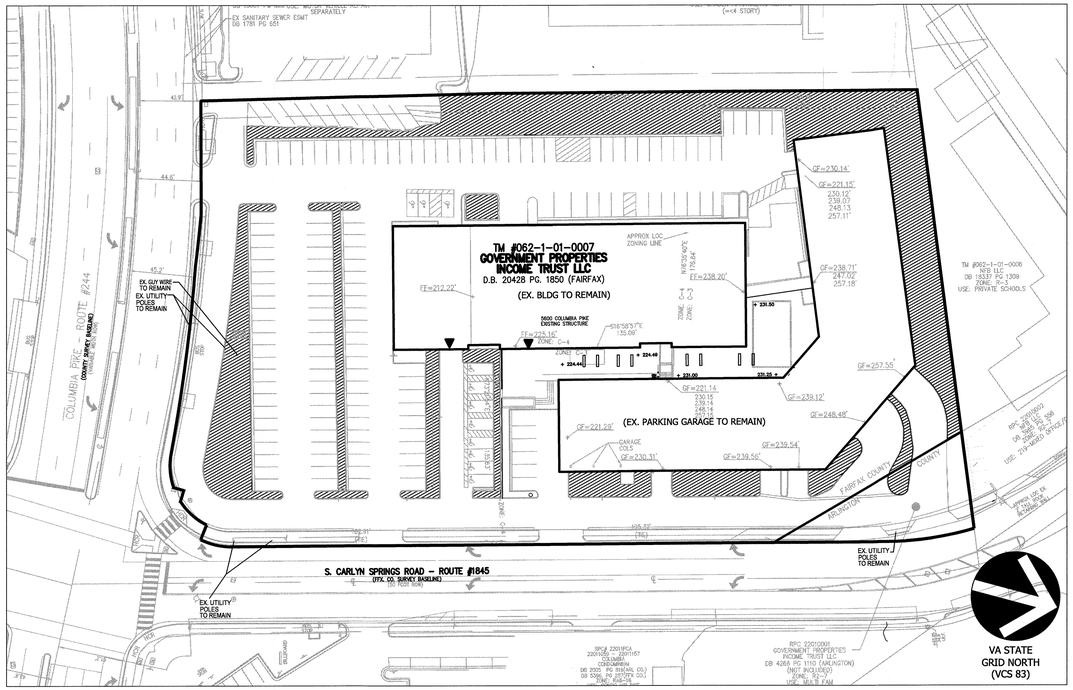
5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

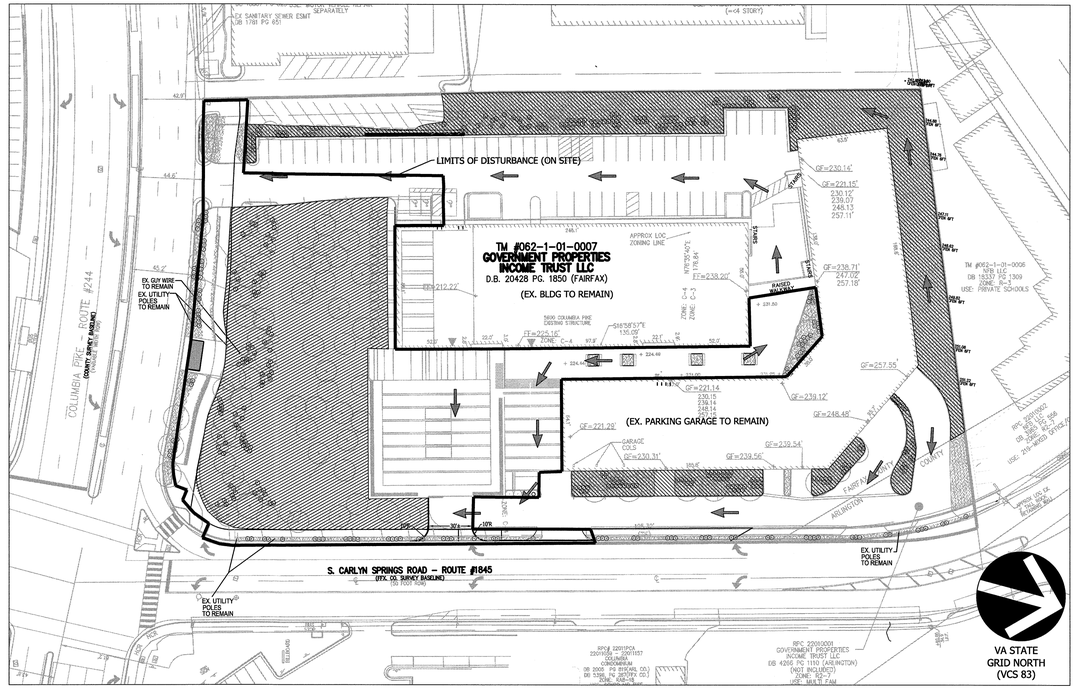
DATE: MAY 9, 2016
DES. NPK
DWN. PNN
SCALE: 1"=30'
PROJECT/FILE NO. VV7665B
SHEET NO. C-8

FILE:P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-8 (EVM).dwg USER:Nguyen DATE:Oct, 19 2016 TIME: 09:36 am



PRE – DEVELOPMENT

SCALE: 1" = 50'



POST – DEVELOPMENT

SCALE: 1" = 50'

– PERVIOUS AREA

– PERVIOUS AREA

– OVERLAND RELIEF FLOW PATH

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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	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) C-4. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☐ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, bioRetention bannds, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
Totals:						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-5. 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) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

☑ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.

☑ 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) C-8.

☑ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C-9. 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) N/A.

☑ 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) C-5.

☑ 11. A submission waiver is required for N/A.

☑ 12. Stormwater management is not required because PROJECT IS SUBJECT TO GRANDFATHERING / TIME LIMITS PER TECHNICAL BULLETINS 14-04 AND 14-05.

Revised: 8/4/2015

SITE SWM/BMP NARRATIVE

THE EXISTING 3.77 ACRE SITE CONSISTS OF A COMMERCIAL OFFICE BUILDING, SURFACE PARKING, AND A PARKING STRUCTURE. THE EXISTING SITE IS APPROXIMATELY 81% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE VSMP REGULATIONS AND THE ASSOCIATED PFM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PFM SECTION 6-0401.2B. THE SITE WILL HAS BEEN GRANDFATHERED THROUGH THE PROCESS OUTLINED IN FAIRFAX COUNTY TECHNICAL BULLETINS 14-04 AND 14-06.

THE EXISTING BUILDINGS WILL REMAIN AND BE RENOVATED / REPURPOSED. THE EXISTING PARKING GARAGE STRUCTURE WILL ALSO REMAIN. THE MAJORITY OF ASPHALT SURFACE PARKING LOT LOCATED AT THE SOUTHERN END OF THE SITE WILL BE DEMOLISHED AND REPLACED WITH LANDSCAPING AND OTHER AMENITIES. THIS RESULTS IN A PROPOSED IMPERVIOUSNESS OF 73% IN ACCORDANCE WITH PFM SECTION 6-0401.2B, THE REQUIRED REDUCTION IN PHOSPHOROUS FOR PROPERTIES NOT CURRENTLY SERVED BY ONE MORE BMP'S IS

[1-0.9 (Ipre / Ipost)] X 100 = % PHOSPHOROUS REMOVAL

[1-0.9 (0.81 / 0.73)] X 100 = 0.00%

NO ADDITIONAL PHOSPHOROUS REDUCTION IS REQUIRED.

NO DETENTION FACILITIES EXIST ON THE SITE TODAY, AND THE REDUCTION OF IMPERVIOUS AREA MEETS THE PFM DETENTION REQUIREMENTS. THE PROPOSED BMP STRATEGIES WILL REDUCE RUNOFF. IN ADDITION TO REUSING THE AMOUNT OF EXISTING IMPERVIOUS AREA, PERMEABLE PAVERS WILL BE USED THROUGHOUT THE SITE TO FURTHER REDUCE RUNOFF. THE FINAL LOCATION (S) AND SIZE (S) WILL BE DETERMINED WITH THE FINAL SITE PLAN. THE APPLICANT RESERVED THE RIGHT TO PROVIDE ALTERNATING BMP FACILITIES. THERE IS NO FLOODPLAIN WITHIN THE SITE AND NO DOWNSTREAM DRAINAGE COMPLAINTS ON FILE.

COMPREHENSIVE PLAN SWM NARRATIVE

THE COMPREHENSIVE PLAN RECOMMENDS MEASURES TO PROVIDE WATER QUALITY AND QUANTY IMPROVEMENTS ABOVE MINIMUM PFM REQUIREMENTS. THESE RECOMMENDATIONS CAN BE GENERALLY ACHIEVED WITH REDEVELOPMENTS WHERE THERE ARE SIGNIFICANT MODIFICATIONS TO THE SITE THAT ALLOW THESE STORMWATER STRATEGIES TO BE INCORPORATED INTO THE OVERALL SITE DESIGN.

THE SUBJECT REDEVELOPMENT PROPOSES TO REUSE AND REPURPOSE THE TWO PRINCIPAL STRUCTURES (BUILDING AND GARAGE) AND TO REDUCE A SIGNIFICANT AMOUNT OF THE SURFACE PARKING, RESULTING IN IMPROVEMENTS TO STORMWATER QUALITY AND QUANTITY, HOWEVER THESE IMPROVEMENTS DO NOT MEET THE LEVELS RECOMMENDED BY THE COMPREHENSIVE PLAN WHEN APPLIED TO THE ENTIRE APPLICATION AREA.

IN AN EFFORT TO DEMONSTRATE THAT THE APPLICANT IS STRIVING TO MEET THE ENVIRONMENTAL SUSTAINABILITY REQUIREMENTS OF THE COMPREHENSIVE PLAN, AN ANALYSIS OF THE AREA TO BE DISTURBED HAS BEEN INCLUDED. THE DISTURBED AREA REPRESENTS THE AREA THAT THE APPLICANT CAN ACTIVELY MAKE IMPROVEMENTS TO ADDRESS WATER QUANTITY AND QUALITY. BELOW IS A SUMMARY OF THE PRE-DEVELOPMENT AND POST-DEVELOPMENT DISTURBED AREAS AND AMOUNT OF IMPERVIOUS AND PERVIOUS AREA.

	PRE-DEVELOPED AREA	POST-DEVELOPED AREA
DISTURBED AREA	1.36 AC	1.36 AC
IMPERVIOUS AREA	1.20 AC	0.76 AC*
PERVIOUS AREA	0.16 AC	0.60 AC

*THIS IMPERVIOUS AREA ALSO INCLUDES APPROXIMATEY 0.25 AC OF CRUSHED GRANITE SURFACE. THIS MATERIAL WILL ALSO CONTRIBUTE TO A REDUCTION OF RUNOFF COMPARED TO AN IMPERVIOUS SURFACE.

IN ADDITION TO THE SIGNIFICANT REDUCTION OF IMPERVIOUS AREA, THE PROPOSED TOPOGRAHIC MODIFICATIONS RESULTS IN THE CREATION OF ADDITIONAL PERVIOUS SURFACE AREA WHEN COMPARED TO A SITE THAT IS TYPICALLY GRADED FROM THE HIGH TO LOW SIDE.

OVERLAND RELIEF NARRATIVE

SHOULD THE STORM SEWER SYSTEM BECOME INOPERABLE, NO BUILDING WITH BE FLOODED DURING THE 100-YR STORM EVENT. THE PATH OF OVERLAND RELIEF IS INDICATED ON THIS SHEET.

SW-10 STATEMENT - DOWNSTREAM IMPOUNDMENT (LTI 03-05)

THE SUBJECT PROPERTY DOES NOT HAVE AN EXISTING DOWNSTREAM IMPOUNDMENT WITHIN ITS AREA OF INFLUENCE PER LTI 03-05. BATHYMETRIC SURVEY NOT REQUIRED.

CBPO STATEMENT (NO RPA)

THERE ARE NO RPAs LOCATED ON THIS SITE AND THIS PLAN DOES NOT PROPOSE ANY ENCROACHMENTS INTO ANY RPAs. TO THE BEST OF OUR KNOWLEDGE, THIS PLAN COMPLIES FULLY WITH THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX.

COMMONWEALTH OF VIRGINIA
10/18/16
ROBERT B. COCHRAN
Lic. No. 2912
PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION

REVISIONS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT & BMP MAP AND COMPUTATIONS

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016

DES.	DWN.
BC	PNN

SCALE: AS NOTED

PROJECT/FILE NO. VV7665B

SHEET NO. C-9

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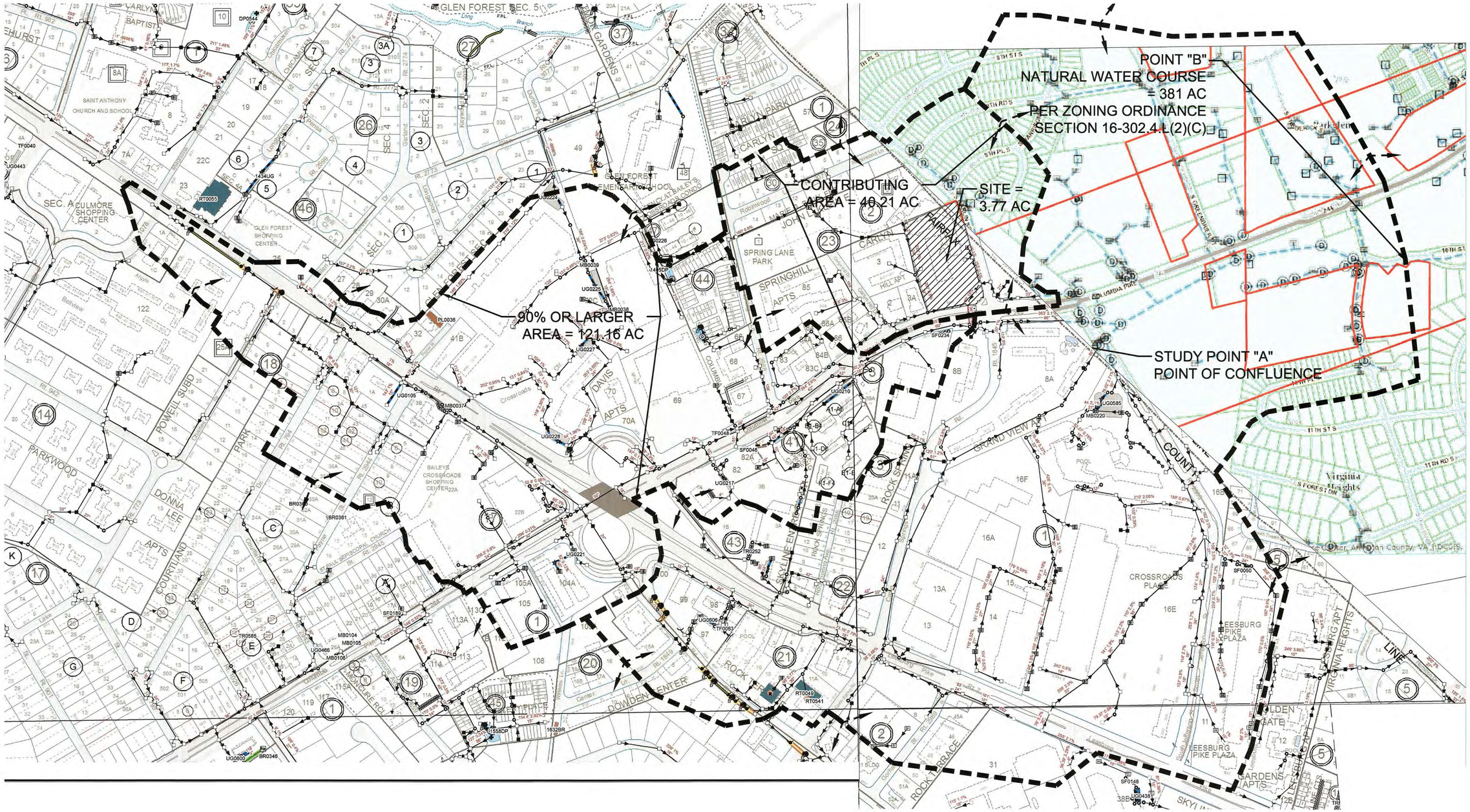

OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 62-1((1))-7 AND IS LOCATED AT THE NORTHWEST QUADRANT OF COLUMBIA PIKE (ROUTE 244) AND S. CARLYN SPRINGS ROAD (ROUTE 1845). THE PROPERTY IS BOUNDED BY S. CARLYN SPRINGS ROAD TO THE EAST, COLUMBIA PIKE TO THE SOUTH, FAIRFAX ACADEMY OF EARLY LEARNING TO THE NORTH, AND THE CARLYN HILL APARTMENTS TO THE WEST. THE EXISTING DEVELOPMENT ON THE SITE IS A 9 STORY OFFICE BUILDING AND AN EXISTING PARKING GARAGE STRUCTURES.

THE PROPOSED SITE WILL MAINTAIN THE EXISTING BUILDING, EXISTING PARKING GARAGE STRUCTURE, AND REDUCE A SIGNIFICANT PORTION OF THE EXISTING PARKING LOT PAVEMENT. THE REDEVELOPED SITE WILL UTILIZED THE EXISTING OUTFALL THAT ULTIMATELY DISCHARGES INTO FOUR MILE RUN (A NATURAL OPEN CHANNEL). THE NATURAL DRAINAGE DIVIDES WILL BE HONORED WITH THIS REDEVELOPMENT. THE IMPERVIOUS AREA FOR THE SITE IS REDUCED AS SHOWN ON SHEET C-8.

STORMWATER QUALITY IS MET BY THE PROPOSED REDUCTION OF THE EXISTING SURFACE PARKING PARKING LOT. AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA TO A POINT THAT DRAINS INTO A FLOODPLAIN AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT, PER SECTION 16-302.4.L(2)(C) OF THE ZONING ORDINANCE. POINT A IS LOCATED JUST PRIOR TO FOUR MILE RUN.

OUTFALL ANALYSIS:

IT IS ANTICIPATED THAT AT SITE PLAN, THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO STUDY POINT 'A' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 162 ACRES. THE SUBJECT SITE (3.77 AC) IS LOCATED WITHIN A DRAINAGE SUB-AREA OF APPROXIMATELY 40 ACRES. STUDY 'A' POINT REPRESENTS THE POINT OF CONFLUENCE OF THE 40 ACRES SUB-AREA AND ANOTHER CONTRIBUTING AREA OF APPROXIMATELY 121 ACRES. BECAUSE 121 AC. (161 AC. - 40 AC.) REPRESENTS A CONFLUENCE OF AN AREA 90% OR MORE THAN THE SITE DRAINAGE AREA THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'A' PER PFM 6-0203.2A.

SUMMARY/CONCLUSION:

IT IS THE OPINION OF VIKA VA, LLC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

VA STATE GRID NORTH (VCS 83)

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. BOCHMAN
Lic. No. 2047
SURVEYOR

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL MAP AND NARRATIVE

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. BC
DWN. PNN
SCALE: 1"=250'
PROJECT/FILE NO. VV7665B
SHEET NO. C-10

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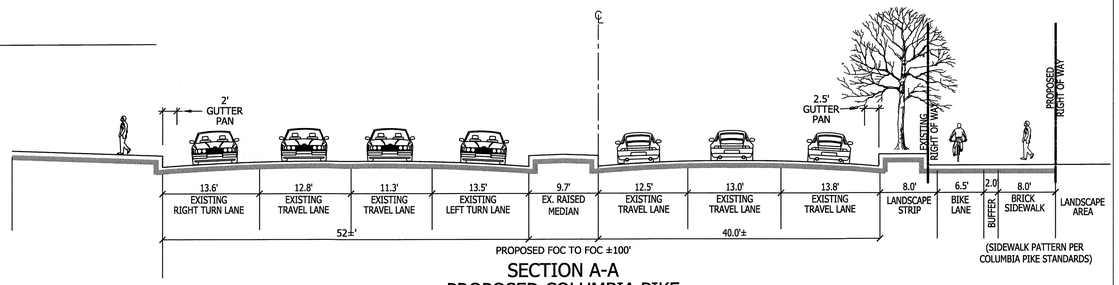
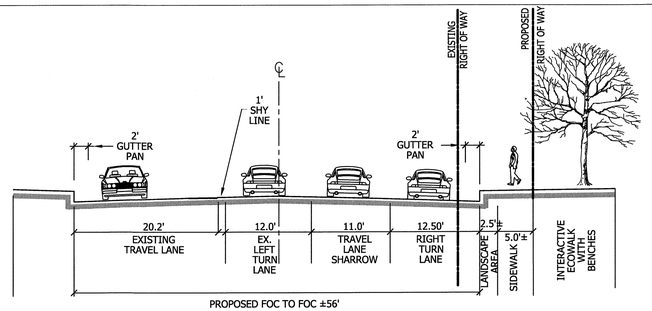
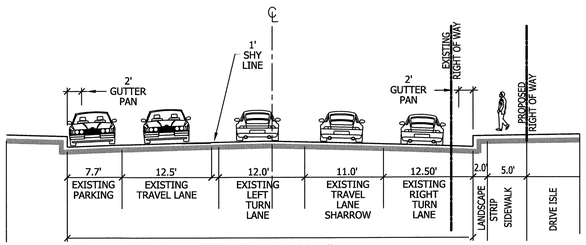


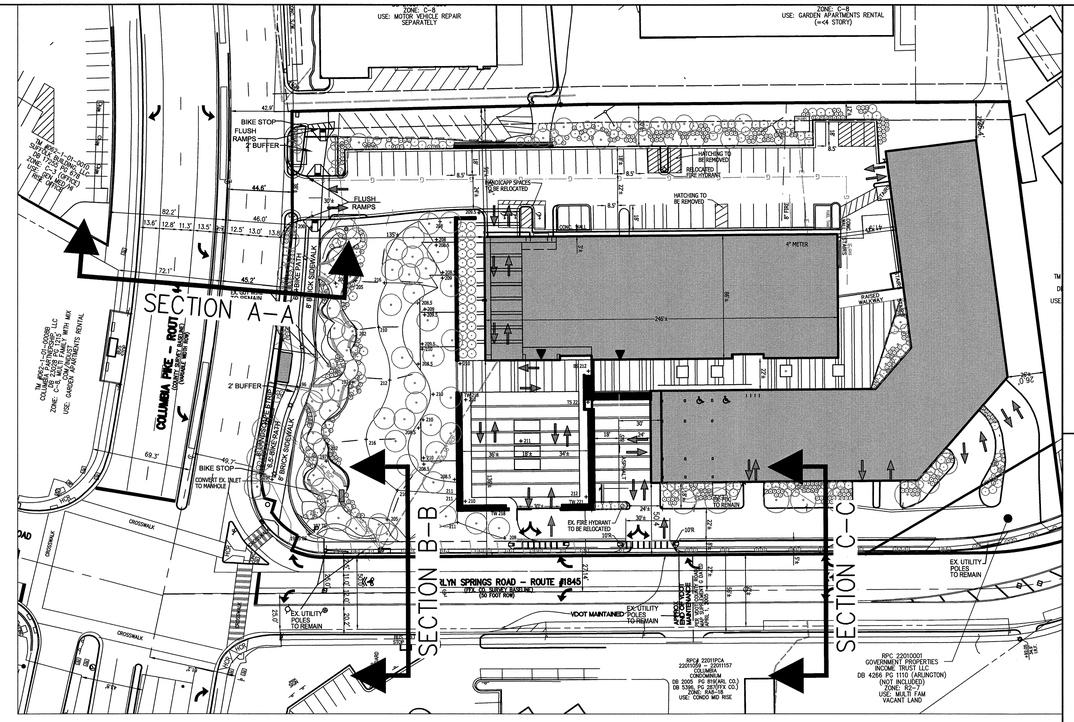
SECTION A-A
PROPOSED COLUMBIA PIKE
BOULEVARD
1"=10'



SECTION B-B
PROPOSED CARLIN SPRINGS ROAD
MINOR ARTERIAL - AVE
1"=10'



SECTION C-C
PROPOSED CARLIN SPRINGS ROAD
MINOR ARTERIAL - AVE
1"=10'



SECTION KEY MAP
SCALE: 1"=50'

NORTH (VCS 83)

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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W W W . V I K A . C O M

5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET SECTIONS

VIKA REVISIONS

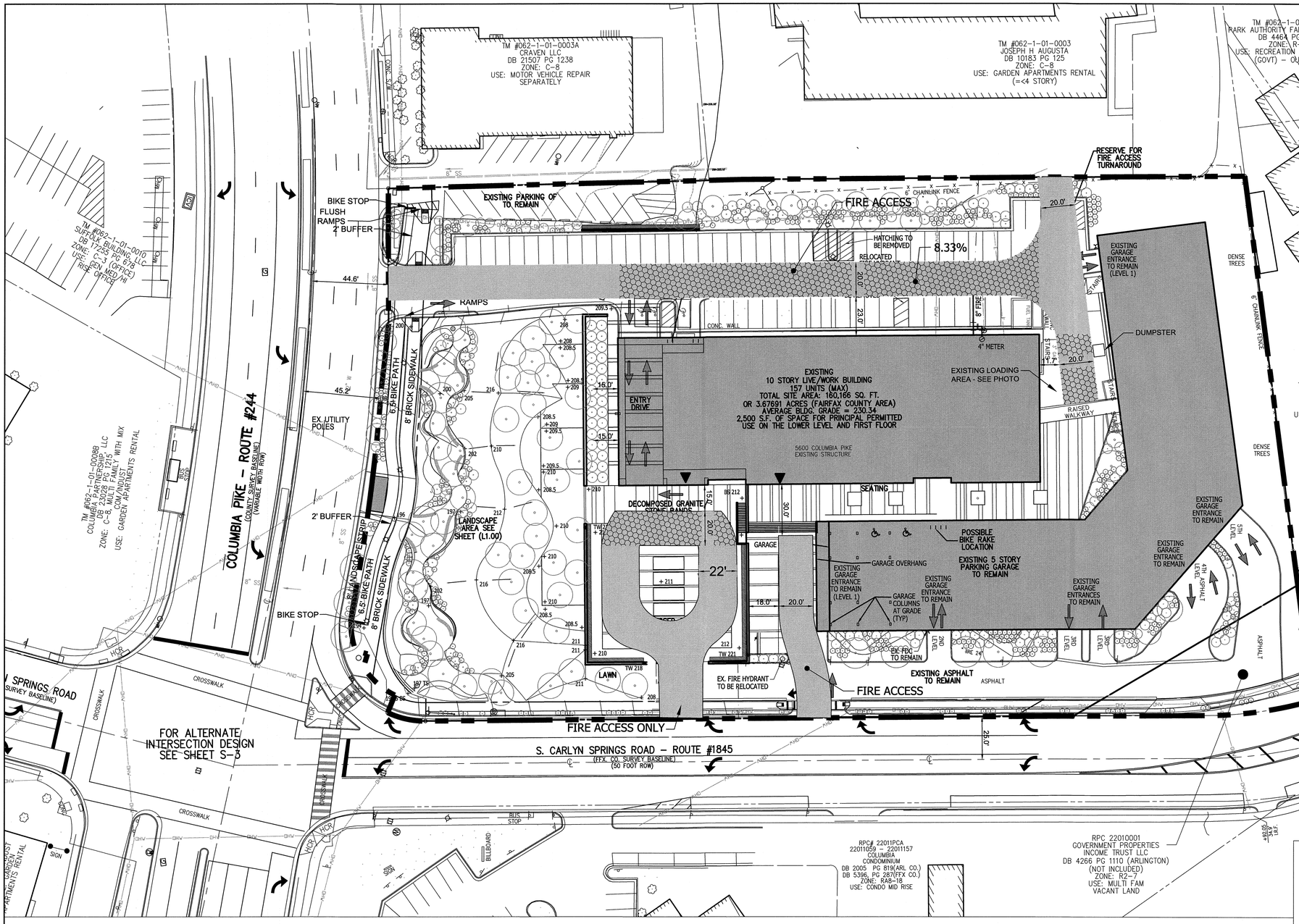
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COCHRAN
Lic. No. 2812
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION

REVISIONS

DATE: MAY 9, 2016
DES. RRC
DWN. PNN
SCALE: AS SHOWN
PROJECT/FILE NO. VV7665B
SHEET NO. C-11



VIKA

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

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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VA STATE GRID NORTH (VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

***NOTE:**

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

LEGEND

DENOTES VEHICULAR FIRE ACCESS

56.8 % COVERAGE

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT B. COCHRAN
Lic. No. 2012
LAND SURVEYOR

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. RRC
DWN. PNN
SCALE: 1"=30'
PROJECT/FILE NO. VV7665B
SHEET NO. C-12

FILE: P:\projects\7665\7665B\CADD - PVPLANNING\PLANNING DRAWINGS\7665B-C-12(FIRE).dwg USER: Scottry DATE: October 18, 2016 TIME: 4:25:09 PM

TM #062-1-01-0003A
CRAVEN LLC
DB 21507 PG 1238
ZONE: C-8
USE: MOTOR VEHICLE REPAIR SEPARATELY

EX STORM SEWER ESMT DB 1781 PG 651
EX LANDSCAPE ESMT DB 13887 PG 525
EX SANITARY SEWER ESMT DB 1781 PG 651
1,076 SF PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES DB 13887 PG 517
EX 25' INGRESS-EGRESS AND UTILITIES ESMT DB 1770 PG 686

TM #062-1-01-0003
JOSEPH H AUGUSTA
DB 10183 PG 125
ZONE: C-8
USE: GARDEN APARTMENTS RENTAL (=<4 STORY)

TM #062-1-01-0001
PARK AUTHORITY FAIRFAX COUNTY
DB 4461 PG 788
ZONE: R-3
USE: RECREATION FAC. PARKS (GOVT) - OUTDOOR

EX 25' INGRESS-EGRESS AND UTILITIES ESMT DB 1770 PG 686

N17°05'23"W 205.94'
N16°04'41"W 294.31'
IPF
S74°07'15"W 79.07'

TM #062-1-01-0010
SUN OLD 1-01 LLC
DB 17255 PG 1
ZONE: C-3
USE: GEN MED/HI RISE OFFICE

EX STORM DRAINAGE ESMT DB 12981 PG 354
EX DOMINION POWER ESMT DB 12981 PG 385
AREA OF POSSIBLE ENCROACHMENT OF PARKING SPACES BEYOND INGRESS/EGRESS AND UTILITIES ESMT (1207 SF)
EX STORM SEWER ESMT DB 2847 PG 400

AREA OF FUTURE STREET DEDICATON (6,591 S.F. +/-)

C5

EX DOMINION POWER ESMT DB 12981 PG 385

TM #062-1-01-0007
GOVERNMENT PROPERTIES INCOME TRUST LLC
D.B. 20428 PG. 1850 (FAIRFAX)
TOTAL SITE AREA: 165,331 SQ. FT. OR 3.79548 ACRES
(FAIRFAX COUNTY PORTION: 160,166 SQ. FT. OR 3.67691 ACRES)
5600 COLUMBIA PIKE

N66°53'00"E
240.42'

TM #062-1-01-0006
NFB LLC
DB 18337 PG 1309
ZONE: R-3
USE: PRIVATE SCHOOLS

EX BUS SHELTER ESMT DB 12981 PG 385

FUTURE PUBLIC ACCESS EASEMENT (7,208 S.F. +/-)

AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES

C4

EX DOMINION POWER ESMT DB 12981 PG 385

COLUMBIA PIKE - ROUTE #244
(COUNTY SURVEY BASELINE)
(VARIABLE WIDTH ROW)

TM #062-1-01-0008B
COLUMBIA PARTNERS LLC
DB 19255 PG 1
ZONE: C-8, 2.0028 PG 1
USE: MULTI FAMILY WITH MIX COMMUNITY INDUST
USE: GARDEN APARTMENTS RENTAL

S08°53'38"W 7.33'
P.O.B.
EX 10' STORM SEWER ESMTS DB 2847, PG 400
EX STORM SEWER ESMT DB 2847 PG 400

C3

N89°06'24"W 7.98'
C2
N83°33'52"W 10.97'

RPC 22010002
NFB LLC
DB 3983 PG 556
ZONE: R2-7
USE: 219-MIXED OFFICE/COMM

151.87'
FAIRFAX COUNTY
ARLINGTON COUNTY
S46°01'32"E

APPROX. LOC. EX. 2' TALL ROCK RETAINING WALL

EX STORM SEWER ESMT DB 2847 PG 400

SPRINGS ROAD
(SURVEY BASELINE)
CROSSWALK
CROSSWALK
CROSSWALK
CROSSWALK
RAMP
C1
S16°04'41"E
378.23'

S. CARLYN SPRINGS ROAD - ROUTE #1845
(FFX. CO. SURVEY BASELINE)
(50 FOOT ROW)

VDOT MAINTAINED

APPROX. END OF VDOT MAINTENANCE
PER VDOT COUNTY ROAD MAP, SUPPLEMENT G DATED APRIL 1, 2002

AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
DB 582 PG 284 (FAIRFAX)
DB 941 PG 493 (ARLINGTON)

AREA OF FUTURE STREET DEDICATON (3,857 S.F. +/-)

61.2'
43.8'

RPC# 22011PCA
22011059 - 22011157
COLUMBIA CONDOMINIUM
DB 2005 PG 819(ARL CO.)
DB 5396, PG 287(FFX CO.)
ZONE: RA6-18
USE: CONDO MID RISE

RPC 22010001
GOVERNMENT PROPERTIES INCOME TRUST LLC
DB 4266 PG 1110 (ARLINGTON)
(NOT INCLUDED)
ZONE: R2-7
USE: MULTI FAM VACANT LAND

452.05
34.9'
U.G.P.

NORTH (VCS '83)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT D. COCHRAN
Lic. No. 2047
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
ARLINGTON COUNTY, VIRGINIA

FUTURE DEDICATION PLAT

VIKA REVISIONS
MAY, 24 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY, 9 2016

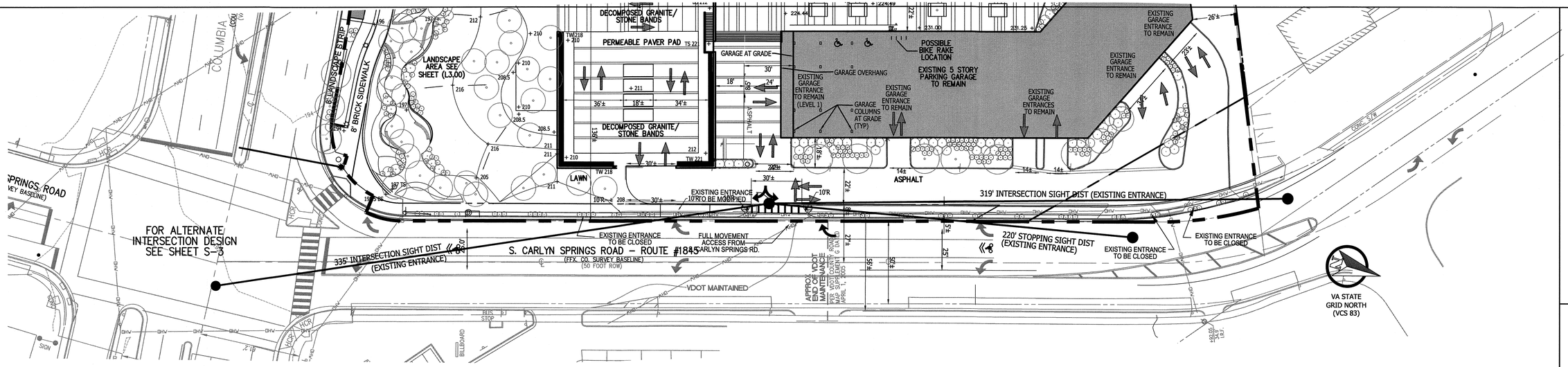
DES.	DWN.
RC	RJS

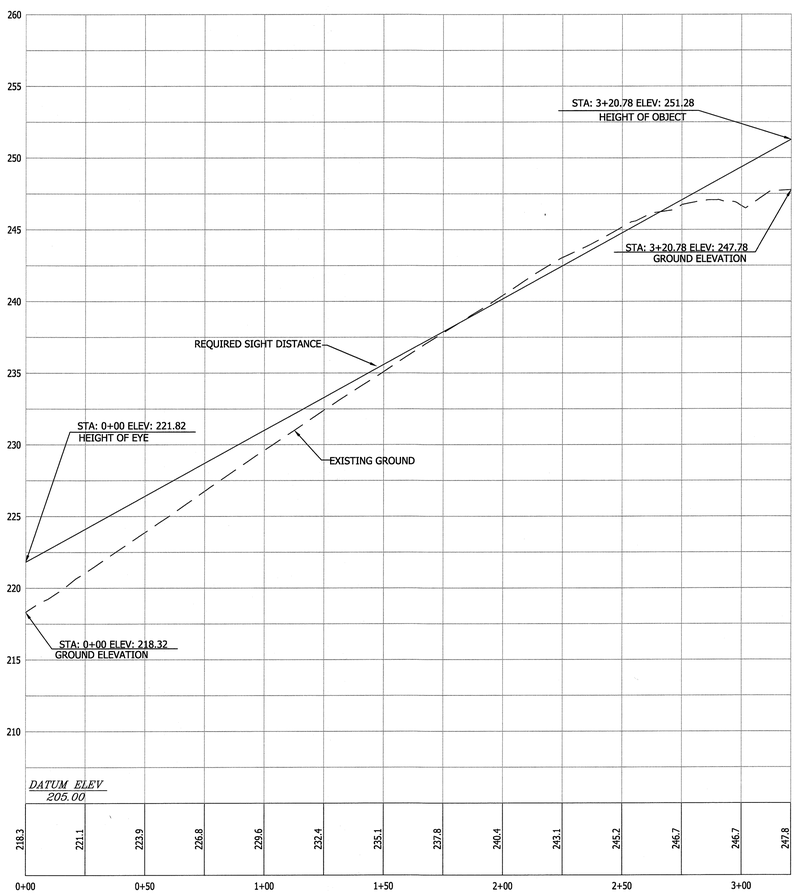
SCALE: 1"=30'

PROJECT/FILE NO. 7665-SV

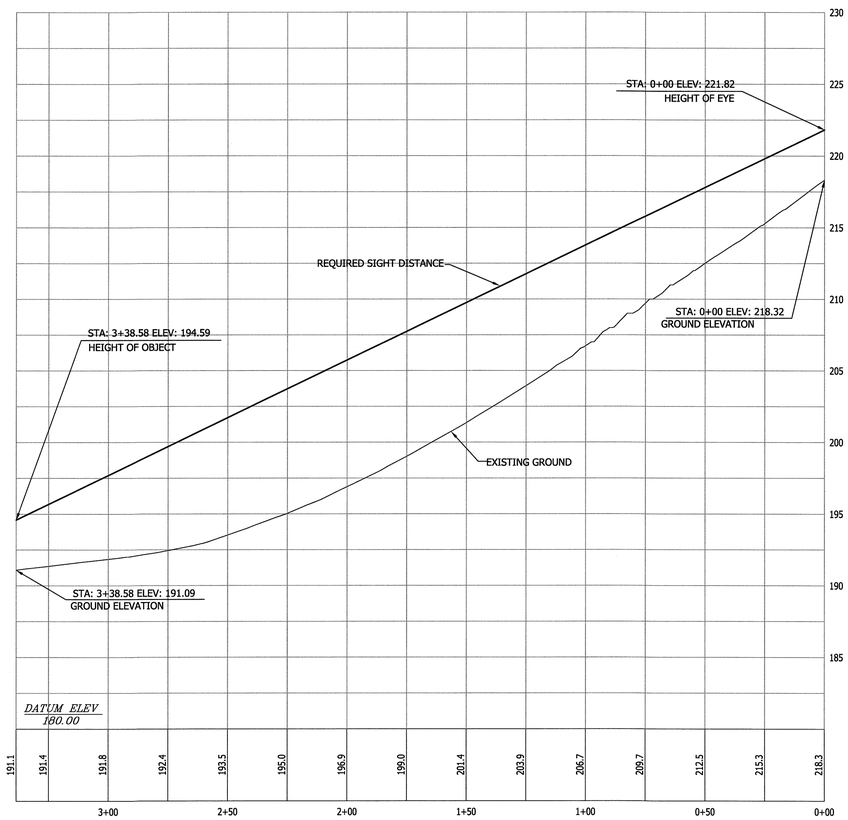
SHEET NO. C-13

P:\Surveys\LD03-PROJECTS\7665-SV\dwg\7665-SV.dwg 11/25/2014 12:52:31 PM EST

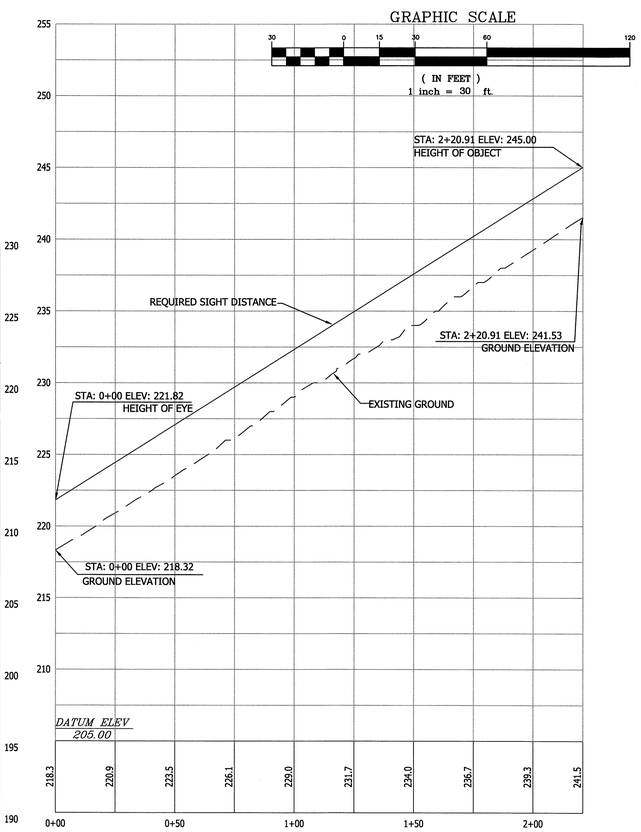




SIGHT DIST ENTRANCE TO REMAIN LOOKING LEFT 319'



SIGHT DIST ENTRANCE TO REMAIN LOOKING RIGHT 335



SIGHT DIST ENTRANCE TO REMAIN LOOKING LEFT 220' STOPPING SIGHT DIST

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COCHRAN
Lic. No. 2012
PROFESSIONAL ENGINEER

VIKA

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

VIKA VIRGINIA LLC
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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

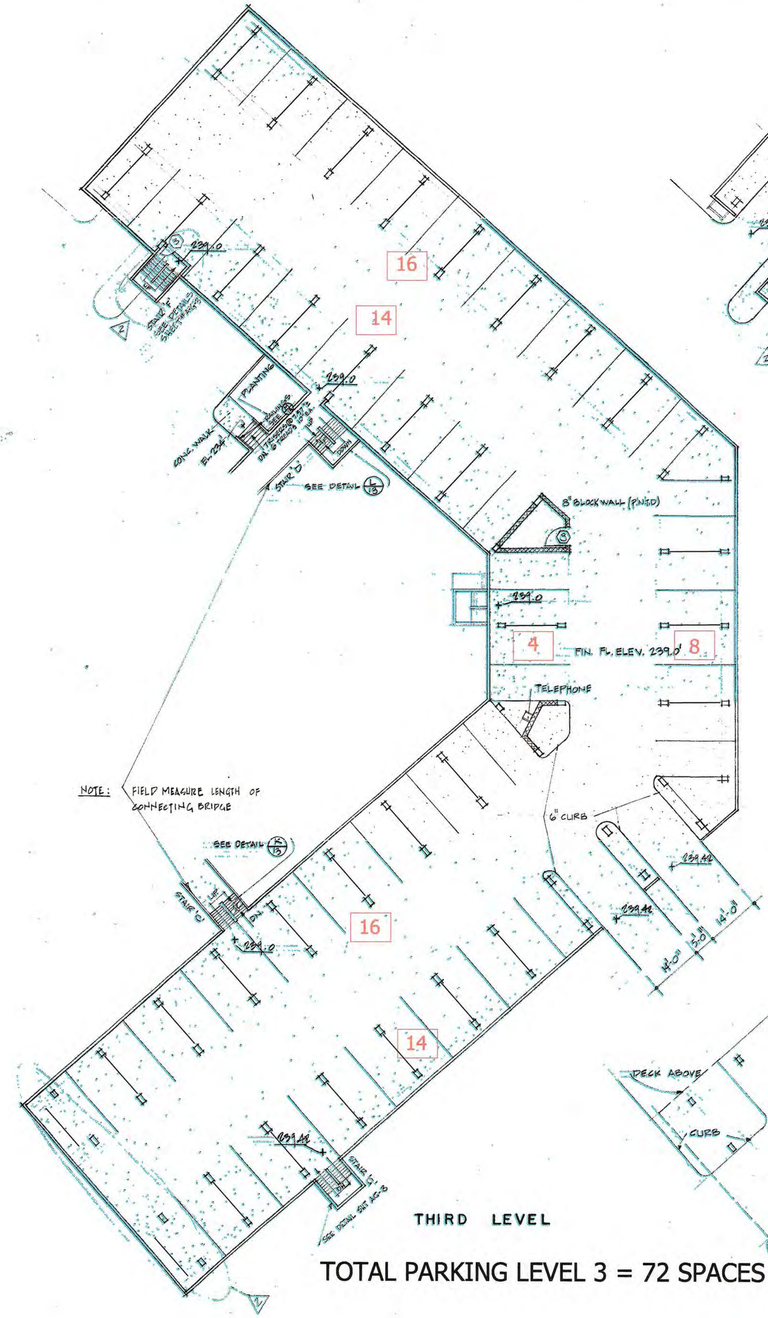
SIGHT DISTANCE ENTRANCE TO REMAIN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

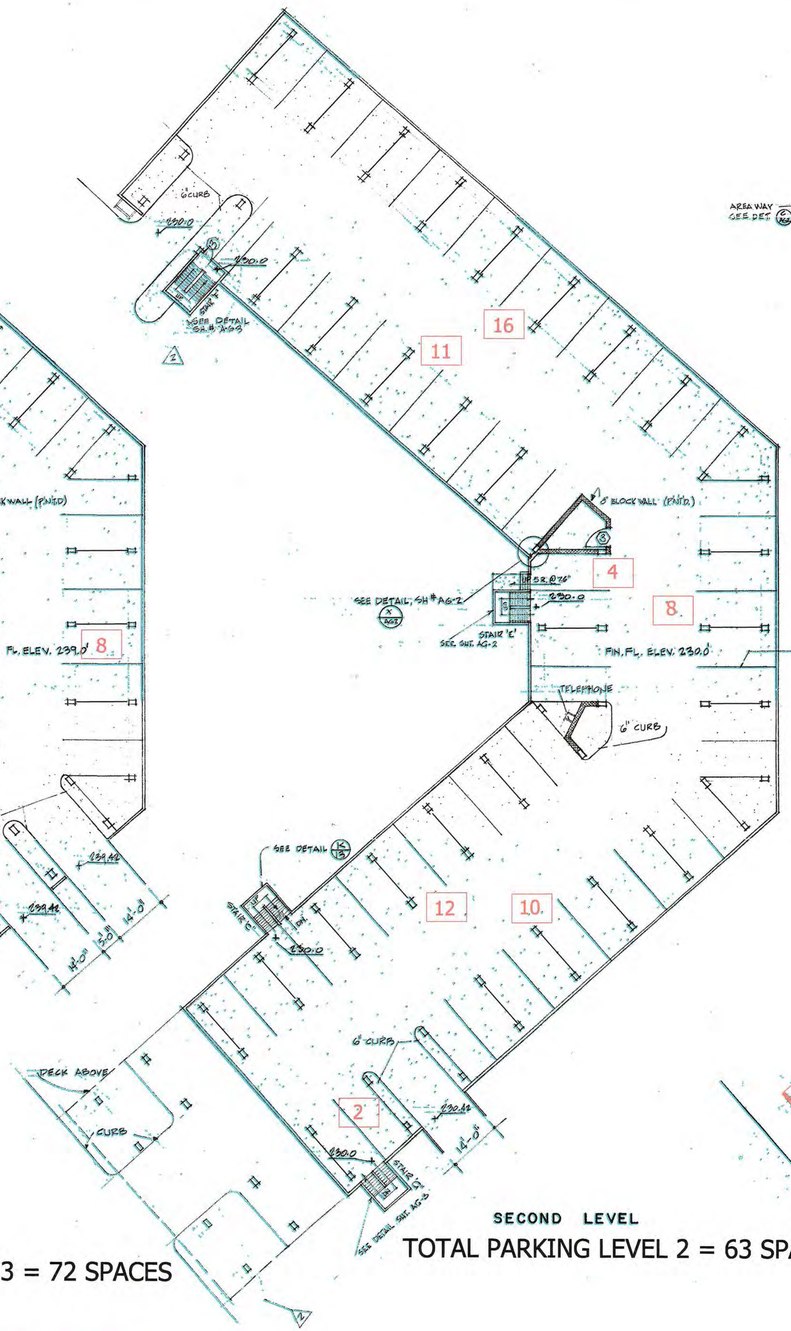
DATE: MAY 9, 2016
DES. RRC
DWN. PNN
SCALE: VERT 1"=5'
PROJECT/FILE NO. VV7665B
SHEET NO. C-14

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-14 (SIGHTDISTANCE).dwg USER: Scottry DATE: October 20, 2016 TIME: 3:34:27 PM



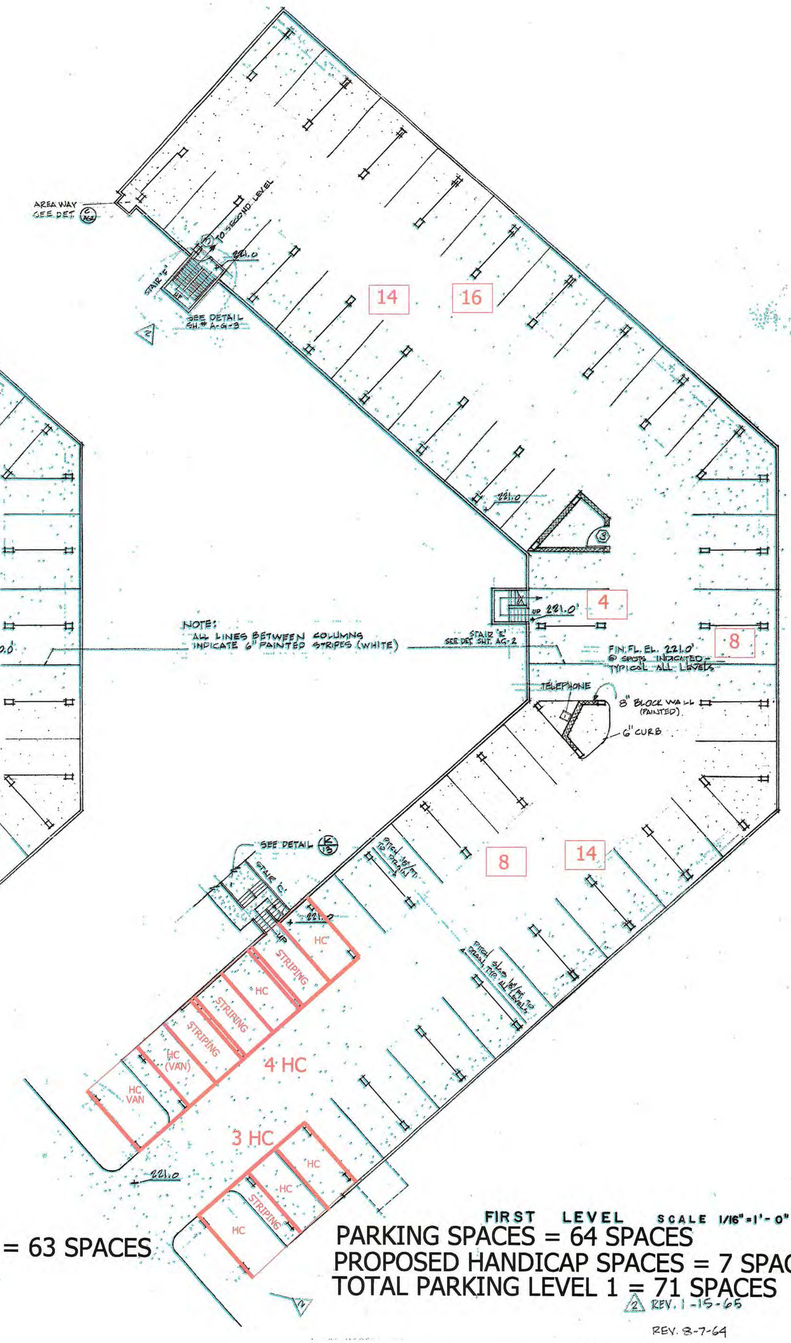
THIRD LEVEL

TOTAL PARKING LEVEL 3 = 72 SPACES



SECOND LEVEL

TOTAL PARKING LEVEL 2 = 63 SPACES



FIRST LEVEL SCALE 1/16"=1'-0"

PARKING SPACES = 64 SPACES

PROPOSED HANDICAP SPACES = 7 SPACES

TOTAL PARKING LEVEL 1 = 71 SPACES

2 REV. 1-15-65

REV. 8-7-64

PROVIDED:

PARKING SPACES LEVELS 1 - 5 = 351 SPACES

HANDICAP SPACES LEVELS 1- 5 = 9 TOTAL INCLUDING VAN

(7 REGULAR HANDICAP/2 VAN SPACES)

TOTAL GARAGE PARKING LEVELS 1 - 5 = 360

NO.	DATE	DESCRIPTION

REVISIONS

COMMONWEALTH OF VIRGINIA
10/19/16
ROBERT R. COUNTMAN
LIC. NO. 0402
PROFESSIONAL ENGINEER

VIKA

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

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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

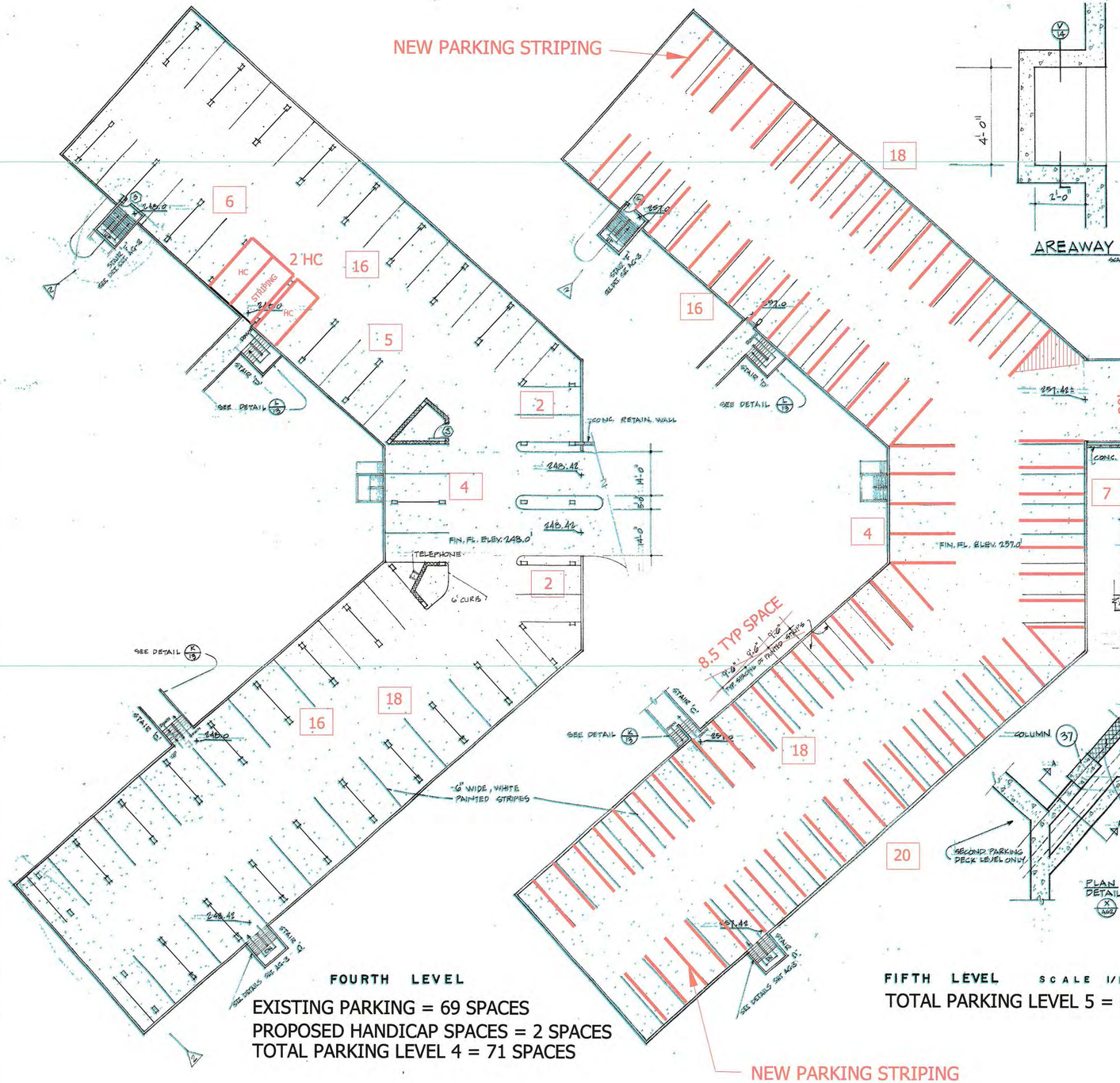
GARAGE FLOOR PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016	
DES. RCC	DWN. RMC
SCALE: N/A	
PROJECT/FILE NO. VV7665B	
SHEET NO. A-1.0	

FILE:P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-A1.0-A-1.1 GARAGE PLANS.dwg USER:Scottry DATE:Oct. 20 2016 TIME: 06:55 am

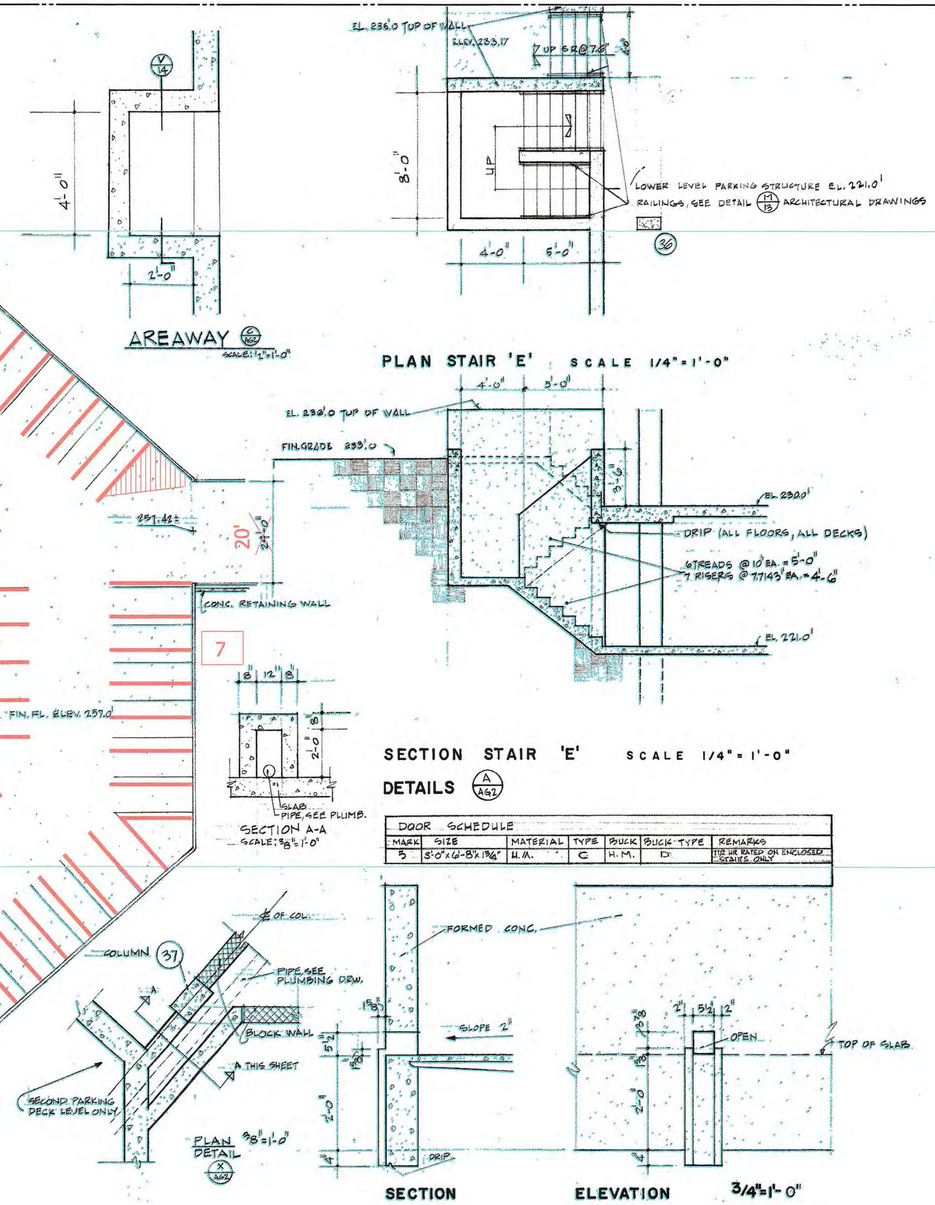


FOURTH LEVEL

EXISTING PARKING = 69 SPACES
PROPOSED HANDICAP SPACES = 2 SPACES
TOTAL PARKING LEVEL 4 = 71 SPACES

FIFTH LEVEL SCALE 1/16" = 1'-0"

TOTAL PARKING LEVEL 5 = 83 SPACES



DOOR SCHEDULE						
MARK	SIZE	MATERIAL	TYPE	BUCK	BUCK TYPE	REMARKS
B	3'-0" x 6'-8" x 1 3/4"	H.M.	C	H.M.	D	FOR 1HR RATED OH ENCLOSED STAIRS ONLY

EV. 1-15-65

REV. 8-7-69

10/19/16

NO.	DATE	DESCRIPTION

REVISIONS

VIKA

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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GARAGE FLOOR PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016

DES. RCC | DWN. RMC

SCALE: N/A

PROJECT/FILE NO. VV7665B

SHEET NO. A-1.1

FILE:P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-A1.0-A-1.1 GARAGE PLANS.dwg USER:Scottry DATE:Oct, 20 2016 TIME: 06:54 am

5600 Columbia Pike Park
Goals and Objectives

General Design Objectives

The over-arching design objective for the park at 5600 Columbia Pike is to create a cohesive, robust, interactive and authentic ecological park-like experience for the enjoyment for both the general public and private tenants and their guests. The proposed park will replace a currently inhospitable sea of asphalt at the corner of a very busy and noisy intersection. The design of the Park will establish a 'big-nature' arboreal experience within the city through the deployment across the site of significant collections of various canopy and understory tree species: robust and three dimensional.

The basic parti for the Park is that of a layered, parallel and overlapping series of vegetal and topographic waves that extend from one corner of the site to the other in a coordinated fashion, as a means to provide a range of diverse experiences and micro-climates. In turn, and in addition to providing context for active uses, these various micro climates will foster the establishment of discernible and diverse native plant communities and associated habitat and pollinator opportunities, presently absent in the general vicinity.

Character Zones

CZ 1: The Front Yard
The Front Yard is defined by active outdoor uses routinely associated with urban domestic bliss. Features that could include hammocks, croquet, bocce, Adirondack chairs, and swings play a role in providing ranging opportunities for the residents to visit and interact. The 'active' ground plane will consist of both pervious and impervious surfaces to reinforce use areas as well as the larger ecological story embedded within the park design. Other ground plane materials will consist of mown lawn areas as well as various ground covers, spring bulbs and small woody shrubs. Large canopy tree plantings will provide ample shade while contributing to the larger sense of nature, which defines the overall park character.

CZ 2: The Hillside
Formally, The Hillside sculpturally defines the center of the Park. Its meandering figure and varied height is meant to frame important long views both into and out from the site, provide an embrace of very localized public and private park experiences, and become a canvas onto which has been painted/ planted a diverse collection of ground covers and seasonal bulbs.

CZ 3: The Meander
The Meander is defined primarily by the insertion of an interactive public ecological walk (the term "meander" is a commonly used term in landscape design for a path form associated with nature, originating from the term for the sinuous trace of a stream channel as it flows across a floodplain). Urbanistically this eco walk serves to provide a third strand to the variety of pedestrian movement types along the street edge, in the form of a meander. From an experiential point of view, the Meander is where the combined organizational logic of topography, urban tree planting systems and a tactical water collection system merge with more traditional park elements of benches, walking surfaces, steps, and landscape feature elements to create a dynamic, cohesive, recognizable, four-season and sustainable user experience that will come to define the Park.

The Meander has been designed to provide a variety of 'outdoor' spaces of varying sizes for varying, flexible and adaptable uses. The overriding goal of the formal logic is to create rhythm and variation within a recognizably irregular and playful system of movement (different from the sidewalk). Embedded within the formal logic are four larger spaces that are framed in highly particular ways by the various other layers of the park. These four spaces will be defined by enhanced and sculptural seating opportunities, landscape feature elements, meaningful lighting strategies, special paving materials, and active connections to the functioning bio-garden component of the park itself. Intertreptive signage will not only draw users in but also identify plant communities and explain ecological processes. All of these elements coalesce to create an inviting urban oasis for area residents and passers-by to rest, explore and enjoy.

CZ 4: The Street Edge
By definition, the Street Edge is the most public area of the Park. The materials which compose this area of the project adhere most closely to design guidelines having jurisdiction over the site. However, the tree planting strategy of the park is meant to incorporate this more urbane system into the material and ecological nature of the park as a whole. The design of the Park considers the biker, the walker, those waiting for the bus, the stroller, the class group – all as equal participants within the Park, each bringing vitality and their particular interactions to the active ecology and park program which defines the entire park.

5600 Columbia Pike

Fairfax, VA

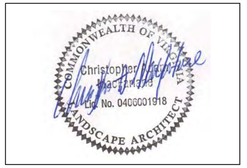
Novus Residences, LLC

1660 L Street, NW
Suite 600
Washington, DC 20036
P: 202.446.0670

landworks>studio inc.
112 Shawmut Avenue - Studio 6B
Boston, MA 02118
P: 617.426.3030
F: 617.426.3033
www.landworks-studio.com

LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/22/2016
	10/06/2016
	10/19/2016

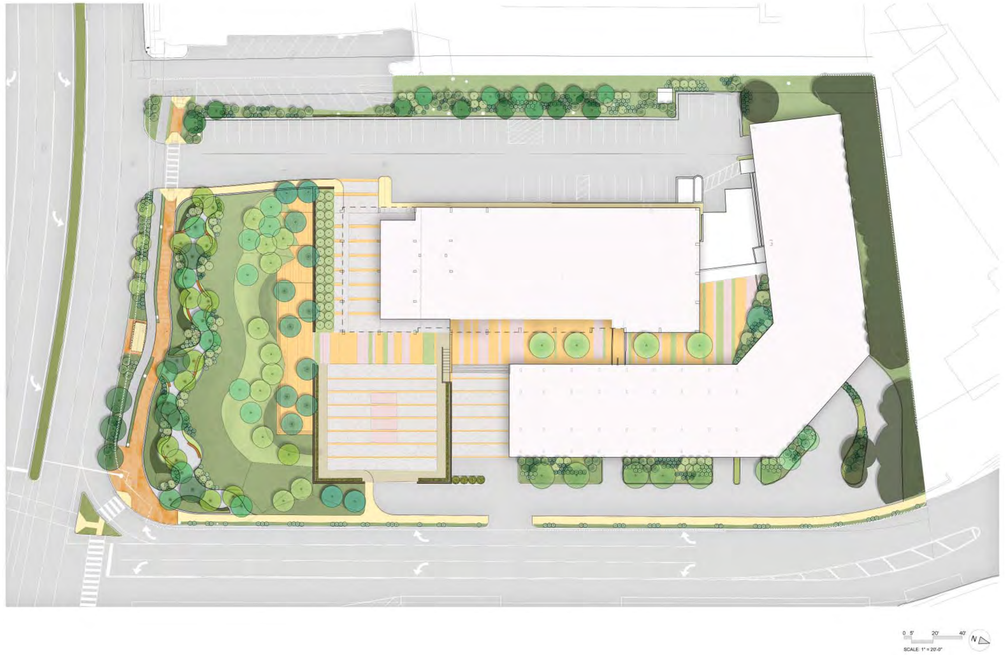
PROJECT NUMBER
0605

DRAWING NAME

ILLUSTRATIVE DIAGRAMS

DRAWING NUMBER

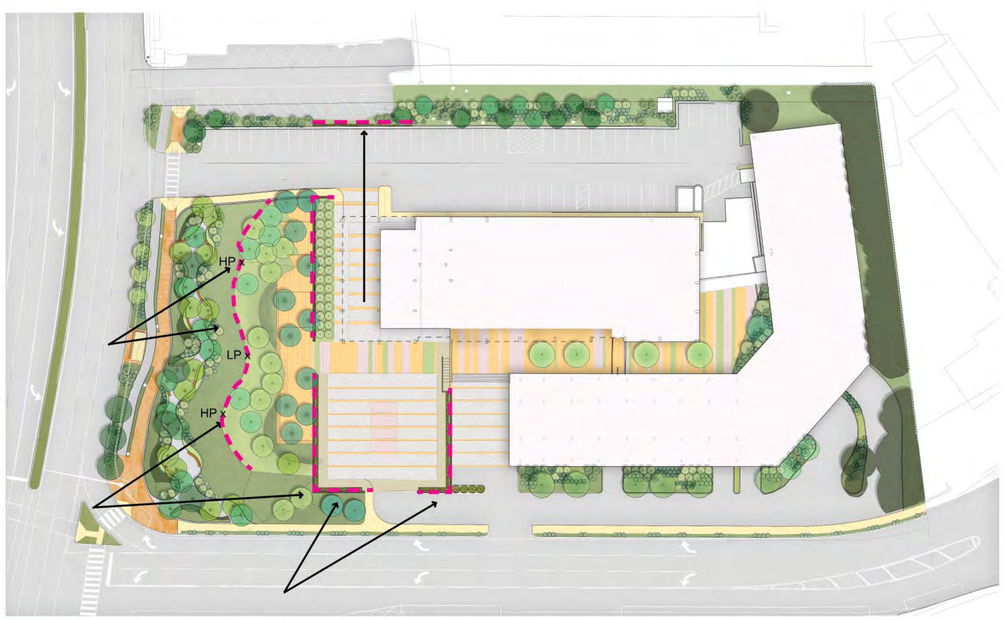
L1.00



1 RENDERED PLAN

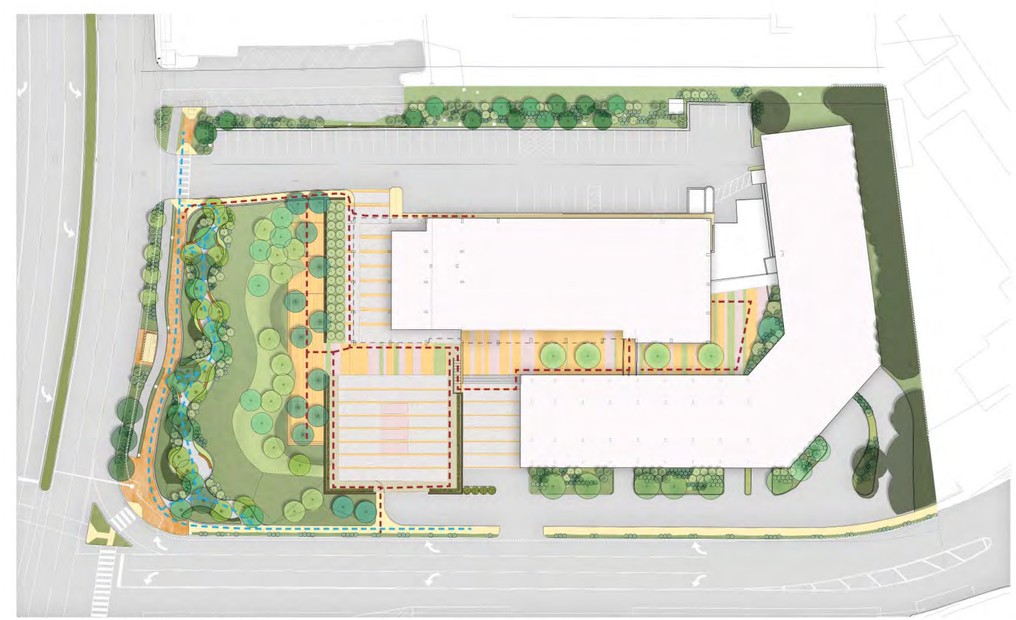
AREA OF FUTURE STREET DEDICATION
FUTURE PUBLIC ACCESS DEDICATION (0.23 ACRES)

2 PUBLIC ACCESS AREAS



VIEW SCREENS

3 VIEWS



PUBLIC CIRCULATION
PRIVATE CIRCULATION

4 PUBLIC VS PRIVATE CIRCULATION

5600 Columbia Pike

Fairfax, VA

Novus Residences, LLC

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LANDSCAPE ARCHITECT

STAMP

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/22/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

DRAWING NAME

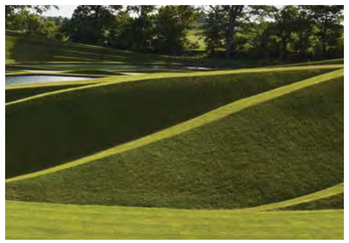
ILLUSTRATIVE DIAGRAMS

DRAWING NUMBER

L1.01

1 SCREEN WALL

The intention of the screen wall is to screen views from the entry drive into the adjoining property. Image depicted above is one possible solution in the form of a vegetated screen wall. Other solutions could include a dense hedge or artificial vegetation screen wall.

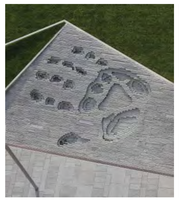


2 SCULPTED LANDFORMS

The sculpted landfrom runs from the entry off of Columbia Pike east to Carlin Springs Road. The landform will host meadow plantings on the south side and trees over groundcover on the north side. The precedent images above are meant to illustrate the formal inspriration for the landform and not the plant community that will inhabit it.

3 STORMWATER INFILTRATION

Throughout The Meander recessed pockets at the base of sculpted landform, and adjacent to the walkway, will collect stormwater during intense rain events. These stormwater catchment areas will retain runoff so that it may infiltrate into the groundwater while providing habitat for appropriate plant communities. This feature will provide hydrologically performative while providing a teachable moment for urban water issues.



4 LANDSCAPE FEATURE ELEMENTS

Feature elements will occur throughout The Meander, providing the opportunity to showcase art, local history or ecological interpretation. The precedents shown above serve as inspiration, while the design process will result in something truly unique to this site.

5 SCULPTED SEATING AREAS

Sculptural seating in four gathering spaces of the meader will be custom designed and integrated with the other elements of the walk: slopes, feature walls and planted slopes. The precednts shown above solely serve as inspiration.

5600 Columbia Pike

Fairfax, VA

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www.landworks-studio.com

LANDSCAPE ARCHITECT

STAMP

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

DRAWING NAME

LANDSCAPE PRECEDENTS

DRAWING NUMBER

L2.00

1 BIKE RACKS

Bike racks outside at the southwest and east sides of the building will accomodate short term bicycle parking.

BENCH

TRASH RECEPTACLE

STREET LIGHTING

BANNER POLE

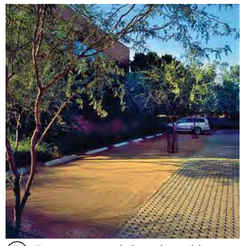
4 STREET FURNITURE (MANUFACTURER : VICTOR STANLEY)

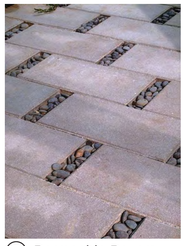
All street furniture will adhere to Bailey's Crossing, Columbia Pike Design Guidelines.

2 PEDESTRIAN SCALE LIGHTING (FRONT YARD, PRIVATE)

Appropriate pedestrian scale lighting will be provided thoughout the accessible spaces to make them usable and safe at night.

Ⓐ Existing Brick Sidewalk


Ⓑ Decomposed Granite with Concrete Pavers


Ⓒ Permeable Pavers

5 PAVERS

Brick paving along Columbia Pike will adhere to Bailey's Crossing, Columbia Pike Design Guidelines. Other paving materials used on site is intended to be aesthetically pleased but also environmentally performative.

5600 Columbia Pike

Fairfax, VA

Novus Residences, LLC

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Suite 600
Washington, DC 20036
P: 202.446.0670

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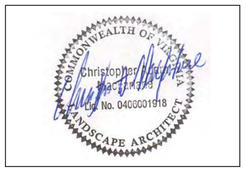
LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

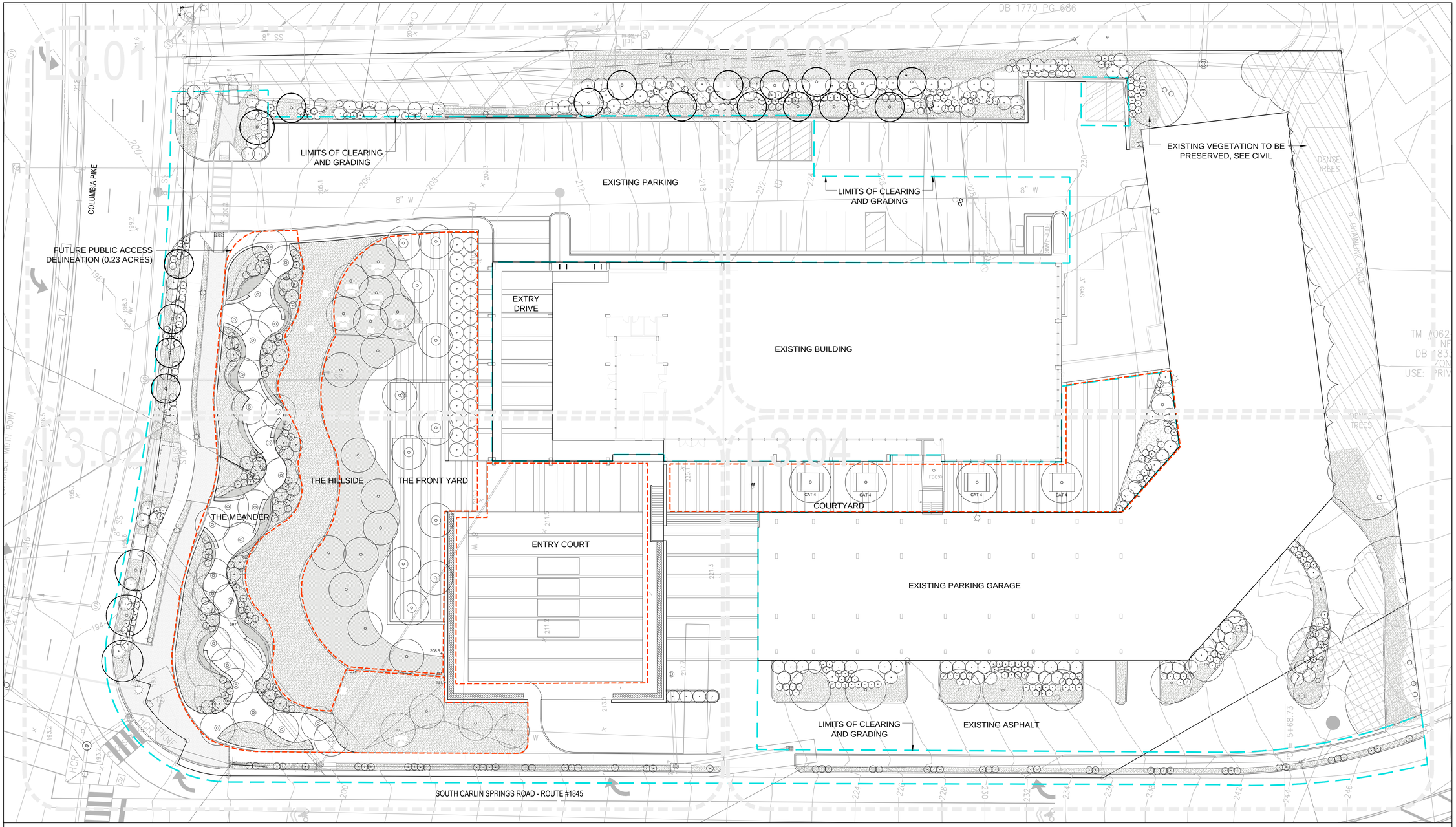
PROJECT NUMBER
0605

DRAWING NAME

LANDSCAPE PRECEDENTS

DRAWING NUMBER

L2.01



OPEN SPACE AREAS
Total designated area for recreational activities = 22,800 sf

1) 5600 Columbia Pike Park

a) The Front Yard
- For building residents use only
- Paved and lawn surface with loungers, tables and chairs
- Multiple seating areas for diverse uses (seat walls / hammocks/ benches, etc.)
- Ornamental trees and planting of seasonal interest

b) The Hillside
- Sculpturally defines the center of the park
- Frames important long views
- Embrace of a very localized private and public park experiences
- Diverse collection of ground covers and seasonal shrubs

c) The Meander
- Located along Columbia Pike, from the intersection at South Carlin Springs Road to the south parking lot access drive
- Multiple seating areas
- Ornamental trees and planting of seasonal interest
- Landscape Feature Elements
- Stormwater bioretention and infiltration capacity

d) The Streetscape
- The most public area of the park
- The design considers all equal participants within the park (the biker, the walker, those waiting for the bus, the stroller, the class group, etc.)

2) Entry Court
- For building tenants and their guests use only
- Gathering space for special events

3) Courtyard
- For building residents use only
- Grilling area with tables and chairs
- Multiple seating areas for diverse uses (tables and chairs / sofas, etc.)
- Ornamental trees and planting of seasonal interest

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Fairfax, VA

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LANDSCAPE ARCHITECT

LANDSCAPE NOTES
1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS.

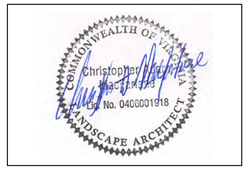
2. REFER TO SHEET L2.00 FOR PROPOSED PLANTING PALETTE.

3. PLANTING LOCATION, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.

4. THE PLAN SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

5. ALL PLANTING TO BE IRRIGATED. LANDSCAPE ARCHITECT WILL PROVIDE PERFORMANCE SPEC TO SUBCONTRACTOR WHOSE LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

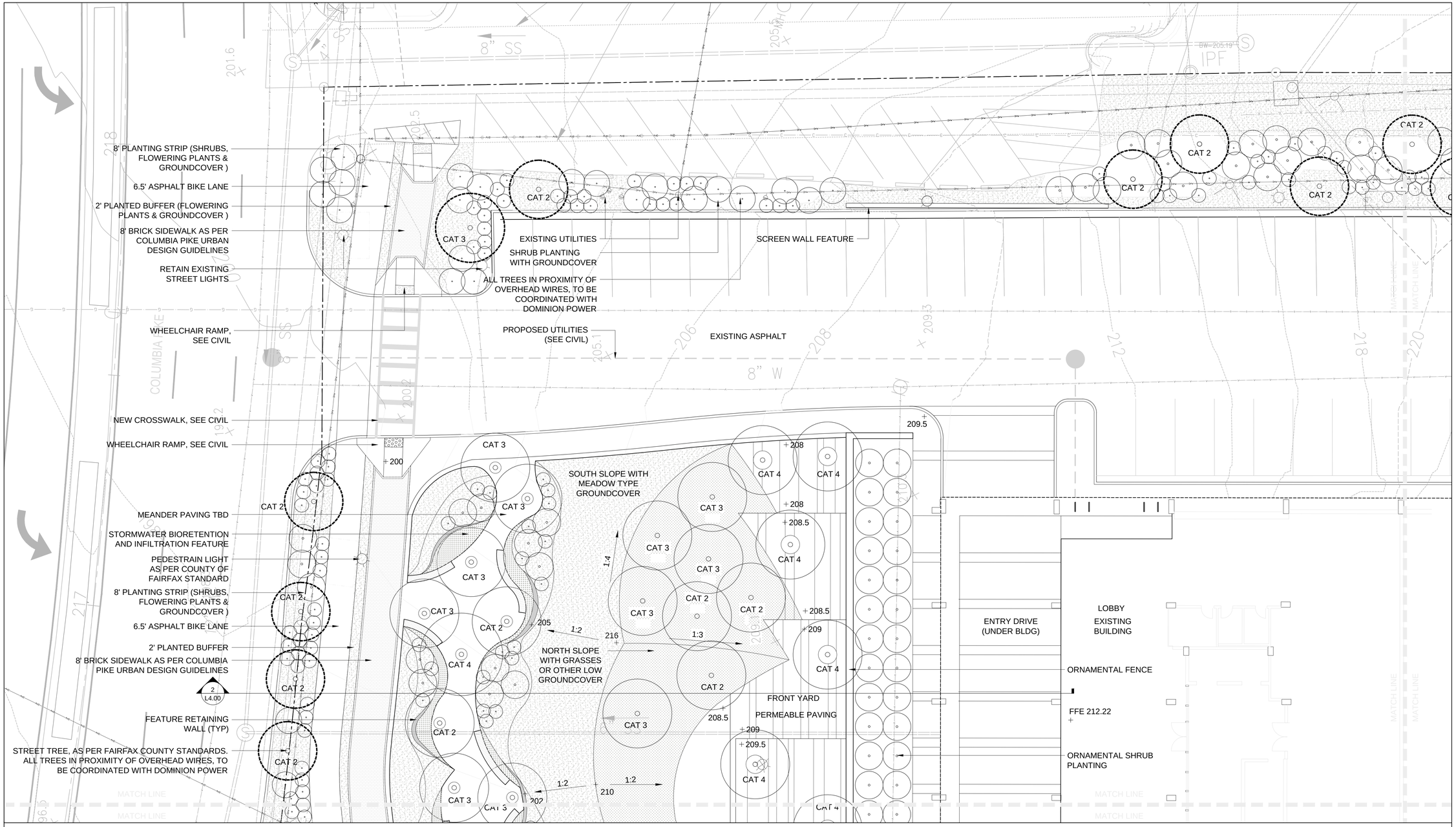
0 5' 20' 40'
SCALE: 1" = 20'-0"

DRAWING NAME

LANDSCAPE PLAN

DRAWING NUMBER

L3.00



UTILITIES LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING STORM SEWER EASEMENT
- STORM SEWER
- STORM DRAIN MANHOLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- ELECTRICAL LINE
- OVERHEAD WIRE
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE
- GAS LINE
- WATER LINE
- INGRESS- EGRESS AND UTILITIES EASEMENT
- DOMINION POWER EASEMENT

EXISTING VEGETATION

- EXISTING TREE CANOPY FAIRFAX TO BE AFFORDED 10 YR CANOPY CREDIT
- EXISTING TREE CANOPY ARLINGTON NO CANOPY CREDIT

PLANTING LEGEND

- CAT # — PROPOSED CANOPY TREE TO BE AFFORDED 10 YR CANOPY CREDIT (CATEGORY 2, 3, OR 4)
- CAT # — PROPOSED CANOPY TREE NO CANOPY CREDIT (CATEGORY 2, 3, OR 4)
- PROPOSED SHRUB
- GRASSES, FLOWERING PLANTS & GROUNDCOVER UPLAND PLANTING
- GRASSES, FLOWERING PLANTS & GROUNDCOVER STORMWATER CATCHMENT PLANTING

CIVIL LEGEND

- PROPOSED SEWER, SEE CIVIL
- PROPOSED WATER, SEE CIVIL

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LANDSCAPE ARCHITECT

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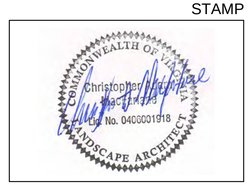

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Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

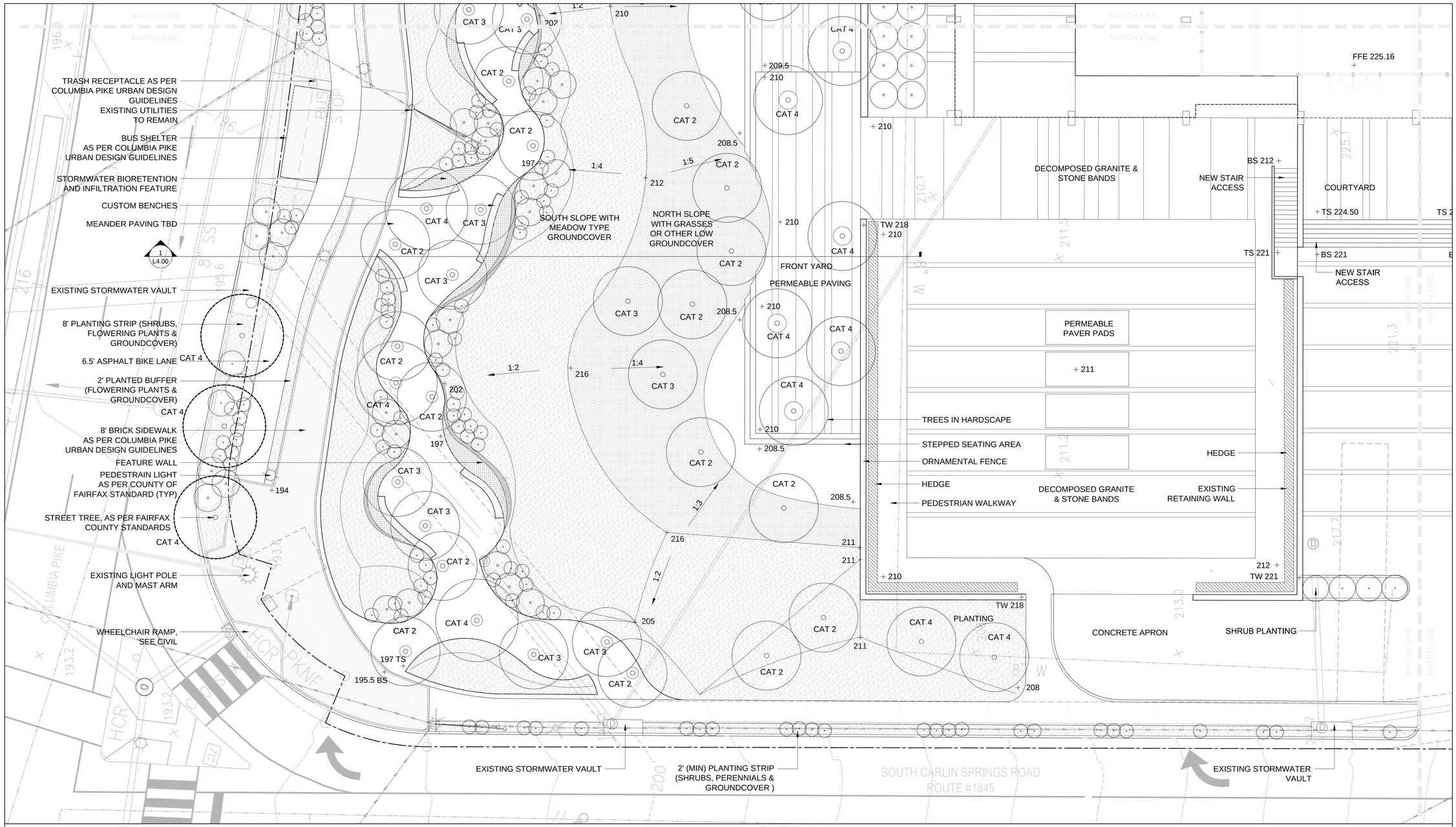
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.01



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CIVIL LEGEND

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LANDSCAPE ARCHITECT

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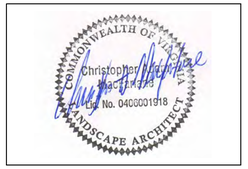

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PROJECT NUMBER
0605

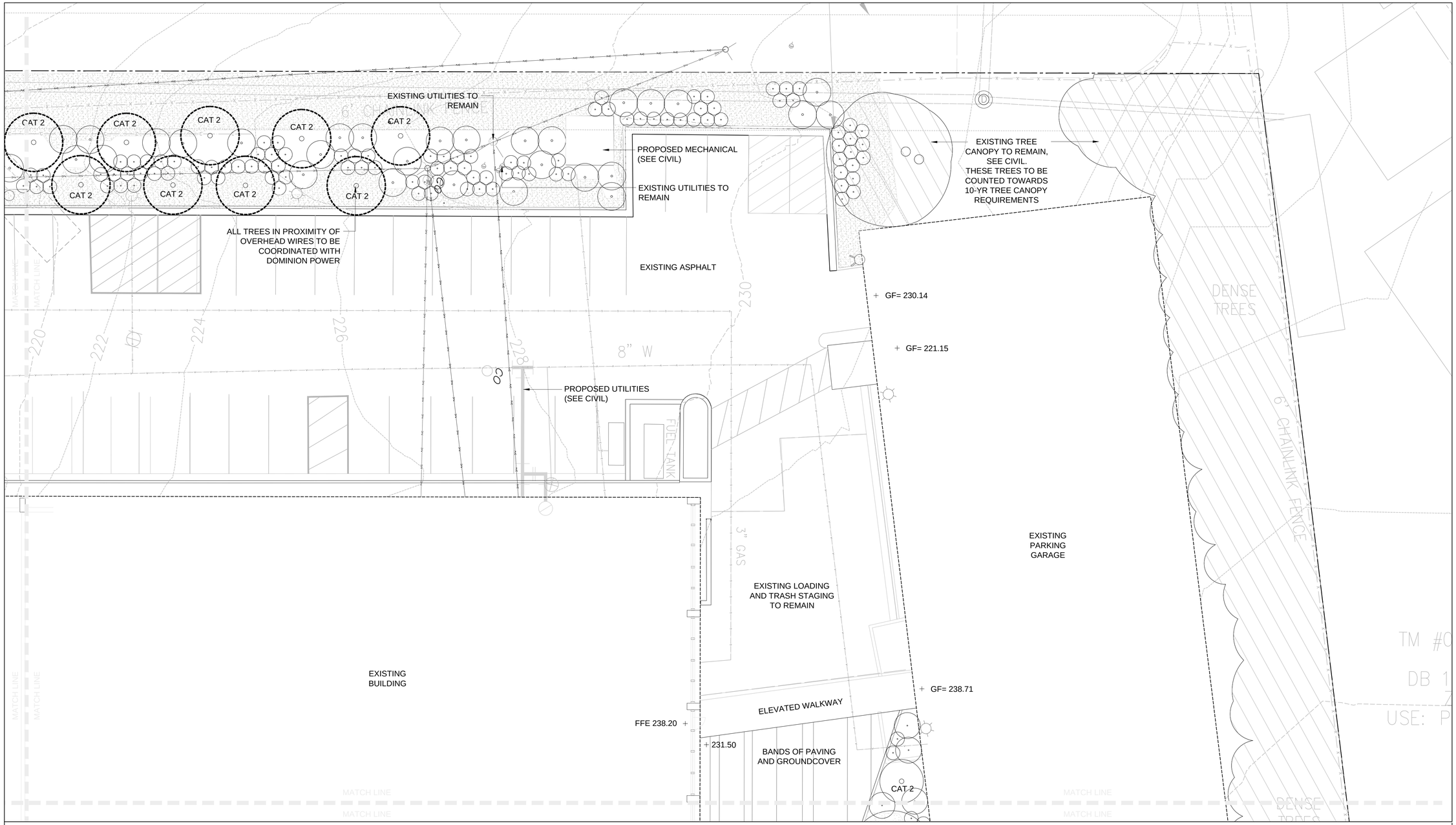
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.02



UTILITIES LEGEND

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CIVIL LEGEND

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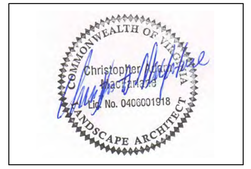
STAMP



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0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

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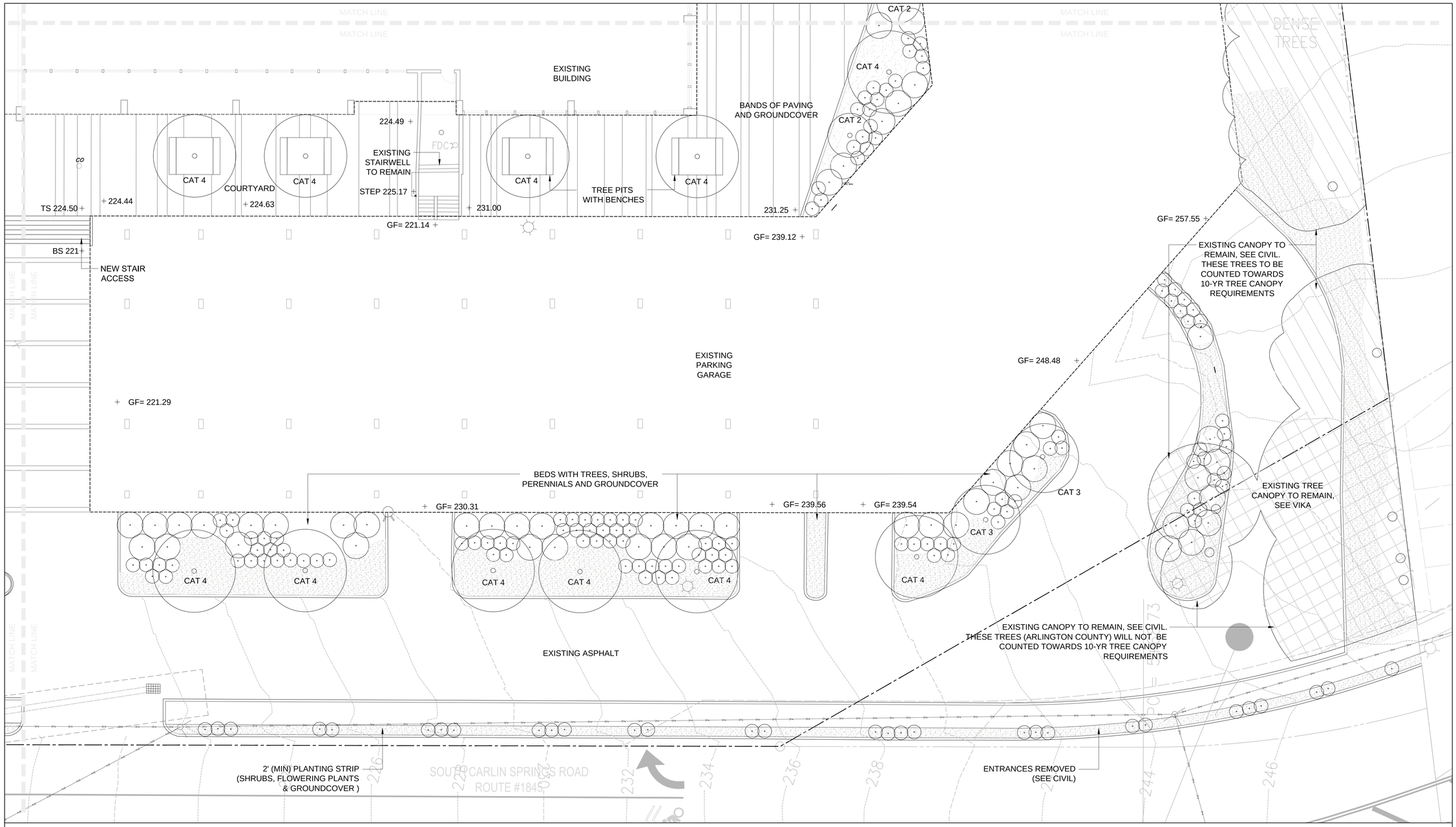
L3.03



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LANDSCAPE ARCHITECT

STAMP

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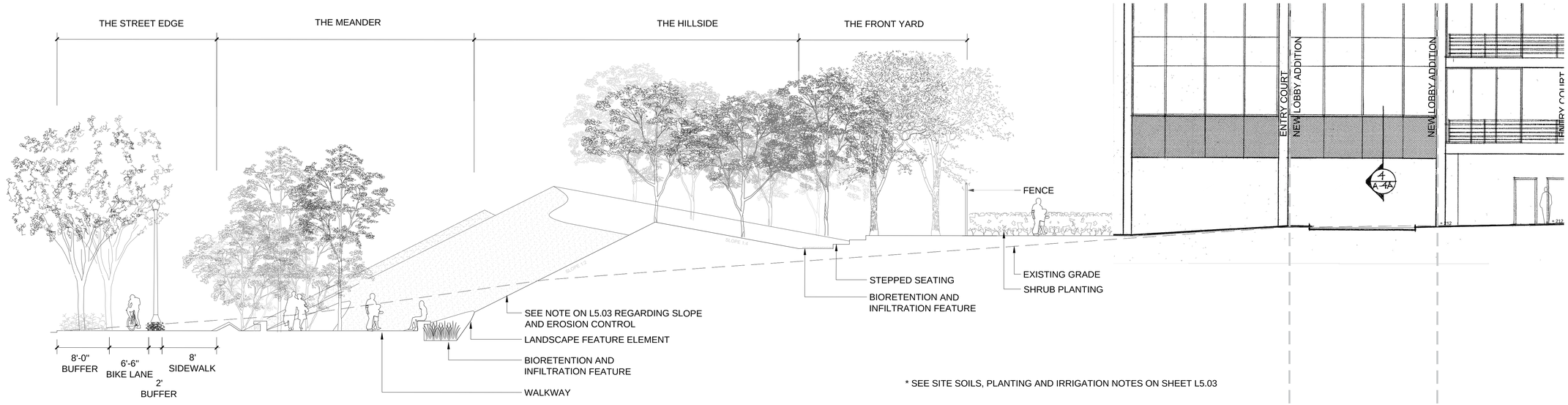
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

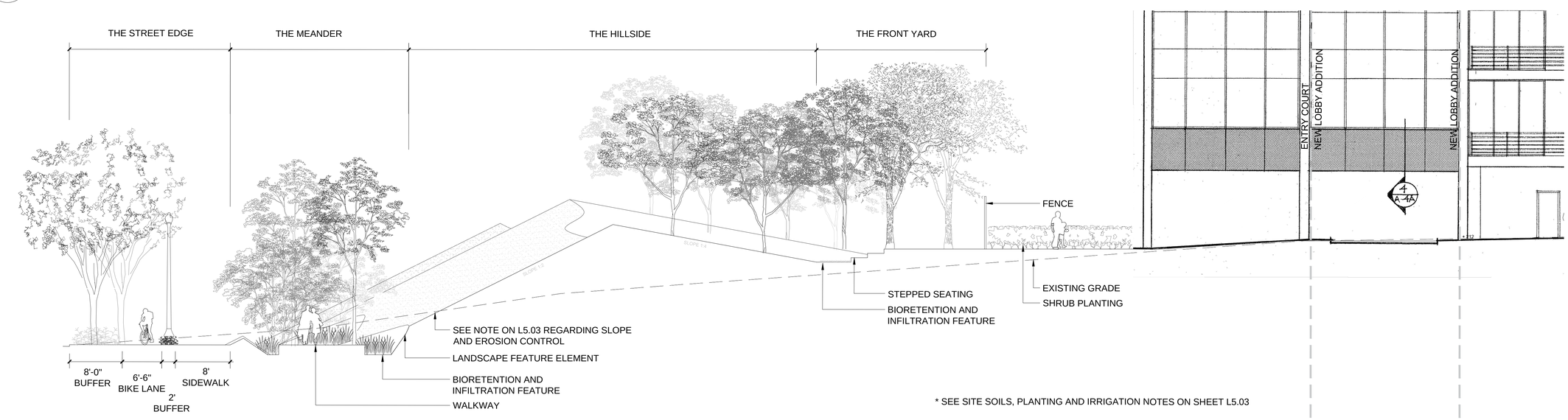
DRAWING NUMBER

L3.04



* SEE SITE SOILS, PLANTING AND IRRIGATION NOTES ON SHEET L5.03

1 ILLUSTRATIVE NORTH- SOUTH SECTION THROUGH GATHERING SPACE
SCALE: 1/8" = 1'-0"



* SEE SITE SOILS, PLANTING AND IRRIGATION NOTES ON SHEET L5.03

2 ILLUSTRATIVE NORTH- SOUTH SECTION THROUGH THE MEANDER
SCALE: 1/8" = 1'-0"

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LANDSCAPE ARCHITECT

STAMP

REVISIONS

Revision Description	Date
CDP/FDP	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

0 8' 16'
SCALE

DRAWING NAME

SECTIONS

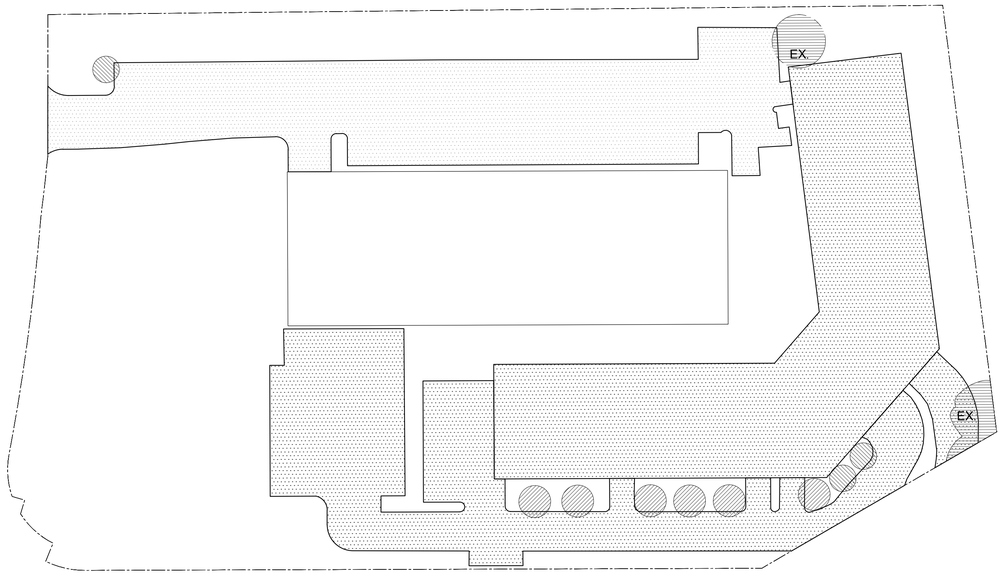
DRAWING NUMBER

L4.00

5600 Columbia Pike Table 12.3 Tree Preservation Target Calculations and Statement			October 17, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	21,831	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	13.6%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13.6%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	51.8%	66,780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	–	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 2.01 for 10-Yr Canopy Reqm't.

5600 Columbia Pike Table 12.10 10-Year Tree Canopy Calculation Worksheet			October 17, 2016
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	160,166	§ 12-0511.1A (FFx Co Portion). See C-2.
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	160,166	Square feet
B5	Identify the site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	16,017	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	2,183	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	6,631	Square Feet
C 3	C 2 x 1.25(SF) =	8,289	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	8,289	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	7,728	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =		Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =		Square feet
D 17	Total of canopy area provided through tree planting =	13,550	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	8,289	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	13,550	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	21,839	Total of E 1 through E 3, area should meet or exceed area in B 7

INTERIOR PARKING LOT WITH SHADE TREES EXHIBIT



NOT TO SCALE

LEGEND

INTERIOR PARKING LOT

AREA= 67,227.5 SF

SHADE TREES AY INTERIOR PARKING LOTS

CATEGORY 4 TREE CANOPY

CATEGORY 3 TREE CANOPY

CATEGORY 2 TREE CANOPY

EX. EXISTING TREE CANOPY

Table 12.13 Interior Parking Lot Landscaping Calculations		
		Remarks
Area to be counted (SF)=	67227.5	square feet
Interior Landscaping Reqiurments (5%)=	3361.4	square feet
Total Shade tree Canopy Provided		
(6- Cat 4 Trees @ 250 SF)=	1500.0	Benefits TBD
(3- Cat 3 Trees @ 175 SF)=	525.0	Benefits TBD
Ex. Tree Canopy to be Preserved=	1629.0	
Total Area Required (SF)=	3361.4	5.0%
Total Area Provided (SF)=	4990.0	6.3%

Peripheral Parking Lot Landscape Requirements		
Requirement: 1 tree every 50 ft		
Western Parking Lot linear feet	417	linear feet
Tree Required	9	
Tree Provided	13	

5600 COLUMBIA PIKE
PRELIMINARY TREE & SHRUB PLANT LIST with CANOPY COVERAGE CREDIT

TREE PLANTING SCHEDULE

CATEGORY	QTY	TYPE	SIZE	ROOT	NOTE	10-TR TREE CANOPY FT2	TREE CANOPY SUBTOTAL FT2
TREES							
TREES TO BE COUNTED TOWARDS 10 YRS CANOPY REQUIREMENTS							
Category II	23	Deciduous	3" caliper	B&B	Mix of multi and single stem	125	2875
Category III	21	Deciduous	3" caliper	B&B	Mix of multi and single stem	175	3675
Category IV	28	Deciduous	3" caliper	B&B	Single stem deciduous	250	7000
					Total		13550
TREES NOT TO BE COUNTED TOWARDS 10 YRS CANOPY REQUIREMENTS							
Category II	17	Deciduous	3" caliper	B&B	Mix of multi and single stem	125	2125
Category III	1	Deciduous	3" caliper	B&B	Mix of multi and single stem	175	175
Category IV	3	Deciduous	3" caliper	B&B	Single stem deciduous	250	750
					Total		3050

October 17, 2016
5600 COLUMBIA PIKE
CDP / FDP Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 160,166 SF
2. Gross Site Area (within Fairfax County) = 160,166 SF
   a. Minus Road Dedication Area(s) = 0 SF
3. Adjusted Gross Site Area = 160,166 SF
4. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 10% (Zoned PDC)
5. **Required 10-Year Tree Canopy Coverage = 16,017 SF** (#3 x #4 = 16,017 SF) = 21,831 SF
6. Area of Existing Tree Canopy (See EVM Sheet C-7) = 13.6302 % (#6 / #2 = 13.6302 %)
7. % of Gross Site Area covered by Existing Tree Canopy
8. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 2,054 SF (#5 x #7 = 2,054 SF)**
9. Area of Existing Tree Canopy to be Preserved = 6,631 SF
10. Additional Preserved Canopy Credit Multiplier =1.25
11. Total Preserved Canopy Credit with Multiplier = 8,289 SF (#9 X 1.25 = 8,289 SF)
12. **Tree Preservation Target Met? YES (8,289 SF > 2,054 SF)** A Target Deviation Not Required
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 6,631 SF (#5 minus #11 = 6,631 SF)
14. 10-Year Canopy Area of Proposed Tree Planting = **13,550 SF = 21,839 (#11 + #14 = 21,839 SF)**
15. **Total Tree Canopy Provided = YES 21,839 SF > 16,017 SF (#15 > #5)**
16. **Required 10-Year Tree Canopy Coverage Met?**

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COMMONWEALTH OF VIRGINIA
Christopher Mac Donald
Reg. No. 0400001918
LANDSCAPE ARCHITECT

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	8/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

DRAWING NAME

PLANTING TABULATIONS

DRAWING NUMBER

L5.00

PLANTING SCHEDULE
PLANTING PLAN WILL DRAW FROM PLANT SCHEDULE OF PLANTS NATIVE TO THE CHESAPEAKE BAY WATERSHED. NOT ALL OF THE PLANTS ON LIST WILL NECESSARILY BE USED.

TREES			
Category II			Notes
II	*Amenlachier arborea*	Downey Serviceberry	Edible fruit, food source/habitat, wildlife cover
II	*Amenlachier laevis*	Allegheny Serviceberry	Showy flower, fragrant
II	*Cercis Canadensis*	Eastern Redbud	Fixes nitrogen, wildfile cover
II	*Cornus florida*	Flowering dogwood	Food source/habitat, high wildlife value
Category III			
III	*Betula nigra*	River Birch	Attractive peeling bark, high wildlife value
III	*Gleditsia triacanthos inermis*	Thornless Honeylocust	Showy flower, drought tolerant
III	*Gymnocladus dioicus*	Kentucky coffeetree	Showy flower, fragrant
Category IV			
IV	*Ginkgo Biloba*	Ginkgo	Attractive leaves
IV	*Platanus acerifolia*	London Planetree	Showy fruit, winter interest
IV	*Quercus phellos*	Willow Oak	Food source/habitat, wildlife cover
IV	*Tilia americana*	American Linden, Basswood	

SHRUBS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Cephalanthus occidentalis	Buttonbush	Fragrant
	Clethra alnifolia	Sweet Pepperbush	Fragrant
	Cornus amomum	Silky Dogwood	High wildlife value
	Gaylussacia baccata	Black Huckleberry	Edible fruit
	Hypericum densiflorum	St. John's Wort	Wildlife cover
	Itea virginica	Virginia Sweetspire	Wildlife cover, tolerates flooding to 6 inches
	Kalmia latifolia	Mountain Laurel	Wildlife cover, evergreen
	Leucothoe racemosa	Fetterbush	Showy flower, fragant
	Lindera benzoin	Spicebush	Edible and fragrant
	Photinia melanocarpa	Balck Chokecherry	Wildlife cover, can be pruned as hedge
	Physicarpus opulifolius	Ninebark	Papery bark continually, Very drought tolerant, wildlife cover, adaptable
	Rhododendron maximum	Rosebay Rhododendron	Wildlife cover, evergreen
	Rubus allegheniensis	Alleghany Blackberry	Edible fruit
	Spirea alba v. latifolia	Broad-leaved Meadow-sweet	Wildlife cover
	Vaccinium corymbosum	Lowbush Blueberry	Edible fruit
	Viburnum dentatum	Southern Arrowwood	Winter interest
OPEN MEADOW CONDITION (HILLSIDE AND STREETEDGE)			
	Ceanothus americanus	New Jersey tea	Slope stabilization
	Clethra alnifolia 'Hummingbird'	Summersweet Clethra	Very fragrant, tolerates some flooding by partly salty water, wildlife cover
	Comptonia peregrina	Sweetfern	Slope stabilization, fragrant
	Cornus racemosa	Red- panicled Dogwood	Slope stabilization, winter interest
	Cornus staolonifera 'Arctic Fire'	Red Osier Twig Dogwood	Showy fragrant flower
	Rhus aromatica	Fragrant Sumac	Fragrant with edible berry clusters
	Rhus copallina	Dwarf Sumac	Winter food for wildlife
	Rosa carolina	Pasture Rose	Fragrant with edible fruit
	Rubus allegheniensis	Alleghany Blackberry	Edible fruit
	Viburnum acerfolium	Maple-leaved arrowwood	Edible fruit
SHADE UNDERSTORY (MEANDER)			
	Comptonia peregrina	Sweetfern	Fragrant, fixes nitrogen, wildlife cover
	Gaylussacia frondosa	Dangleberry	High wildlife value
	Hamamelis virginiana	Witch hazel	Fall/winter bloom, wildlife cover, medical uses
	Kalmia latifolia	Mountain Laurel	Wildlife cover, evergreen
	Morella pensylvanica	Northern Bayberry	Fragrant leaves
	Rhododendrom maximum	Rosebay Rhododendron	Wildlife cover, evergreen
	Vaccimium angustifolium	Lowbush Blueberry	Edible fruit
	Vaccimium stamineum	Deerberry	Edible fruit
	Viburnum acerfolium	Maple-leaved arrowwood	Edible fruit
	Viburnum prunifolium	Black Haw	Edible fruit

GRASSES AND GRASSLIKE PLANTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Carex lurida	Sallow Sedge	Wildlife cover, interesting seeds, wetland plant
	Carex stricta	Tussock Sedge	Wildlife cover, alternative to lawn, tolerates flooding to 6 inches
	Carex vulpinoidea	Fox Sedge	High wildlife value, tolerates saturation and flooding to 6 inches
OPEN MEADOW CONDITION (HILLSIDE AND STREET EDGE)			
	Andropogon gerardii	Big Bluestem	Winter interest
	Danthonia spicata	Poverty Oatgrass	
	Elymus virginicus	Virginia Wild Rye	Tolerates a wide range of conditions
	Schizachyrium scoparium	Little Bluestem	Winter interest and wildlife cover
	Sorghastrum nutans	Indiangrass	Tolerates drought, erosion
	Tridens flavus	Redtop	
FOREST UNDERSTORY (MEANDER)			
	Agrostis perennans	Autumn bentgrass	
	Carex crinita var. crinita	Long Hair Sedge	Wildlife cover
	Carex glaucodea	Blue Wood Sedge	
	Chasmnthium latifolium	Wild Oats	Winter interest
	Elymus hystrix	Bottlebrush Grass	Showy flower, tolerates drought and erosion
	Panicum virgatum	Switchgrass	Wildlife cover
	Saccharum giganteum	Giant Plumegrass	Very showy grass blooming in early fall
	Tripsacum dactyloides	Gama Grass	Excellent forage grass
FRONT YARD			
	Carex pensylvanica	Pensylania Sedge	Fine textured leaves less than 6 inches
	Festuca rubra	Red Fescue	Will tolerate shade

HERBACEOUS EMERGENTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Dulichium arundinaceum	Three-sided Sedge	Wildlife cover
	Iris virginica	Virginia Blue Flag	Wildlife cover
	Juncus effusus	Soft Rush	Wildlife cover, often grows in clumps
	Justicia americana	American Water-willow	Has underground stems and forms colonies
	Schoenoplectus validus	Great Bulrush	High wildlife value, spreads rapidly
	Sparganium americanum	American Bur-reed	Good for sediment stabilization
	Spartina pectinata	Freshwater Cordgrass	Shore stabilizer, low drought tolerance, wildlife cover

HERBACEOUS PLANTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Asclepias incarnata	Swamp Milkweed	Wildlife cover, can tolerate drought
	Caltha palustris	March Marigold	Wildlife cover, tolerates flooding to 6 inches
	Chelone glabra	Turtlehead	Wildlife cover, herbal uses
	Conoclinium coelestinum	Mistflower	Wildlife cover
	Eupatorium dubium	Joe-Pye Weed	Wildlife cover
	Gentiana clausa	Closed gentian	Wildlife cover
	Helianthis angustifolius	Swamp Sunflower	Wildlife cover
	Impatiens capensis	Jewelweed	Wildlife cover
	Lobelia cardinalis	Cardinal Flower	Wildlife cover, long bloom time
	Martensia virginica	Virginia Bluebells	Showy flowers
	Mimulus ringens	Monkeyflower	Interesting flowers
	Monarda didyma	Beebalm	Showy flowers, aromatic, herbal uses, wildlife cover
	Packera aurea	Golden Ragwort	Wildlife cover, long bloom time
	Rudbeckia laciniata	Green-headed Coneflower	Wildlife cover, herbal uses
	Scutellaria virginiensis	Hyssop Skullcap	
	Sisyrinchium atlanticum	Eastern Blue-eyed Grass	Grasslike leaves
	Spiranthes cernua	Nodding Ladies Tresses	Orchid flowers, herbal uses
	Stachys tenuifolia	Hedge Nettle	Wildlife cover
	Thalictrum pubescens	Tall Meadow Rue	Showy flowers
	Verbena Hastata	Blue Vervain	Bright flowers, herbal uses
	Vernonia noveboracensis	New York Ironweed	Brilliant flowers, wildlife cover
	Viola conspersa	American Dog Violet	Edible flower, wildlife cover
OPEN MEADOW CONDITION (HILLSIDE AND STREET EDGE)			
	Ageratina altissima v. altissima	White Snakeroot	Wildlife cover
	Antennaria neglecta	Field Pussytoes	Wildlife cover
	Asclepias syriaca	Common Milkweed	Wildlife cover, fragrant flower
	Chamaecrista fasciculata	Patridge Pea	Wildlife cover
	Coreopsis tripteris	Tall Coreopsis	Wildlife cover
	Desmodium paniculatum	Narrow-leaf Tick-trefoil	Wildlife cover
	Dodecantheon meadia	Shooting Star	Showy flowers
	Erigeron pulchellus	Robin's Plantain	Showy flowers
	Heliopsis helianthoides	Oxeye Sunflower	Wildlife cover, long bloom time
	Ionactis linariifolius	Stiff-leaf Aster	Wildlife cover
	Lespedeza capitata	Round-head Bush Clover	Wildlife cover
	Liatris spicata	Blazingstar	Wildlife cover
	Lupinus perennis	Lupine	Wildlife cover
	Monarda bradburiana	Wild Bergamont	Wildlife cover, aromatic, herbal uses
	Nuttallanthus canadensis	Blue Toadflax	
	Oenothera biennis	Common Evening Primrose	Wildlife cover, flowers open in evening
	Penstemon digitalis	Beardtongue	Wildlife cover, tolerates poor drainage
	Phlox maculata	Phlox	Fragrant, showy flowers
	Pycnanthemum incanum	Hoary Mountain Mint	Wildlife cover
	Symphyotricchum novae-engliae	New England Aster	Showy flowers
	Rudbeckia hirta	Black-eyed Susan	Wildlife cover
	Solidago canadensis	Canada Goldenrod	Wildlife cover
	Symphyotrichum cordifolius	Heart-leaved Aster	Wildlife cover
FOREST UNDERSTORY (MEANDER)			
	Actaea pachypoda	Doll's Eyes	Interesting berries
	Aquilegia canadensis	Eastern Columbine	Wildlife cover
	Aralia nudicaulis	Wild Sarsaparilla	Aromatic
	Arisaema triphyllum	Jack-in-the-pulpit	Unusual flower, wildlife cover
	Aruncus dioicus	Goat's beard	Showy flowers
	Asarum canadensis	Wild ginger	Attractive leaves, semi-evergreen
	Doellingeria umbellanta var. umbellata	Flat-top White Aster	
	Campanulastrum americanum	American Bellflower	
	Cardamine concatenata	Toothwort	Showy flowers
	Caulophyllum thalictroides	Blue cohosh	Showy fruits
	Chimephila masulata	Striped Wintergreen	
	Chrysogonum virginianum	Green and Gold	Showy flowers
	Cimicifuga racemosa	Black snakeroot	Wildlife cover
	Claytonia virginica	Narrowleaf Spring	Showy flowers
	Delphinium tricorne	Dwarf Larkspur	
	Dicentra canadensis	Squirrel Corn	
	Erythronium americanum	Trout Lilly	Showy flowers, interesting leaves
	Geranium maculatum	Spotted Joe-Pye Weed	Wildlife cover, long bloom time, herbal uses
	Helianthus divaricatus	Woodland Sunflower	Wildlife cover
	Hepatica nobilis var. acuta	Sharp-lobed Hepatica	May bloom throughout year
	Heuchera americana	Alumroot	Long bloom time, semievergreem
	Hydrophyllum hirginianum	Virginia Waterleaf	
	Jeffersonia diphylla	Twinleaf	Showy flowers and fruits
	Liatris scariosa	Eastern Northern Blazingstar	Wildlife cover
	Maianthemum canadense	False Solomon's Seal	fragrant flowers, wildlife cover
	Medeola virginiana	Indian Cucumber	Edible rhizome
	Melanthium virginicum	Virginia Bunchflower	
	Mertensia virginica	Virginia Bluebells	Edible rhizome
	Mitchella repens	Patridgeberry	Edible berries, wildlife cover, evergreen
	Mitella diphylla	Twoleaf miterwort	
	Osmorhiza longistylis	Anise Root	
	Oxalis violacea	Violet Wood Sorrel	Wildlife cover
	Penstemon laevigatus	Eastern Beardtongue	
	Phlox carolina	Thick-leaved Phlox	Wildlife cover, evergreen
	Podophyllum peltatum	Mayapple	Edible fruit
	Polemonium reptans	Jacob's ladder	Attractive flower
	Polygonatum biflorum	Solomon's Seal	Flowers dangle along stalk
	Sanguinaria canadensis	Bloodroot	Showy flowers, herbal uses
	Sedum ternatum	Mountain Stonecrop	Used in rock gardens
	Silene virginica	Fire Pink	Wildlife cover
	Stellaria pubera	Star Chickweed	
	Thalictrum thalictroides	Rue Anemone	
	Tiarella cordifolia	Foamflower	Long-blooming
	Tradescantia virginiana	Virginia Spiderwort	Showy flowers
	Trillium grandiflorum	White Trillium	Showy flowers
	Uvularia grandiflora	Large-flowered Bellwort	Edible rhizome
	Viola hastata	Halberdleaf Yellow Violet	Wildlife cover

SOURCE: U.S. FISH AND WILDLIFE SERVICE. 2003. "Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed."

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REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	8/19/2016
	10/06/2016
	10/19/2016

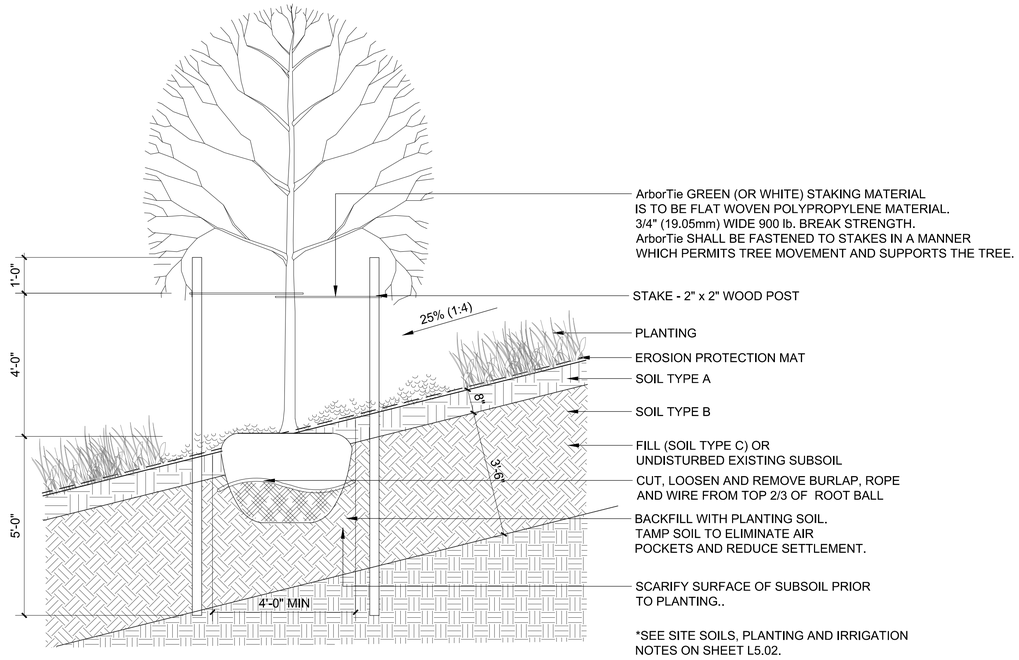
PROJECT NUMBER
0605

DRAWING NAME

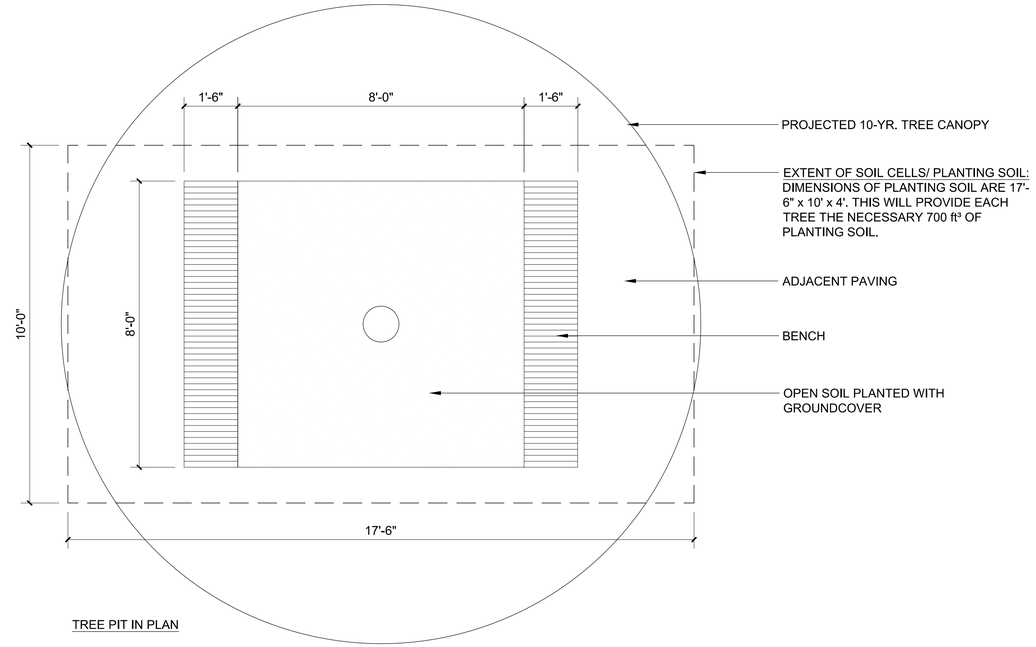
PLANTING SCHEDULE

DRAWING NUMBER

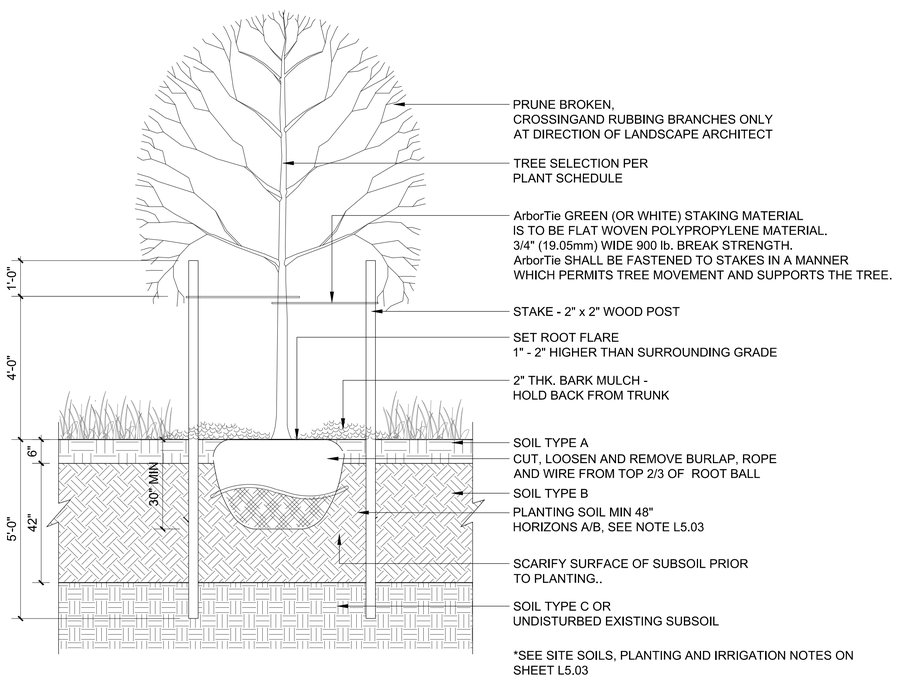
L5.01



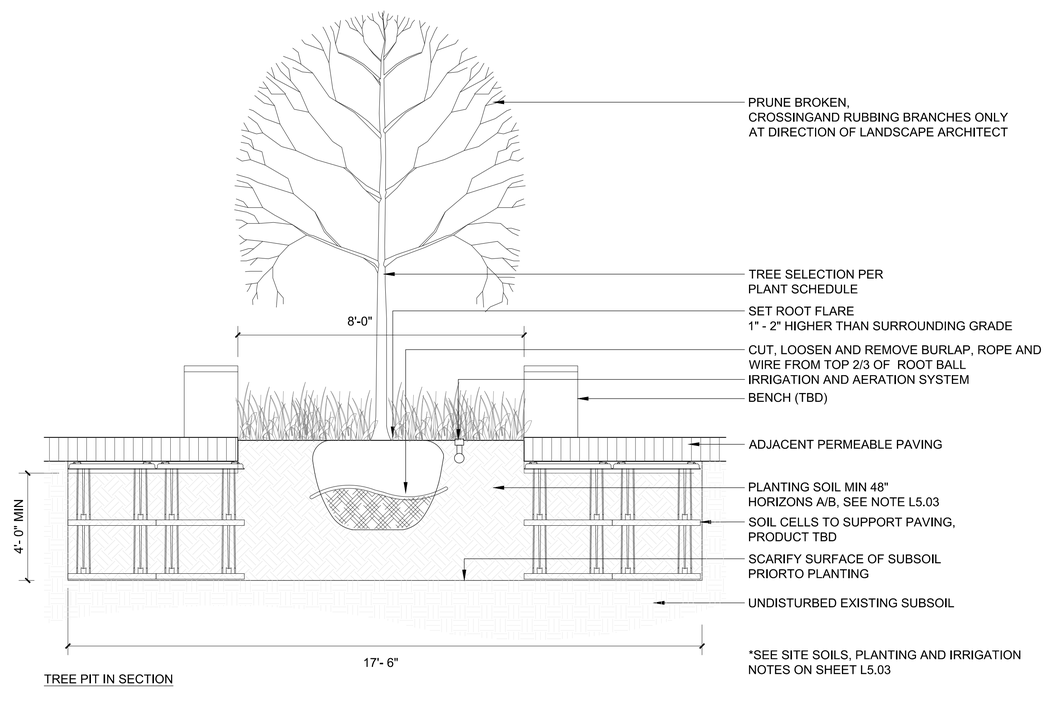
1 PLANTING ON SLOPE (1:4 OR LESS)
SCALE: 1/2" = 1'-0"



TREE PIT IN PLAN



2 TREE PLANTING IN LEVEL PLANTING BED
SCALE: 1/2" = 1'-0"



TREE PIT IN SECTION

3 TREE IN PERMEABLE PAVING- 8' OPENING: THE COURTYARD
SCALE: 1/2" = 1'-0"

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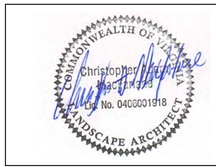


REVISIONS

Revision Description	Date
CDP/FDP	**05/25/2016**
	7/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

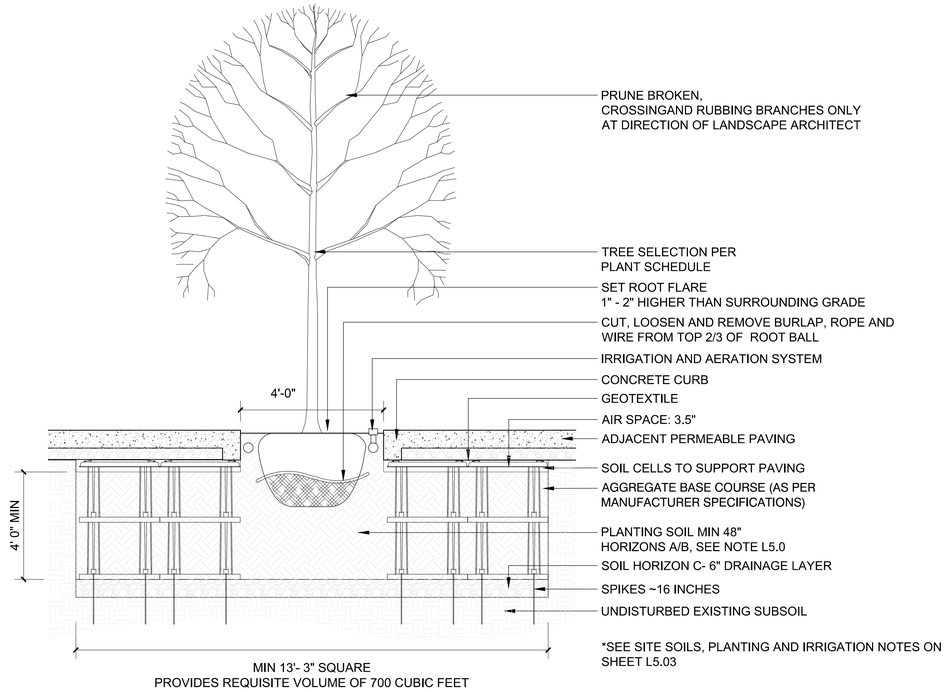
SCALE: AS NOTED

DRAWING NAME

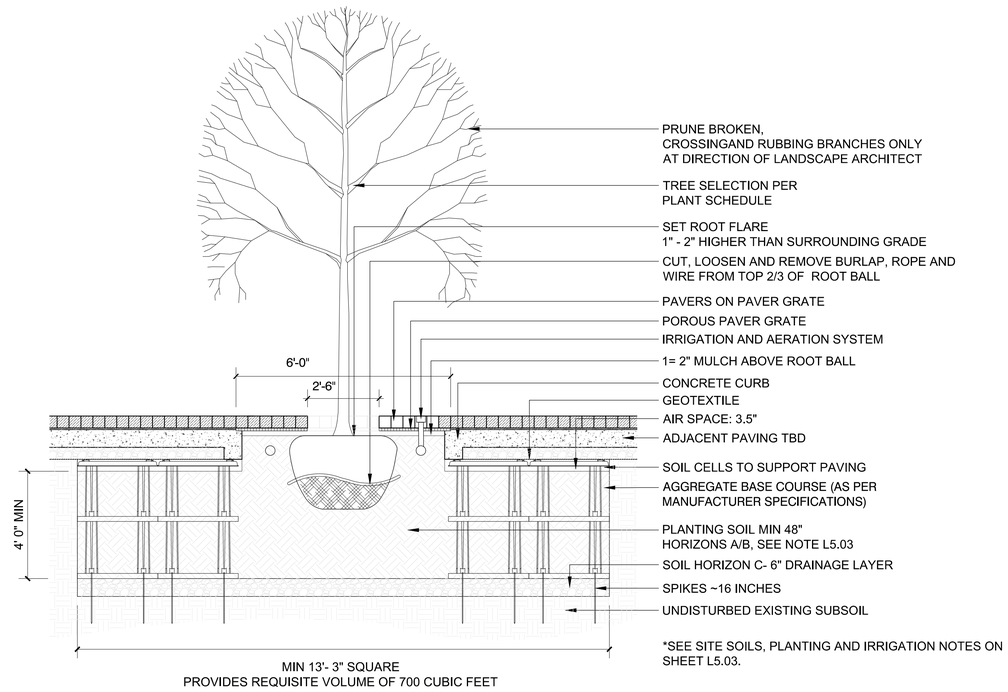
PLANTING DETAILS

DRAWING NUMBER

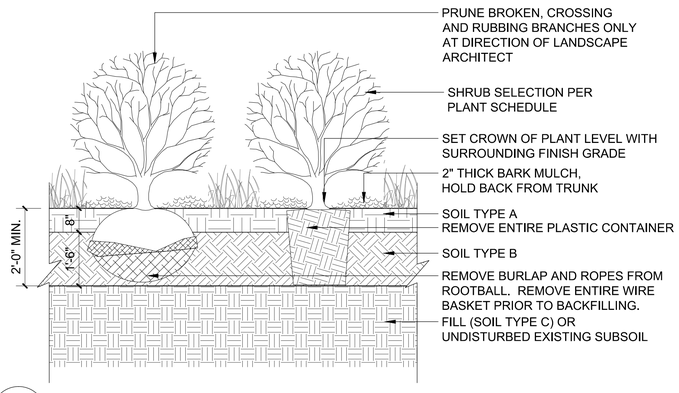
L5.02



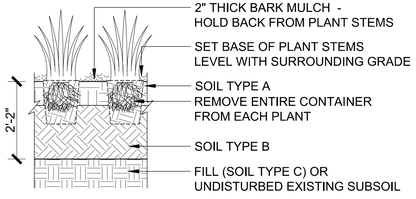
1 TREE IN PERMEABLE PAVING- 4' OPENING: THE FRONT YARD
SCALE: 1/2" = 1'-0"



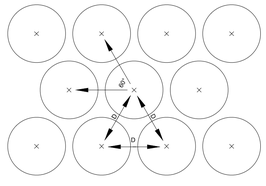
2 TREE IN HARDSCAPE- 6' OPENING WITH PAVER GRATE: THE MEANDER
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



NOTES
SEE PLANT SCHEDULE FOR PLANT SELECTION AND SPACING (D).



4 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"

SITE SOILS, PLANTING & IRRIGATION NOTES:

1. Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any conflicts to Landscape Architect.

2. Procedures and specifications of work shall conform to the "Landscape Specifications Guideline for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter. All plant material shall conform to the guidelines established by "American Standard for Nursery Stock" published by American Society of Nurserymen, Inc. latest edition.

3. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Colimbia and Virginia; Gaithersburg, Maryland; the American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

4. Prior to commencement of landscape installation / planting operations, a pre-installation / construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes.

5. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.

6. All plants shall be as tagged by Landscape Architect at approved nursery prior to digging. In lieu of nursery tagging, Landscape Contractor may bring material to site for Landscape Architect's inspection. Landscape Contractor assumes responsibility for all material on site until reviewed and approved by Landscape Architect. If Landscape Architect does approve condition of any material, Landscape Contractor shall be responsible for acquiring new material until approval is received.

7. Contractor shall stake locations of all proposed plant material for Landscape Architect's approval prior to planting. No plants shall be planted before acceptance of rough grading. Base of flare of all tree trunks shall be exposed, if necessary, and placed 2" above finish grade.

8. Any proposed substitutions of any plant species shall be plants with equivalent overall form, height, branching habit, flower color, leaf color, fruit color, and time of bloom, as approved by Landscape Architect. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.

9. Contractor shall produce mechanical and chemical analysis of soil materials, including loam brought to site and existing loam already on site, as directed by Landscape Architect. Make tests for sieve size, pH, soluble salts, nitrate nitrogen, ammonium nitrogen, phosphorus, potassium, calcium, aluminum and all other important characteristics. Provide certified written reports and recommendations. Contractor shall employ at Contractor's expense one independent testing agency acceptable to Landscape Architect to perform tests and certifications indicated. Tests shall be made in strict compliance with the standards of Association of Official Agricultural Chemists.

10. Sequence of Planting: Plant trees before lawns and groundcover, unless otherwise specified by Landscape Architect. Restore damaged lawns and planting if tree planting is delayed.

11. Planting Seasons: Work only within seasonal limitations for proper planting as follows:

PLANT MATERIAL	SPRING SEASON	FALL SEASON	NOTE
Deciduous	March 1 to May 1	None	[not balled and burlapped]
Deciduous	March 1 to June 1	Sept 1 to Nov 1	[balled and burlapped]
Evergreens	March 1 to June 1	Aug 15 to Nov 1	
Lawn Seed or Sod	April 15 to June 1	Aug 15 to Sept 15	

Water: If on-site potable water is unavailable in sufficient quantities or if governing authorities do not permit use of local fire hydrants, Contractor shall provide, as needed, potable water from off-site sources. Provide all hoses and equipment as needed to distribute water to area of landscape work and areas needing watering. Provide water tank trucks as needed.

12. Contractor shall request Landscape Architect's inspection for acceptance.

13. Contractor shall provide complete maintenance and service as required to promote and maintain healthy growth for 60 days or until date of acceptance of project, whichever is later in time.

14. Contractor shall flood all plants during the maintenance period at least twice each week. At each watering, thoroughly saturate soil around each tree and shrub. If soil retains sufficient moisture as determined by Landscape Architect, amount of watering required may be reduced. Trees require minimum ten gallons of water for each watering.

15. Contractor shall provide written warranty agreeing to remove and replace work which exhibits defects in materials or workmanship for the specified periods.

16. Contractor shall provide partially decomposed minimum six month aged finely shredded pine bark mulch as approved by Landscape Architect.

17. Contractor shall set sufficient grade stakes for checking finished grades. All grading will insure drainage away from structures.

18. Irrigation: Contractor shall provide an automated drip irrigation system for all planting as follows: system shall be provided and installed by Contractor with minimum of five years experience in this type of work in this area of the country. System shall be fully automated. Contractor shall design system to water all plant material on site (new and existing) (unless noted otherwise) and handle volume of area in reasonable period of time. No valve boxes shall be located in any line of sight from commonly used areas. Provide shop drawing for Landscape Architect's review. LANDSCAPE CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL IRRIGATION SYSTEM SPECIFICALLY FOR THE PLANTING SHOWN ON THIS PLAN.

19. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.

20.As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

21. Maintenance for this project shall be performed in perpetuity, in compliance with City Guidelines and/or as conditioned by project approval.

22. Landscape Architect will continue to work with Fairfax County Urban Forestry on planting details and tree species selection to ensure mutually agreeable conditions and quality of planting.

23. **Trees in hardscape:** Trees in paving to include tree management systems or otherwise to ensure sufficient aeration and irrigation of roots. Soil cells or structural soils will be employed to ensure minimum soil volume of 700 cubic feet per tree is attained and planting soil is not compacted.

24. **Slope stability and erosion control** : Site slopes will not exceed 1:2 (50%). These slopes will not require engineered reinforcing elements or compacted soil horizons. Slopes will be densely planted with perennial and groundcover plant material. An erosion protection mat will be installed upon construction to mitigate against erosion before plant material becomes established. the mat will be composed or biodegradable material that will breakdown with 2 years.

25. Composition of Soil Horizons : (pending approval by Fairfax County Urban Forestry)

A Horizon (6" min): A sandy loam modified with organic components to have at least 4% organic matter but not more than 10% organic matter, dry weight basis, infiltration rates of 2.5 cm/hour, ph range of 5.5 to 6.5 and no coarse fragments over 2.5 cm in size.

B Horizon (24- 48"): A variable thickness layer of sandy loam. the infiltration rate shall be above 2.5 cm/hour. there should be no coarse fragments over 2.5 cm in size, at least 1% organic matter but no more than 4% on a dry weight basis, and a ph range between 5.5- 6.5.

C Horizon (6"): Drainage layer. a 6 inch layer of coarse sand with a ph between 4.5- 7.0 and a coefficient of uniformity= 3.5 or larger and an estimated permeability of 30 cm/ hour. organic matter content shall be less then 1% by weight.

Complete soil spec available upon request.

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LANDSCAPE ARCHITECT

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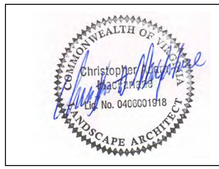

REVISIONS

Revision Description	Date
CDP/FDP	**05/25/2016**
	7/29/2016
	08/19/2016
	10/06/2016
	10/19/2016

PROJECT NUMBER
0605

SCALE: AS NOTED

DRAWING NAME

PLANTING DETAILS & NOTES

DRAWING NUMBER

L5.03

DESCRIPTION OF THE APPLICATION

The applicant, Novus Property Holdings, LLC, requests approval of a rezoning of 3.68 acres from the C-3 (Office) and C-4 (High Intensity Office), CRD (Commercial Revitalization District), HC (Highway Corridor Overlay) and SC (Sign Control Overlay) Districts to the PDC (Planned Development Commercial), CRD, HC and SC Districts to permit the existing 173,000-square foot office building to be renovated to establish up to 157 units, "e-Lofts," where each tenant can choose whether to use the unit for office, residential or live/work. On the lower level and first floor, the building would include amenity areas, as well as a minimum of 2,500 square feet of a principal use under the PDC District consisting of office, business service and supply service establishments, personal service establishments, public uses or any combination of those uses. The existing parking garage would be retained. Most of the surface parking between the building and Columbia Pike would be removed and replaced with open space. Access would be from Carlin Springs Road and Columbia Pike.

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

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use in the PDC District to exceed 50 percent of the gross floor area of all principal uses.

- Modification of the loading requirement of five spaces, pursuant to Sect. 11-203 of the Zoning Ordinance, to permit two spaces.

- Modification of the requirement for dedication and construction of widening of roads, pursuant to Par. 4 of Sect. 17-201 of the Zoning Ordinance, to that shown on the CDP/FDP.

- Waiver of the requirement for a service drive, pursuant to Par. 3A of Sect. 17-201 of the Zoning Ordinance.

- Modification of the requirement for interparcel access, pursuant to Par. 3 of Sect. 17-201 of the Zoning Ordinance, as proffered and shown on the CDP/FDP.

- Modification of the transitional screening and barrier requirements, pursuant to Sects. 13-303 and 304 of the Zoning Ordinance, to permit the existing and proposed landscaping as shown on the CDP/FDP.

- A parking reduction of four percent as permitted in a Commercial Revitalization District (CRD), pursuant to Sect. A7-209 of the Zoning Ordinance to allow 431 parking spaces instead of 450 (reduction of 19 spaces or 4%).

LOCATION AND CHARACTER

Figure 1 – Source: Pictometry, 2015 Imagery with added annotations

The application property consists of one parcel located at the northwest corner of the intersection of Columbia Pike and Carlin Springs Road in the Baileys Crossroads area, near the eastern boundary of the County. The northeast corner of the property, consisting of 5,165 square feet, is located in Arlington County. Presently, the portion of the site within Arlington County is occupied by a site entrance and part of the access to the parking garage. As indicated on Sheet C-2 of the CDP/FDP, the total site area consists of 3.8 acres, with 3.68 acres in Fairfax County and 0.12 acres in Arlington County.

The property is developed with a 10-story office building that has been vacant since approximately 2012. The office building is located in approximately the center of the site and the L-shaped, 5-level parking garage is situated to the north and east of the building. The areas to the west and south of the building are presently devoted to surface parking. In the southwest corner of the site, an area of parking encroaches from the adjacent property, Tax Map 62-1 ((1)) 3A. There are currently four access points from Carlin Springs Road and one from Columbia Pike.

The property contains no wetlands, floodplains or Resource Protection Areas (RPA). As indicated on the Existing Vegetation Map (Sheet C-8 of the CDP/FDP), most of the existing vegetation consists of interior and peripheral parking lot landscaping, and a vegetated area approximately 26 feet in width between the parking garage and the northern property line. The property slopes downward from north to south with an overall grade of approximately 12 percent.

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

Surrounding Area Description			
Direction	**Use**	**Zoning**	**Plan Map**
North	Church & Preschool	R-3	Public Facilities
East	Multi-family Single family in Arlington Co.	C-8	Retail and Other Commercial Uses

Surrounding Area Description			
South	Office Multi-family residential	C-3 R-20	Office Mixed Use
West	Auto parts store Multi-family residential	C-8	Retail and Other Commercial Uses Residential, 16 – 20 du/ac

Figure 2 – Source: Fairfax County GIS, 2013 Imagery with added annotations

BACKGROUND

The property was rezoned to the C-O (Commercial Office) and C-OH (Commercial Office High-rise) Districts on April 22, 1964, without proffers or conditions, and these districts were later converted to the C-3 (Office) and C-4 (High Intensity Office) Districts with the adoption of the current Zoning Ordinance effective August 14, 1978. According to the Department of Tax Administration, the building was constructed in 1966. Subsequently, site plan waivers were approved in 1990 and 1991 for a 3,282-square foot addition, an 8,328-square foot addition and a loading dock. On October 12, 1998, RZ 1998-MD-037, was approved to establish the Commercial Revitalization District (CRD) overlay, including the Baileys Crossroads CRD of which this property is a part.

Telecommunication facilities have been approved pursuant to Sect. 15-2.2232, Code of Virginia.

An application by FP Columbia Pike, LLC was accepted on August 20, 2014, for approximately 450 multi-family residential dwelling units. The amended application by Novus Property Holdings, LLC presently under consideration was accepted on June 8, 2016.

COMPREHENSIVE PLAN PROVISIONS

The Comprehensive Plan map designates this area for office uses. The applicable Areawide and District recommendations are included in Appendix 6. Site-specific text is included on pages 98 and 99 of the Fairfax County Comprehensive Plan, 2013 Edition, Area I, as amended through October 20, 2015, for the Baileys Crossroads Community Business Center, where it states:

> *Tax Map parcel 62-1((1))7, located in the northwest quadrant of the intersection of Carlin Springs Road and Columbia Pike, is planned for office use at its existing intensity. As an alternative, residential use at up to 400,000 square feet (up to 450 multifamily dwelling units) with an option for ground-level support retail and services is planned, subject to the following conditions:*
>
> - *Development should take an urban form with an activated ground floor space along Columbia Pike and pedestrian amenities as described in the Urban Design section of the Baileys Crossroads Community Business Center;*
> - *Development should include a signature element at Columbia Pike and Carlin Springs Road to serve as a gateway feature for this eastern entrance to the Baileys Commercial Business Center;*
> - *Development should be designed with parking structures behind and/or under buildings;*
> - *Access points to Carlin Springs Road should be minimized; and*
> - *Interparcel vehicular and pedestrian access to adjacent parcels should be provided, including exploring the opportunity to provide a convenient pedestrian connection to Spring Lane Park.*
>
> *Together with the garden apartments at 5565 Columbia Pike, parcels west of Carlin Hill Drive are designated as gateway locations.*
>
> *As an option, office use with ground floor retail up to 0.50 FAR may be appropriate for those parcels fronting on Columbia Pike between Spring Lane*

and Carlin Hill Drive provided that two or more parcels are consolidated, access points to Columbia Pike are minimized, access to redeveloped parcels is provided via median breaks, and pedestrian linkages to adjacent commercial uses are provided.

As a transition to adjacent residential uses, building height should be limited to 40 feet and an effective landscape buffer to the adjacent multifamily housing should be provided.

Redevelopment of this sub-unit (approximately 18.6 acres) is envisioned to include a maximum of 166,000 square feet of office uses, 62,000 square feet of retail uses and 250 multifamily residential units. An additional 450 multifamily dwelling units may be developed as an alternative to office development on Tax Map Parcel 62-1((1))7.

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

The CDP/FDP titled "5600 Columbia Pike," prepared by VIKA Virginia, LLC, and consisting of 34 sheets dated May 9, 2016, as revised through October 19, 2016, is described below.

Site Layout

The CDP/FDP depicts the existing building, parking garage and surface parking together with proposed modifications for a consolidated access and entry court areas from Carlin Springs Road, replacement of surface parking between the building and Columbia Pike with a landscaped open space and passive recreational area, and pedestrian and streetscape improvements along Carlin Springs Road and Columbia Pike. The parking garage is located 26 feet from the northern property line.

Building entrances are identified on Sheet C-6 of the CDP/FDP to be located on the east side of the building. Although not noted on the development plan, it is assumed that entrances are located on the south side of the building adjacent to the "entry drive" and on the north side to provide access from the parking garage and to the loading and trash staging area. A courtyard with seating is shown in the area between the building and parking garage. There are two entry court areas accessed from Carlin Springs Road with a dividing retaining wall due to the grade. The lower entry court is shown to be surfaced with "decomposed granite/stone bands" and a portion is identified as a “permeable paver pad.”

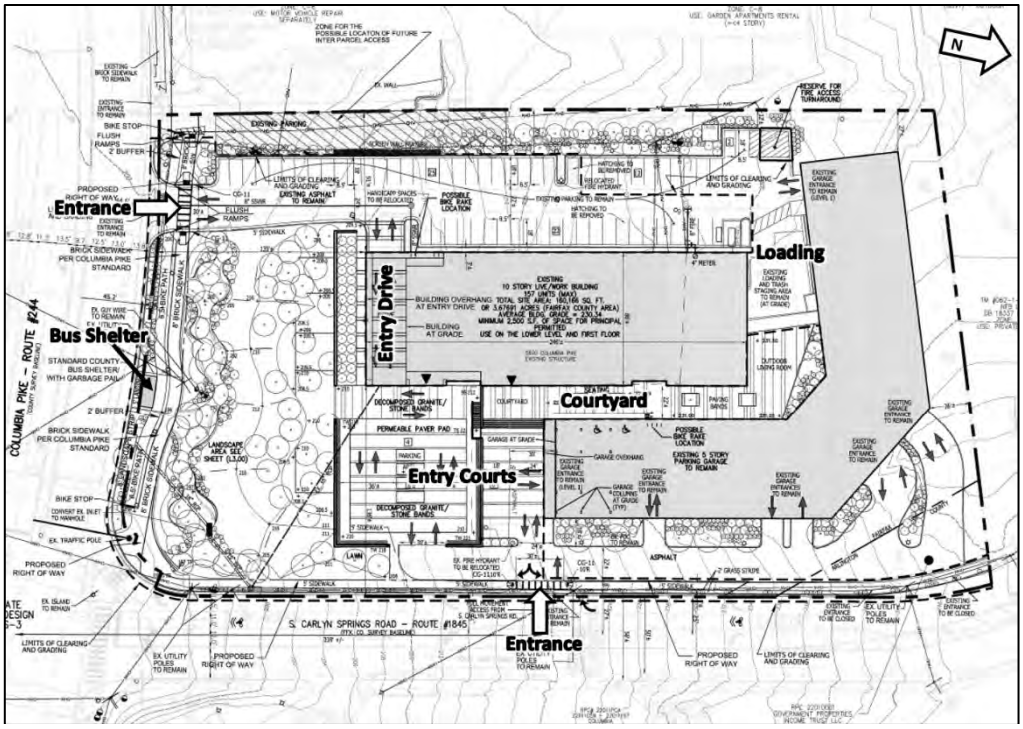

Figure 3 – Source: Sheet C-6, CDP/FDP with added annotations

Vehicular and Pedestrian Access

Vehicular Access: The CDP/FDP, Sheet C-6, depicts one full-movement access to Carlin Springs Road and one right-in/right-out access to Columbia Pike. Both entrances are shown to be 30 feet wide. From Carlin Springs Road, vehicles can access the entry courts that have a total of 10 parking spaces near the building entrance. Vehicles use the drive aisle along Carlin Springs Road to access the exterior entrances to the five levels of the garage, which does not have interior ramps. Vehicular circulation is connected from the east to the west side of the building through an "entry drive" where the first level of the building overhangs the lower level. The second level of the garage also provides access to the west side of the building. The proposed development plan locates accessible parking spaces within the garage, and although not depicted, an accessible pedestrian route to the building entrance would need to be provided at the time of site plan.

Pedestrian Access: The applicant proposes to widen the existing sidewalk on Carlin Springs Road from approximately 3.5 feet to 5 feet in width. The applicant also proposes to improve the streetscape on Columbia Pike by providing an 8-foot wide landscape strip, a bus shelter, a 6.5-foot wide protected bike lane and 2-foot buffer, and an 8-foot wide brick sidewalk. Presently, the Columbia Pike frontage includes a bus stop without a shelter, and a sidewalk with brick pavers. Proposed pedestrian access includes a sidewalk from the Columbia Pike entrance to the building. A sidewalk also extends from the sidewalk along Carlin Springs Road around the lower entry court that is comprised of decomposed granite/stone bands. The sidewalk appears to terminate at the area of decomposed granite/stone bands on the east side of the building. In

addition, the development plan includes a pedestrian walkway between the southeast corner of the site and the Columbia Pike entrance that is part of a passive recreational public open space area. As shown on Sheet C-13 of the CDP/FDP, the sidewalks would be within the proposed right-of-way, and the walkway within the open space area would be subject to a public access easement.

Parking

Parking will be accommodated with the existing 5-level garage and surface spaces. Sheet C-6 depicts 71 surface spaces, primarily located on the west side of the building. The note on Sheet A-1.0 states that 360 spaces will be provided within the garage with the proposed re-striping, for an overall total of 431 spaces, or 2.5 spaces/1,000 square feet of gross floor area (gfa).

Open Space

The proposed development will increase open space by converting the parking area south of the building to a landscaped passive recreation area. According to the tabulation on Sheet C-2 of the CDP/FDP, the proposed development will provide 20 percent open space.

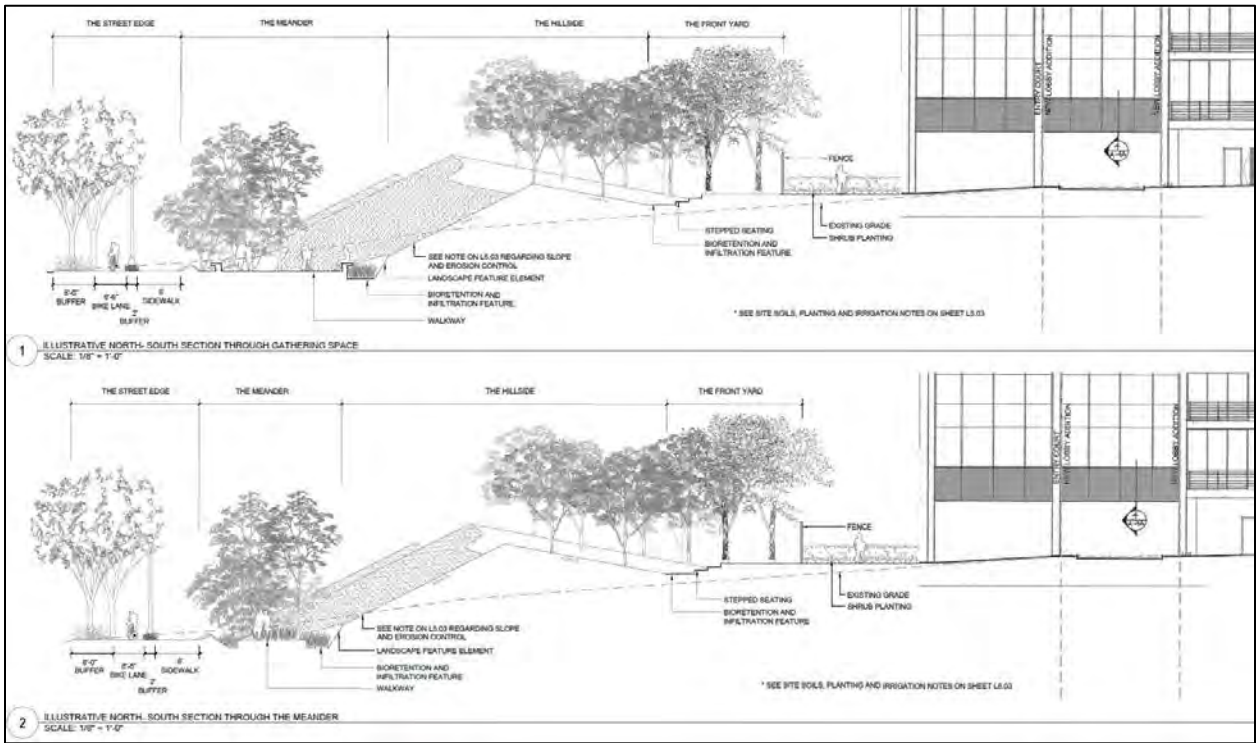

Figure 4 – Source: Sheet L4.00, CDP/FDP

The proposed open space area south of the building represents a signature feature of the proposed development. Conceptually, the area is presented on Sheet L1.00 as composed of four areas: (1) the front yard to provide active outdoor space for the

tenants; (2) the hillside, a berm with grasses or other low groundcover on the north side and meadow plantings on the south side; (3) the meander or “eco-walk” which is a public walkway framed by sculptural seating, bio-retention areas, artistic retaining walls and Category 2, 3 and 4 deciduous trees; and (4) the street edge within the public right-of-way consisting of the brick-paver sidewalk and landscape amenity area with street trees, bus shelter and bike lane. The berm is intended to be sculptural in nature, and as shown on Sheets L3.01 and L3.02, consists of varying heights up to approximately 8 feet and slopes ranging from 20 to 50 percent on the north side, and up to approximately 15 feet and slopes of 25 to 50 percent on the south side.

Stormwater Management

No stormwater management facilities exist on-site. The applicant proposes to remove most of the parking area south of the building, significantly reducing the amount of impervious surface. The details presented on Sheet C-9 of the CDP/FDP warrant some clarification as it is stated that impervious surface will be reduced from 81 percent to 73 percent of the site (20% open space is noted on Sheet C-2); the diagram of post-development pervious area includes the eco-walk/meander which may not be pervious, and the "front yard" which according to Sheet L1.00 will include impervious surfaces. The stormwater management/BMP narrative indicates that the reduction in impervious surface serves to address stormwater quantity and quality requirements. In addition, the development plan incorporates areas of permeable pavers in a portion of the lower entry court east of the building and bio-retention/stormwater infiltration areas along the eco-walk (see Sheets L3.01 and L3.02 of the CDP/FDP).

Architecture and Design

Figure 5 – Source: Sheet C-1, CDP/FDP

The existing building and parking structure are proposed to be retained. The applicant has indicated that new windows will be installed, and the building and garage will be painted. An illustrative perspective of the proposed development is included on Sheet C-1.

ANALYSIS

Conformance with the Comprehensive Plan (Appendix 6)

The proposed use of the property for up to 157 units for office and/or residential is compatible with and does not exceed the Comprehensive Plan recommendations for office use at the existing intensity, or residential use with up to 450 multi-family dwelling units and an option for ground-floor retail and service. The site-specific Plan recommendations emphasize several design features for the redevelopment of the property. The Plan states that development should take an urban form with activated ground floor space. The subject application proposes to retain the existing building located near the center of the site, but the proposed development plan improves the existing layout by removing the surface parking south of the building and replacing it with an open space and urban park area. The applicant has proffered to include a minimum of 2,500 square feet of a principal use as defined for the PDC District, in association with the amenity space on the lower levels of the building.

The Comprehensive Plan states that the site should include a gateway feature for this eastern entrance to the Baileys Community Business Center. The applicant has proposed a sculptural landscape area and publicly accessible open space to address this Plan recommendation. The Plan recommends the use of parking structures located behind or under buildings. The applicant proposes to retain the existing parking structure and reduce surface parking. The applicant also proposes to consolidate access points to Carlin Springs Road as recommended in the Plan.

In addition, the Comprehensive Plan calls for interparcel access to adjacent parcels and exploring the opportunity for a pedestrian connection to Spring Lane Park. The applicant has proffered to establish an interparcel access along the western property line if the adjacent properties redevelop with a compatible use. Staff acknowledges the difficulties in establishing a more direct pedestrian connection to Spring Lane Park, but encourages the applicant to continue to explore opportunities to create a safe and convenient walkway for the tenants to access this nearby facility.

It should be noted that the Plan language to limit building height to 40 feet appears to apply to properties located west of the subject property and Carlyn Hill Drive.

Overall, the application is in conformance with the site-specific Comprehensive Plan recommendations.

<u>Residential Development Criteria</u> (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing impacts on transportation and public facilities, contributing to the provision of affordable housing, and being responsive to the County's historic heritage and unique site specific considerations of the property. To that end, the Comprehensive Plan requires that the Residential Development Criteria be used to evaluate zoning requests for new residential development.

Residential Development Criterion 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.

<u>Consolidation</u>

The Comprehensive Plan provides no specific guidance regarding consolidation for the subject parcel. The proposed adaptive reuse of the existing building will not preclude surrounding properties from redeveloping in conformance with the Plan recommendations.

<u>Layout</u>

With the proposed reuse of the existing building, the layout on the subject property will remain generally in its existing arrangement. The proposed consolidation of four access points into one on Carlin Springs Road will improve traffic safety and is consistent with the Comprehensive Plan recommendation. The proposed renovation and expansion of the outdoor courtyard between the building and parking garage will improve this space.

The most significant proposed modification to the layout is the replacement of the surface parking and service drive between the building and Columbia Pike with a landscaped open space and a public access area. As further discussed below, in staff's opinion, adequate parking is proposed for the office and residential uses. The proposed open space area presents several potential advantages over the surface parking, including an increase in stormwater infiltration, and the addition of tree canopy and both private and public outdoor passive recreation areas. Although the reuse of the building does not allow for a redevelopment with an urban form (with buildings placed closer to the sidewalks to create a more pedestrian-oriented, mixed use environment as envisioned by the Comprehensive Plan for Baileys Crossroads), the introduction of an urban park along Columbia Pike would be a compatible feature with the future redevelopment of the surrounding area. Placement of the public open space area at the corner establishes a gateway feature, and the layout focuses on landscaping and open space as a key design parameter.

Open Space, Landscaping, and Amenities (Appendices 7 – 9)

The PDC District requires that a minimum of 15 percent of the gross area of the site be provided as open space, and the tabulations on Sheet C-2 of the CDP/FDP state that 20 percent open space will be provided. Open space includes the existing areas along the northern and western property lines, the planting areas along the eastern side of the parking garage, and the proposed area south of the building. As indicated on Sheet L5.00, the landscape plan provides for the planting of 93 Category II, III and IV deciduous trees.

Staff supports removing the surface parking and service drive between the building and Columbia Pike and replacing it with a landscaped open space and urban park area as a public amenity. The applicant's proposed eco-walk and sculptural berm would create a striking and unique gateway feature. The eco-walk/meander would have nodes for seating and interaction, and retaining walls with artistic features such as relief, mosaic or collage elements. Diverse landscaping is proposed within the public areas and public viewshed, including ornamental and canopy trees, groundcovers, bio-retention areas and meadow plantings. The publicly accessible open space is designed to meet the Comprehensive Plan guidance for a gateway feature and the Urban Parks Framework included in the Policy Plan and the Areawide Recommendations for Baileys Crossroads. As noted in the review by the Fairfax County Park Authority (FCPA), the application satisfies the acreage guidance of the Urban Parks Framework by designating approximately 0.23 acres for publicly accessible open space within a public access easement. As the design of the open space area is further refined at site plan, the applicant should consider incorporating active uses as suggested by FCPA, and enhancing the entrances to the eco-walk as recommended in the review by the Office of Community Revitalization (OCR). OCR also noted that the undergrounding of utilities as recommended in the Comprehensive Plan would improve the visual aesthetics of the site.

As described in the applicant's Statement of Justification, private amenities within the building will include common areas with conference rooms, music practice/production rooms, a dog wash area and fitness equipment. Outdoor amenity areas for the tenants include the courtyard and outdoor living room between the building and parking garage, and the area identified as the front yard that would provide space for both active and passive recreation. The proffers do not commit to the types of amenities to be provided, but include a commitment pursuant to Sect. 6-409 of the Zoning Ordinance that if the value of the recreational facilities does not equal $1,800 per unit, the balance will be contributed to the Fairfax County Park Authority for off-site facilities.

As described above, the application reflects high quality site design and satisfies Residential Development Criterion 1.

Residential Development Criterion 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 and lot sizes, particularly along the periphery

The application does not create new lots, but rather proposes to reuse the existing building and parking garage. Screening will be provided along the northern and western property lines through the preservation of existing vegetation to the north, and the installation of additional landscaping to the west. Continuous pedestrian improvements are proposed along the property frontage on Carlin Springs Road and Columbia Pike. The proffers allow for future interparcel access to the west.

Bulk/mass of the proposed dwelling units, setbacks and orientation

The existing 10-story office building constructed in 1966 is proposed to be retained. The building is oriented to the east toward Carlin Springs Road, but presents a similar facade to the south and west. The surrounding area contains a mix of land uses, and structures are of a variable bulk and mass. There are no minimum required yards for the PDC District. The parking garage is located 26 feet from the northern property line, and approximately 50 feet from the existing property line to the east abutting Carlin Springs Road. The building is located approximately 140 feet from the existing property line along Columbia Pike and 92 feet from the property line to the west.

Architectural elevations and materials

A perspective illustration of the proposed development is included on the cover, Sheet C-1, of the CDP/FDP, depicting the building and parking garage. A proffer provides that the building and garage shall be in general conformance with, or of similar quality of design to the illustrative elevations shown on the CDP/FDP. As noted in the Land Use Analysis (Appendix 6), the applicant is encouraged to incorporate plantings on the upper levels of the parking garage that could be seen from Carlin Springs Road.

Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses

The subject property is located within an active multimodal area with pedestrians, cyclists and bus riders along with heavy vehicular traffic. The applicant proposes to provide pedestrian improvements along both Carlin Springs Road and Columbia Pike, as well as a bike lane and a bus shelter. The applicant has revised the proffers as recommended by OCR to provide for a brick sidewalk and bus shelter area, consistent with the existing brick pavers for those areas. As noted in the review by FCPA, the applicant is encouraged to explore providing a more direct pedestrian connection to

Spring Lane Park located northwest of the site.

Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading

The primary change to the existing topography would be the creation of steep slopes as part of the landscaped open space area to be located south of the building. Topography is further discussed below, under Criterion 3 and vegetative cover is discussed under Criterion 4.

Overall, the proposed development fits into the context of the neighborhood as required by Criterion 2.

Residential Development Criterion 3: Environment (Appendices 6, 10)

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

Preservation

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property does not contain Resource Protection Areas, environmentally sensitive areas or other areas identified for preservation.

Slopes and Soils

According to the County Soils Map, the subject property is located on Urban soils. The applicant will be required to meet the Erosion and Sediment Control requirements contained in Section 11 of the Public Facilities Manual (PFM).

The site is characterized by a moderate slope from north to south of approximately 12 percent. The existing building and garage are proposed to remain and a large portion of the property will not be disturbed, as illustrated on Sheet C-5 of the CDP/FDP. The applicant proposes to utilize fill to create the berm in the open space area south of the building, with slopes of up to 50 percent. The berm would serve as a topographic element to create visual interest while separating the public and private areas. Appropriate soils, soil volumes and planting techniques will be required at the time of site plan in order to ensure the viability of the proposed plantings. The Urban Forest Management Division (UFMD, Appendix 8) has recommended that the applicant proffer to address soil remediation and tree planting space requirements.

Water Quality and Drainage

As noted in the review by the Site Development and Inspections Division (Appendix 7), the development plan qualifies for Time Limits pursuant to an existing Virginia Department of Environment Quality permit, and the decrease in impervious area satisfies the requirements of the Public Facilities Manual for stormwater quantity and quality controls.

The Comprehensive Plan for the Baileys Crossroads Community Business Center recommends for new construction and major renovations that the total volume and peak rate of runoff released from the site in the post-developed condition for the 2-year, 24-hour storm should be at least 25 percent less than the total volume and peak rate in the existing condition. The Plan also recommends that the first one inch of rainfall be reused, infiltrated or treated such that 80 percent of the total suspended solids are removed. Staff recognizes the difficulty in meeting these standards with an adaptive reuse project. The Comprehensive Plan notes that applications for redevelopment should be reviewed on a case-by-case basis for appropriate optimization, reflecting the need for flexibility. During the review process, staff encouraged the applicant to incorporate additional stormwater controls, while acknowledging that such measures may not meet the standards expressed in the Comprehensive Plan. In response, the applicant has included bio-retention areas along the eco-walk, as shown on the landscape plan (Sheets L3.00, L3.01, L3.02, L.400). While they are not specified on the stormwater management plan (Sheet C-9) and thus may not necessarily be constructed to Virginia Department of Environmental Quality standards and the benefits have not been calculated, the applicant should be commended for including these BMPs which will improve stormwater quality controls. As recommended on page 41 of the Comprehensive Plan for the Baileys Crossroads CBC, the eco-walk and associated bio-retention areas would "serve as a showcase for implementation of LID practices in urban redevelopment areas within Fairfax County and for the integration of such practices into landscape design; the area can serve as both a visual and environmental gateway into the county." The applicant has indicated that interpretive information would be displayed along the eco-walk to showcase the proposed LID practices; staff has proposed a development condition for the installation of the educational exhibit and/or signage as proposed by the applicant.

Noise

The applicant provided an acoustical analysis which indicates that outdoor sound levels range from 68 to 74 decibels. Although the noise levels along the sidewalks and eco-walk may exceed the maximum level of 65 decibels as recommended in the Comprehensive Plan, the proposed berm within the open space area may serve to reduce noise levels in the private outdoor amenity areas.

The acoustical analysis also indicated that interior noise levels are approximately 42 decibels. The applicant has indicated that the windows will be replaced. Staff recommends that the applicant proffer to sound transmission class ratings which would

ensure that interior noise does not exceed 45 decibels as recommended in the Comprehensive Plan.

Lighting

Any proposed lighting will be required to meet all standards set forth in the PFM and Article 14 of the Zoning Ordinance.

Energy

The Baileys Crossroads Community Business Center is a priority area in the Comprehensive Plan for strong green building commitments. The adaptive reuse of the existing building and parking garage is an excellent example of sustainability. Additionally, the applicant's proffers include a list of features, such as LED (light-emitting diode) lighting and water flow regulators that will be included in the building to increase energy efficiency. Staff recommends the green building proffer be further revised to provide additional clarity, specificity and accountability.

Overall, the application satisfies the Residential Development Criterion for the Environment. Staff recommends that the applicant revise the proffers to address the comments relating to soils, noise and green building commitments.

Residential Development Criterion 4: Tree Preservation and Tree Cover Requirements (Appendix 8)

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 are also encouraged.

The site currently contains approximately 21,831 square feet of tree canopy according to the Existing Vegetation Map. As shown on the development plan, the applicant proposes to meet both the tree preservation and 10-year tree canopy requirements. The tree preservation area is located along the northern property line and consists of 6,631 square feet of canopy. Proposed new landscaping includes 93 trees located along the east side of the parking garage, within the courtyard, along the western property line, street trees on Columbia Pike and trees throughout the open space area south of the building. The applicant has worked with staff to revise the landscape plan, tabulations and details. Additional revisions to the proffers are recommended to assure the proposed landscaping is achieved.

As described above, the application provides for tree preservation and cover as required by Criterion 4. The applicant should revise the proffers as recommended by UFMD in order to avoid conflicts with site plan requirements. Additionally, staff notes that proffer #34 states that the implementation of the invasive species management plan shall not be a condition precedent to bond release or release of the conversation deposit. As bond release would be the stage at which proffer compliance is confirmed, this statement would appear to be in conflict with County Codes and procedures, and should be removed.

Residential Development Criterion 5: Transportation (Appendix 11)

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

Transportation Improvements (including Non-motorized Facilities)

The applicant submitted an operational analysis for review by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT). Based on that review and staff recommendations, the applicant revised the proposed development plan to remove an initially proposed alternate entrance to Carlin Springs Road. Staff supports the consolidation of the existing four entrances on Carlin Springs Road to the single entrance as proposed. It should be noted that closure of the two northern entrances on Carlin Springs Road is subject to approval by Arlington County. The applicant has proffered to diligently pursue the necessary approvals.

Based on the analysis, the access meets the left turn lane warrant for northbound Carlin Springs Road. Removal of three parallel parking spaces on the east side of Carlin Springs Road as shown on Sheet S-3 of the CDP/FDP would allow vehicles to pass and effectively serves the same function as a left turn lane. The applicant has proffered to restripe Carlin Springs Road to remove these parking spaces prior to issuance of a RUP or non-RUP, subject to necessary approvals.

In order to address safety concerns for access to the site, as outlined in Appendix 9, FCDOT recommends removal of the free-flow right-turn channelization island ("pork chop") at the intersection at the southeast corner of the site. The applicant has shown an option for removal of the island on Sheet S-3 of the CDP/FDP and proffered to such removal or escrow of funds up to $50,000. VDOT has indicated support for removal of the island, subject to review by Arlington County and appropriate restriping. Staff will

continue to coordinate with VDOT and Arlington County regarding this proposed improvement.

In accordance with the Bicycle Master Plan, a protected bike lane is recommended for Columbia Pike. The applicant has revised the development plan and proffers to provide for construction of the bike lane within the proposed right-of-way prior to issuance of the first RUP or new Non-RUP. The 6.5-foot wide bike lane and 2-foot wide buffer would be located between the landscape strip and the sidewalk, shifting behind the bus shelter near the center of the site. The bike lane on the subject property would connect to future facilities and support the revitalization of the area, as FCDOT has indicated that Columbia Pike will be a priority for investment within the next five years, and Arlington County has noted that a bikeway is planned to the east of the site as well (Appendix 16).

Transit/Transportation Management

In response to staff recommendations, the applicant has proffered to transportation demand management (TDM) commitments. The applicant proposes to reduce the number of weekday p.m. peak hour vehicle trips through the use of mass transit, ridesharing, teleworking and other strategies to achieve a trip reduction goal of 17 percent.

Interconnection of the Street Network

As previously noted, the site-specific text in the Comprehensive Plan recommends interparcel access to adjacent parcels. The proffers allow for creating an additional access along the western property line, should an adjacent property redevelop with an office, hotel and/or residential use.

Streets

The proposed development does not include the construction of new streets. Access and improvements to existing streets are discussed above.

During the review process, the applicant has revised the development plan and proffers to address the concerns identified by staff with respect to vehicular and pedestrian improvements, and overall, the application satisfies the Residential Development Criterion for Transportation.

Residential Development Criterion 6: Public Facilities (Appendices 9, 12 – 15)

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.

Schools

The subject property is served by Glen Forest Elementary, Glasgow Middle School and Stuart High School. Given the proposed flexible office, residential and live/work mix of uses, for the purpose of calculating impacts, it was assumed that half of the units would be residential. The Fairfax County Public Schools' Office of Facilities Planning Services (FCPS) determined that 79 mid/high-rise multi-family units would be anticipated to yield a net increase of approximately seven new students. Based on the approved proffer formula guidelines, a proffer contribution of $82,243 is appropriate in order to address capital improvements for the receiving schools. The applicant's proffers include this contribution to be made prior to site plan approval.

Parks and Recreation

The Fairfax County Park Authority (FCPA) requested that the applicant provide a fair share contribution to the Park Authority to offset impacts to off-site park and recreation service levels. Such a contribution would be responsive to both the Residential Development Criterion for Public Facilities and Objective 6 of the Policy Plan, Parks and Recreation, which emphasizes the need for the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication. Consistent with the calculation of impacts to schools, FCPA assumed that half of the units would be residential, resulting in 136 new residents and a corresponding fair share request of $121,448. The proffers provide for this fair share contribution prior to the first RUP or new non-RUP to be directed to use at the nearby Spring Lane Park.

Water and Sanitary Sewer

The proposed development would not adversely impact sanitary sewer capacity, and would be serviced by Fairfax Water. Based on current and committed flow, there is excess capacity at the Arlington wastewater treatment plant, and the existing 8-inch line located in Columbia Pike is adequate for the proposed use. Adequate water service is available from an existing 12-inch water main located in Columbia Pike.

Fire and Rescue

In order to maintain and improve response times to emergency incidents, the Fire and Rescue Department requests a contribution of $10,000 for the cost of preemption equipment for one traffic signal located along the primary travel route from the Baileys Crossroads fire station to the subject property. The applicant has not proffered to this contribution.

As described above, staff concludes that the application satisfies Criterion 6.

Residential Development Criterion 7: Affordable Housing

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

In accordance with Sect. 2-803 of the Zoning Ordinance, affordable dwelling units (ADUs) are not required for a high-rise structure. The Comprehensive Plan states that any redevelopment in the Baileys Crossroads CBC should conform to County policies on affordable housing, including the ADU Ordinance, the Workforce Housing Policy and universal design (Comprehensive Plan, Baileys Crossroads CBC, pages 26-27). Therefore, although the applicant is not required to provide ADUs, the application should include Workforce Dwelling Units (WDUs) in conformance with the Policy Plan for Housing.

The applicant has indicated that providing WDUs would require the reservation of specific units for residential use which is not consistent with the flexible e-Lofts concept to allow each tenant to choose whether to live, work or both in their unit. The applicant has also noted that affordability will be created for tenants that choose to both live and work in their unit. In order to promote the affordability of live/work units and facilitate outreach to small business owners having an income that does not exceed 120 percent of the Area Median Income, the applicant has proffered to conduct a marketing program, prepared in consultation with the Fairfax County Economic Development Authority and Small Business Commission. It is worth noting that the proffer does not commit to a reservation of units or other favorable consideration to disadvantaged small business owners.

Understanding the unique nature of this application as a pilot project to repurpose a vacant office building into a mixed use development, staff has recommended flexibility with respect to the Workforce Housing Policy. The proposed live/work units and the associated proffered small business marketing program are intended to further the Board of Supervisors' Strategic Plan to Facilitate the Economic Success of Fairfax County, specifically Recommendation 2.8 to "repurpose empty or obsolete commercial space for residential uses; urban schools or other public facilities; art and cultural purposes; live/work/manufacture uses; and/or start-up companies."

Universal design would be addressed through the building code requirement for a minimum of two percent of the units to meet accessibility standards.

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 subject property is not known or anticipated to contain heritage resources, and therefore, this criterion in not applicable.

Zoning Ordinance Provisions

Planned Development Commercial District (PDC)

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density/intensity land uses which could produce detrimental effects on neighboring properties if not consistent with the recommendations of the adopted comprehensive plan and not strictly controlled as to location and design. The district regulations are further intended to insure high standards in the mix of uses, layout, design and construction of commercial developments; to include unique design elements and amenities; to encourage lot consolidation and the use of Transportation Demand Management techniques; and otherwise to implement the stated purpose and intent of this Ordinance. To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

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

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

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

General Standards (Sect. 16-101)

General Standard 1 requires that the planned development substantially conform to the adopted Comprehensive Plan with respect to type, character and intensity.

The subject property is planned for office or residential use up to 450 dwelling units. The applicant's proposal for 157 units to be used for office, residential or live/work is in conformance with the use and intensity recommendations of the Comprehensive Plan. Furthermore, as described above, staff finds that the development satisfies the

Residential Development Criteria of the Policy Plan. Therefore, staff finds that the application meets this standard.

General Standard 2 requires that the planned development achieve the stated purpose and intent of the planned development district more than under a conventional district.

The PDC District is established to encourage innovative and creative design, and the subject application for an innovative flexible use concept with a creative open space design is compatible with this intent. The proposed development plan illustrates a commitment to high standards of design. Additionally, the applicant has proffered to TDM techniques, as encouraged in the purpose and intent of the PDC District.

The PDC District is intended to principally provide for non-residential uses, with residential uses limited to 50 percent of the gross floor area of the principal uses. As discussed below, the application requests a modification of this standard. In order to provide for the continuation of the intended mix of office and live/work units as proposed, staff recommends a development condition that the units not be converted to a permanent residential use whereby the building is managed to no longer permit office and live/work uses, without approval of a rezoning to an appropriate residential or mixed use district.

Overall, in staff's opinion, the application meets this standard.

General Standard 3 requires the planned development to efficiently utilize the land and preserve scenic and natural features to the extent possible.

As previously noted, the site does not contain scenic or environmentally sensitive features. As such, staff finds that the application meets this standard.

General Standard 4 requires that the planned development be designed to prevent substantial injury to surrounding development and not deter or impede development.

In staff’s opinion, the proposed use and development on the subject property will not deter or impede development on the surrounding parcels that are planned for a mix of residential and commercial uses. The proposed consolidation of entrances on Carlin Springs Road and the potential removal of the channelization island would improve traffic safety. The possible interparcel access to the west would enhance connectivity to surrounding development.

General Standard 5 requires the planned development to be located in an area with adequate public facilities.

As summarized in the analysis of Residential Development Criteria 3 (Transportation) and 6 (Public Facilities), staff finds that the application provides for adequate public facilities.

General Standard 6 requires that the planned development provide coordinated linkages.

The application provides for coordinated linkages through pedestrian and bicycle lane improvements, and potential future interparcel access.

Design Standards (Sect. 16-102)

Design Standard 1 states that 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 application does not propose new structures on the subject property. The proposed landscaping and screening would enhance the subject property and its compatibility with surrounding development. Therefore, staff finds that the proposed development conforms to the intent of this standard.

Design Standard 2 states that, 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 proposed development complies with the applicable provisions of the Zoning Ordinance, except as discussed below under Waivers and Modifications.

Design Standard 3 states that 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 the 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 application proposes pedestrian improvements along Carlin Springs Road and Columbia Pike, as well as construction of a bike lane and bus shelter. The consolidation of the entrances on Carlin Springs Road and removal of the channelization island would improve traffic safety. Staff finds that the application satisfies this standard.

Highway Corridor Overlay District

The subject property is located within the Highway Corridor Overlay District; however, the use limitations for certain automobile oriented, fast service or quick-turnover uses for that district do not apply to the proposed office, residential and live/work uses for this application.

Waivers and Modifications

PDC District

The Fairfax County Zoning Ordinance does not include a district that permits a mix of residential and office uses without limitation, nor does it define live/work units. The PDC District permits office as a principal use and residential dwellings as a secondary use, subject to use limitations. Par. 5 of Sect. 6-206 of the Zoning Ordinance, states:

> *Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.*

The applicant proposes a flexible use whereby each of the 157 units would be leased and the tenant would be able to choose whether to live, work or both in the unit. The core ADA-accessible restroom facilities would be retained on each level to support the office uses. On the lower level and first floor, the building would include approximately 8,300 square feet of amenity space commonly found in residential or office buildings, such as common gathering spaces and exercise equipment. The applicant has proffered to include within the amenity area one or more principal permitted uses which may consist of a business service and supply service establishment, office, personal service establishment and/or a public use. Thus, a principal use would remain on a permanent basis, even as the use of the individual units changes.

Since the e-Lofts concept as branded by the applicant is not a specifically defined use within the Zoning Ordinance, staff requested a determination from the Zoning Administrator that it would be a permitted use within the PDC District. The Zoning Administrator has determined that units utilized for office and live/work purposes in combination with the permanent principal use described above are deemed to be principal uses within the PDC District. However, to allow maximum flexibility to accommodate the proposed mix of uses as part of the adaptive reuse of this existing building, the Zoning Administrator recommends that the Board modify the use limitations set forth in Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use to exceed 50 percent of the gross floor area of all principal uses to allow the e-Lofts concept as proposed by the applicant, and as presented on the conceptual development plan. It is staff's position that the e-Lofts concept presents a unique opportunity to allow for the repurposing of a vacant office building with a mix of office and residential uses that are in

conformance with the Comprehensive Plan. Staff supports this flexible use and the corresponding need for a modification of the use limitation as part of the adaptive reuse of this existing vacant office building.

Proffer #6 provides that the applicant shall apply for occupancy permits to allow the building to be occupied at all times for the office, residential and live/work uses, in addition to the principal use(s) to be established on the lower level and first floor. It is anticipated that both a residential use permit (RUP) and non-RUP will be issued for each unit in order to administer the flexible e-Lofts concept. Staff recommends that Proffer #6 be clarified to state that any change of use to other than office or a permitted home occupation shall require an application for a new non-RUP. Further, to maintain the intent of the proposed rezoning, staff has proposed a development condition that conversion to a permanent residential use would require rezoning to a district, consistent with its purpose and intent as expressed in the Zoning Ordinance.

Loading

The CDP/FDP identifies a loading area north of the building, and the applicant requests a modification of the loading requirement to provide two spaces instead of five spaces, pursuant to Sect. 11-203 of the Zoning Ordinance. If the entire building were used for multi-family residential, two loading spaces would be required; if the entire building were used for office, five spaces would be needed. With the proposed loading area and the mix of uses, staff does not object to the requested modification.

Dedication and Construction of Roads

The applicant proposes to dedicate right-of-way along Carlin Springs Road and Columbia Pike. Staff supports the modification of the requirement for dedication and construction of widening of roads, pursuant to Par. 4 of Sect. 17-201 of the Zoning Ordinance, to that shown on the CDP/FDP.

Service Drive

Service drives are not recommended along the property frontage, and staff does not object to the waiver of the requirement, pursuant to Par. 3A of Sect. 17-201 of the Zoning Ordinance.

Interparcel Access

The applicant has requested a modification of Par. 3 of Sect. 17-201 of the Zoning Ordinance, to not require any further interparcel access beyond that indicated on the CDP/FDP. The applicant has proffered to permit an interparcel connection to the west if the properties redevelop with a compatible use. With this proffer, staff does not object to the requested modification.

Transitional Screening and Barrier

Transitional screening and barriers are required as outlined in the table below:

Direction	Use	Transitional Screening & Barrier Required	Provided on CDP/FDP
North	Church, private school	Type 1, A, B or C	Tree preservation area with a width of 26 feet, 6 ft. chain-link fence
East	Multi-family Single family to the NE	Type 1, D, E or F (Arlington County)	Deciduous trees along parking garage and in southern open space area
South	Multi-family residential	Type 1, D, E or F	Deciduous street trees and within open space area
West	Multi-family residential	Type 1, D, E or F	Cat. II trees, shrubs, screen wall feature & 6 ft. chain-link fence

Notes:
Type 1 transitional screening: 25-foot wide unbroken strip planted in accordance with Sect. 13-303
Barriers A - C: 42 to 48-inch solid wall, fence, or evergreen hedge
Barrier D - F: 42 to 48-inch chain-link fence which may be required to be supplemented with fabric, coating or landscaping; or a 6-ft. wall or fence

Considering that the existing building and parking garage are being retained, and with the proposed landscaping plan, staff does not object to the modification of the transitional screening and barrier requirements, pursuant to Sects. 13-303 and 304 of the Zoning Ordinance, in favor of the existing and proposed landscaping as shown on the CDP/FDP.

Parking Reduction

Pursuant to Sect. 11-104 of the Zoning Ordinance, 2.6 parking spaces per 1,000 square feet of gross floor area are required for office use, resulting in a requirement for 450 spaces if the entire building (173,000 gsf) were used for office. In accordance with Sect. 11-103 of the Zoning Ordinance, 1.6 spaces per multi-family residential dwelling unit are required, resulting in a need for 252 spaces if all 157 units were used for residential. Sheet C-6 depicts 71 surface spaces, and it is stated on Sheet A-1.0 that the garage would provide 360 spaces, for an overall total of 431 spaces. Therefore, the proposed parking would exceed the Zoning Ordinance requirement for residential use, and be slightly below the standard for office use. Given the proposed flexible use of the building, proximity to numerous bus routes and stops, and the future bicycle facilities, staff thinks that adequate parking will be available to serve the resulting mix of uses. The proposed transportation demand management program would further support the parking reduction. However, it should be noted that the garage layouts included on Sheets A-1.0 and A-1.1 appear to count spaces which do not meet the minimum width

or are located in front of stairs. Staff has recommended that the applicant review the garage layout to confirm the total number of spaces. Pending that confirmation, staff recommends approval of a four percent parking reduction as permitted in a Commercial Revitalization District (CRD) to allow 431 parking spaces instead of 450 (reduction of 19 spaces or 4%). Approximately three additional parking spaces may be removed if a future interparcel access is created as proffered.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a rezoning from the C-3 and C-4 Districts to the PDC District to permit the existing building to be renovated for 157 units to be used for office, residential or live/work. Staff supports the innovative concept and adaptive reuse of this existing building as part of the revitalization of the Baileys Crossroads area, and finds that the application is in conformance with the Comprehensive Plan and all applicable Zoning Ordinance requirements with approval of the requested waivers and modifications. Since preparation of this staff report, the applicant has submitted revised proffers and has indicated that further revisions may be forthcoming. An addendum to this report will contain the staff review of these revisions.

Recommendation

Staff recommends approval of RZ 2014-MA-014 and the associated conceptual development plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-MA-014, subject to the development conditions contained in Appendix 2 and subject to the Board’s approval of the associated rezoning and conceptual development plan.

Staff recommends approval of the following waivers and modifications:

Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use in the PDC District to exceed 50 percent of the gross floor area of all principal uses.

Modification of the loading requirement of five spaces, pursuant to Sect. 11-203 of the Zoning Ordinance, to permit two spaces.

Modification of the requirement for dedication and construction of widening of roads, pursuant to Par. 4 of Sect. 17-201 of the Zoning Ordinance, to that shown on the CDP/FDP.

Waiver of the requirement for a service drive, pursuant to Par. 3A of Sect. 17-201 of the Zoning Ordinance.

Modification of the requirement for interparcel access, pursuant to Par. 3 of Sect. 17-201 of the Zoning Ordinance, as proffered and shown on the CDP/FDP.

Modification of the transitional screening and barrier requirements, pursuant to Sects. 13-303 and 304 of the Zoning Ordinance, to permit the existing and proposed landscaping as shown on the CDP/FDP.

A parking reduction of four percent as permitted in a Commercial Revitalization District (CRD), pursuant to Sect. A7-209 of the Zoning Ordinance to allow 431 parking spaces instead of 450 (reduction of 19 spaces or 4%).

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. Residential Development Criteria
6. Environment and Development Review Branch Analyses: Land Use Analysis & Environmental Assessment
7. Office of Community Revitalization Analysis
8. Urban Forest Management Division Analysis
9. Fairfax County Park Authority Analysis
10. Site Development and Inspections Division Analysis
11. Fairfax County Department of Transportation and Virginia Department of Transportation Analyses
12. Fairfax County Public Schools Analysis
13. Wastewater Planning & Monitoring Division Analysis
14. Fairfax County Water Authority Analysis
15. Fire and Rescue Analysis
16. Arlington County Review

17. Zoning Ordinance Provisions
18. Glossary

PROFFERS

5600 Columbia Pike
RZ/FDP 2014-MA-014

July 29, 2016
August 19, 2016
September 30, 2016
October 11, 2016
October 20, 2016

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Section 18 -204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as Tax Map 062-1-((01))-0007 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ/FDP 2014-MA-014 is granted by the Board of Supervisors of Fairfax County, Virginia. In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void.

GENERAL

1. Conceptual/Final Development Plan. Any development of the Property shall be in substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled "5600 COLUMBIA PIKE" dated May 9, 2016 and revised through October 19, 2016, prepared by VIKA Virginia, LLC, consisting of 34 sheets.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter

points of access, the location of the building, maximum gross floor area, maximum number of units, maximum building height, minimum setbacks from the peripheral lot lines, uses, the general location of proposed sidewalks and bike paths, public right-of-way delineation, the general quality and character of the streetscape, and general location and size of urban park land and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment (CDPA) or Proffered Condition Amendment (PCA). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of units and corresponding adjustments in required parking may be made without requirement to amend this application, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.

4. Construction Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours

between 7:00 a.m. and 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturdays, Sundays, and Federal Holidays.

DENSITY, USE, AND HEIGHT

5. Proposed Development. Development on the Property shall include up to 173,000 square feet of gross floor area and a maximum of 157 individual units. The Applicant may construct fewer units in its sole discretion without the need for a proffer condition amendment ("PCA"), CDPA, FDPA, or proffer interpretation. Individual units may be utilized as offices, dwellings, live/work (i.e. residential and office) space or any combination of those uses, including any accessory uses, accessory service uses and home occupations as permitted by Article 10. The Applicant shall provide amenity space on the lower level and first floor to include a minimum 2,500 sf of space for a principal permitted use, which may include business service and supply service establishments, offices, personal service establishments, public uses, or any combination of those uses at all times. Telecommunication facilities are also permitted in accordance with Par. 1 of Sect. 2-514 of the Zoning Ordinance, provided such facilities are either in existing locations, flush mounted and/or otherwise designed to be visually unobtrusive.

6. Occupancy. The Applicant shall apply for occupancy permits to permit the building to be occupied at all times for the uses included in Proffer 5.

PARKING

7. Parking. The Applicant reserves the right to pursue future parking reductions and shared parking arrangements for the Property as may be permitted by the Fairfax County Zoning Ordinance without the need for an amendment to these Proffers or the CDP/FDP.

TRANSPORTATION

8. Bus Shelter. The Applicant shall install a standard concrete bus pad and a bus shelter in the approximate location shown on the CDP/FDP, subject to approval by the Fairfax County Department of Transportation (FCDOT) or the Virginia Department of Transportation (VDOT) as applicable. If approved by either VDOT or FCDOT (whichever has jurisdiction), the bus pad and shelter shall be installed prior to issuance of the first RUP and Non-RUP on the Property. Approval of the bus pad and shelter shall not be a condition precedent to receiving site plan or building permit approval or occupancy of the building. The identified bus shelter location shall be within the landscape amenity panel of the streetscape to the extent feasible. The Applicant reserves the right, in consultation with DPWES, to shift the location of street trees and other street furnishings to accommodate the bus shelter so long as such modifications are in substantial conformance with the quantity and quality of the street trees and furnishings shown on the CDP/FDP. If a bus shelter cannot be installed in the approximate location shown on the CDP/FDP or a comparable location near the proposed development after consultation with FCDOT or VDOT as applicable, the applicant shall escrow the cost of such improvement for the benefit of Fairfax County, prior to the issuance of the first RUP or new Non-RUP on the Property. The cost shall be determined using the County's Comprehensive Unit Price Schedule in effect at the time of the escrow. The Applicant

shall also install a trash can adjacent to the bus shelter and provide for cleaning of the shelter area and the removal of trash as needed.

9. Right-of-Way Dedication. Prior to site plan approval, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board, the right-of-way along the site frontage to Columbia Pike and Carlin Springs Road, as generally shown on Sheet C-13 of the CDP/FDP. The proposed right-of-way line shall be located one foot behind the proposed and/or existing sidewalk along Carlin Springs Road and Columbia Pike. On Carlin Springs, in locations where a dedication of right-of-way one foot behind the curb would result in a dedication of the existing drive aisle, such dedication shall be made to the outer edge of the drive aisle.

10. Carlin Springs Access. The Applicant shall consolidate the existing four access points on Carlin Springs into one full movement access point in the general location shown on the CDP/FDP. As part of this consolidation, the Applicant shall close three of the existing curb cuts on Carlin Springs Road. Two of the existing curb cuts are located within Arlington County and may require approval by Arlington County prior to their closure. The Applicant shall diligently pursue any required approvals or permits from Arlington County to permit closure of the existing curb cuts in Arlington County. Arlington County's approval of the curb cut closures shall not be a condition to approval of, or prevent the review and approval of, any site plan, building permit, RUP, Non-RUP, or other approval from Fairfax County that is necessary to implement the Rezoning. If Arlington County has not approved closure of the curb cuts prior to bond release, despite diligent pursuit of all required approvals and permits by the Applicant, then the Applicant

shall be relieved of its obligation to close the curb cuts in Arlington County. Obtaining approvals from Arlington County shall not be deemed a condition precedent to bond release.

11. Removal of On-Street Parking. The Applicant shall diligently pursue approval from Fairfax County and/or VDOT for removal of the on-street parking spaces identified on Sheet S-3 of the CDP/FDP as "Ex. Parallel Parking Spaces (To Be Removed)" prior to site plan approval for the Property. If prior to site plan approval the County and VDOT, as applicable, approves the removal of the on-street parking, the Applicant shall restripe Carlin Springs Road to remove the same prior to issuance of the first RUP or new Non-RUP. If prior to site plan approval the County and VDOT, as applicable, has not approved removal of the on-street parking, despite diligent pursuit by the Applicant, the Applicant shall be relieved of the obligation to remove the on-street parking spaces. The failure of Fairfax County and/or VDOT to approve the removal of the spaces shall not limit the Applicant's ability to obtain site plan approval, building permit approval, obtain RUPs and Non-RUPs, or any other approvals necessary to carry out the rezoning.

12. Streetscape. Streetscape improvements and plantings, including sidewalks, shall be provided as generally shown on the CDP/FDP prior to issuance of the first RUP or new Non-RUP. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with DPWES, to shift the location of trees along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in substantial conformance the quantity and quality of trees shown on the CDP/FDP. The Applicant shall enter into a maintenance agreement with VDOT for the maintenance or replacement, in-kind, by the

Applicant of streetscape elements installed by the Applicant that are located in the public right-of-way. For purposes of maintenance and replacement, streetscape elements shall be limited to street furniture, trees, shrubs, flowers, groundcover, grasses, and sidewalks. The Columbia Pike sidewalk shall be comprised of materials consistent in color, style, type, and pattern with the existing brick pavers present on the corridor at the time of this Rezoning approval. The Columbia Pike bus shelter area shall also be augmented with brick pavers and pattern consistent with the Columbia Pike standard for the bus stop area.

13. Bike Lane. The Applicant shall construct the proposed bike lane in the location shown on the CDP/FDP prior to issuance of the first RUP or new Non-RUP on the Property. For purposes of this Proffer "construct" shall mean that the bike lane is open to use by the public for travel whether or not the improvement has been accepted for maintenance Fairfax County or VDOT as applicable.

14. Bicycle Parking. The Applicant shall install bicycle racks for at least 8 bicycles in the locations generally shown on the CDP/FDP, or in an alternative location determined in consultation with DPWES and FCDOT. The Applicant shall also provide secure bike parking/storage facilities within the building or parking structure. The storage facilities shall collectively accommodate parking for no less than 17 bikes. The final location and type of bicycle parking/storage spaces and racks shall be determined in consultation with the Fairfax County Department of Transportation Bicycle Coordinator or his/her designee prior to site plan approval. The bicycle parking and storage room shall be installed prior to the issuance of the first RUP or Non-RUP for the proposed development.

15. Interparcel Access Location. If the property or properties west of the Property redevelop with principally office, hotel, or residential uses with an interparcel connection to the Property, an additional access point along the Western Property line at any location identified on the CDP/FDP as "Possible Future Inter Parcel Access" may be constructed without the need for a CDPA, FDPA, or PCA, even if such access point results in a removal of parking spaces, landscaping, or other improvements. The future connection is to be constructed and paid for by others.

    Providing the additional access shall be conditioned upon recording of an ingress and egress easement across the adjacent property running to the benefit of the Property in a form and substance acceptable to the Applicant and the County Attorney. Concurrent with or after recordation of the ingress and egress easement across the adjacent property, the Applicant shall convey an ingress and egress easement in a form and substance acceptable to the Applicant and County Attorney running to the benefit of the adjacent property within the location identified on the CDP/FDP as "Potential Future Interparcel Access". The Applicant may withhold its approval of the easements in this Proffer in its sole discretion if the proposed easements and access will impair the operation or access of the Property or impair its ability to obtain financing or insurance or stay in compliance therewith, or stay in conformance with all Zoning and administrative approvals. All required plans, plats, and documents necessary for the conveyance of the ingress and egress easement on the Property shall be prepared, processed, and paid for by others.

16. Removal of Traffic Island. If within the first 45 days after submission of a site plan implementing the Rezoning, VDOT, Fairfax County, and Arlington County approve in writing the off-site improvements shown as an alternative on Sheet S-3 of the CDP/FDP,

which include removal of the traffic island and free-flow right turn lane from southbound Carlin Springs Road to Columbia Pike, as well as the moving/adjusting of the pedestrian signal heads, and adjusting the lane and crosswalk striping (collectively the "Off-Site Improvements"), then the Applicant shall construct the Off-Site Improvements prior to bond release for the site plan implementing the Rezoning. The Applicant shall have no obligation to pursue approval of the Off-Site Improvements from VDOT, Fairfax County, and Arlington County prior to the 45 day deadline discussed above. If VDOT, Fairfax County, and Arlington County approve the Off-Site Improvements in writing within the time frames provided in this proffer, then the Applicant shall diligently pursue approval of necessary permits from Arlington County, Fairfax County, and VDOT to construct the Off-Site Improvements. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state or Arlington County. Notwithstanding the above, if (1) the Off-Site Improvements approved by VDOT, Fairfax County, and Arlington County as provided in this proffer cost in excess of $50,000; or (2) VDOT, Fairfax County, and Arlington County do not support the immediate construction of the Off-Site Improvements; or (3) Arlington County, Fairfax County, and VDOT have not approved all permits required to implement this proffer prior to bond release; then the Applicant shall escrow $50,000 with Fairfax County for future construction of the Off-Site Improvements by others and shall not be obligated to construct the Off-Site Improvements. If the Off-Site Improvements are not constructed by the Applicant, the Applicant shall diligently pursue approvals from VDOT for signage adjacent to the free-flow right turn lane providing that vehicles must yield to pedestrians, however, VDOT

approval shall not be a condition precedent to obtaining site plan, building permit, or occupancy approval.

17. VDOT Approval. All public street improvements, streetscape, lane use designations, signal installations/modifications, crosswalks, bike lanes and/or other pavement markings proposed herein and reflected on the CDP/FDP are subject to VDOT review and approval at the time of site plan. Any changes to the same identified at time of site plan submission, shall be coordinated with the FCDOT, DPZ and the Office of Community Revitalization ("OCR"), and shall not require a PCA, CDPA or FDPA.

18. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner or Condominium Owners Association (COA), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential and or commercial uses on the Property.

    a. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the Property implementing the Rezoning. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

    b. Transportation Demand Management Plan. The Applicant shall be responsible for submitting the Transportation Demand Management Work Plan (the "TDM

Plan") to FCDOT for approval prior to issuance of the first RUP or new Non-RUP for the Property. The proffered elements of the TDM Plan shall include:

i. Dissemination of information regarding Metro rail, Metro bus, ridesharing, and other relevant transit options in tenant move-in packages;

ii. Making Metro maps, schedules and forms, ridesharing and other relevant transit option information available to tenants in a common area; such as a central lobby, community room, or building management office;

iii. Provision of a teleworking center wired with high capacity data/network connections available for the use of all tenants.

iv. Implementation of other strategies found to be effective in reducing the number of single occupant vehicle trips as may be mutually agreed to by the Applicant and the FCDOT.

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

c. Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the Property from today's ITE baseline through the use of mass transit, ridesharing, teleworking, and other strategies including but not limited to those outlined in the TDM Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby bus facilities thereby encouraging commuting options other than the automobile to tenants, employees and visitors to the Property.

   i. Baseline. The baseline number of weekday peak hour vehicle trips for the Property against which the TDM Goal (as defined in subparagraph C.ii) will be measured shall be derived upon the total gross floor area in the existing office building using the trip generation rates/equations applicable to such office uses as set forth in the Institute of Transportation Engineers, Trip Generation, 8th Edition for Land Use Code = 710.

   ii. TDM Goal. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips from the Baseline by a minimum of seventeen percent (17%) for the Property.

d. Process of Implementation. The TDM Plan shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

i. TDM Program Manager. The applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Property. If not previously appointed, the TPM shall be appointed by no later than five (5) days after the issuance of the first RUP or new Non-RUP for the Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM.

ii. Annual Report and TDM Budget. For the first two years after Stabilization, and no later than May 15 each year, the TPM shall submit an Annual Report and TDM budget, based on a report template provided by FCDOT. Any changes to the TDM Plan shall be highlighted in this report. The TDM Budget is a budget for each expenditure related to the TDM Program. The TDM Budget is not required to exceed the fund available in the TDM Account.

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

program and TDM Budget as may be agreed to by the Applicant and FCDOT and begin implementation of the approved program.

iii. TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Plan. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The Applicant, through the TPM, shall deposit contributions into the TDM Account to fund a multimodal incentive program for initial purchasers/lessees. Such contributions shall be made one time at the rate of $0.01 per gross square foot of gross floor area on the Property and provided prior to the issuance of the first RUP or new Non-RUP implementing the Rezoning. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.

iv. Monitoring. In connection with the Annual Reports, the TPM shall verify that the proffered trip reduction goals are being met through the completion of Vehicular Traffic Counts or other such methods as may be reviewed and approved by FCDOT. The results of such Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following Stabilization and continuing annually until the Property demonstrates achievement of the 17%

reduction as outlined above or 10 years after stabilization, whichever is sooner.

e. Additional Trip Counts. If an Annual Report calls into question whether the applicable vehicle trip reduction goals will be met, or that the vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

f. Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Plan and compliance with this Proffer. The TPM shall continue to administer the TDM Plan in the ordinary course in accordance with this Proffer including submission of Annual Reports for the duration of the TDM program.

g. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Plan set forth in this Proffer for the duration of this TDM program. If not completed earlier, the provisions of this proffer shall expire 10 years after Stabilization.

SITE DESIGN AND AMENITIES

19. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to the Park Authority and Urban Forest Management Division (UFMD) of DPWES for review and comment a detailed landscape

plan (the "Landscape Plan"), which at a minimum shall be an equivalent with the quantity and quality of plantings shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPWES and OCR.

20. Amenities and Facilities for Tenants. Pursuant to Paragraph 2 of Section 6- 409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future tenants of the Property, which may include, but are not limited to an outdoor living room, gym, dog washing area, conference rooms, and music practice/production rooms. In the event it is demonstrated that the creditable facilities, pursuant to Article 6 of the Zoning Ordinance, do not have sufficient value, at the time of the issuance of the first RUP, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of $1,800.00 per unit to the Fairfax County Park Authority for off-site recreational facilities intended to serve the future tenants, as determined by the Supervisor for the Mason District.

21. Publicly Accessible Open Space. A public on-site open space amenity area shall be provided at the intersection of Columbia Pike and Carlin Springs Road, as shown on Sheet C-13 CDP/FDP, to provide social, cultural and recreational opportunities for future tenants and the larger Baileys Crossroads area. Final design of the open space area shall be completed at site plan, however, the open space area shall include, but not be limited to, special landscape treatments, pavement treatments, lighting, enhanced and sculptural outdoor seating, pathways, landscape feature elements, bio-retention areas, and other elements consistent with and in the general locations shown on the CDP/FDP. The Applicant shall also install trash cans in the publicly accessible open space and shall

provide for cleaning the area around the trash cans and the removal of trash as needed. In the future, the design of this open space may be modified as deemed appropriate by the Applicant, in consultation with DPZ and OCR, provided, at a minimum, an equivalent level of function and amenities are provided. The public open space shown on the CDP/FDP, while retained in private ownership, shall be subject to a public access easement in the general location shown on Sheet C-13 of the CDP/FDP. The area of the public access easement may be modified in the future if the design of the open space is modified as provided in this proffer. The public access easement shall be in a form acceptable to the County Attorney and shall at a minimum require the public area be open to the general public from sunrise to sunset, provided the Applicant reserves the right to establish rules and regulations for the public area, and temporarily limit access for reasonable periods of time for the purpose of construction, maintenance, and/or public safety.

22. Off-Site Recreation. The Applicant shall contribute $121,448.00 to the Fairfax County Park Authority upon issuance of the first RUP or new Non-RUP to pay for improvements at Spring Lane Park.

ARCHITECTURE

23. Architectural Design. The architectural design and renovations to the existing building and parking structure shall be in general conformance with the illustrative elevations shown on Sheet C-1 of the CDP/FDP, but may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of design.

ENVIRONMENT

24. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. Stormwater management facilities/Best Management Practices ("BMPs") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

25. Green Building. Additionally, the Applicant shall incorporate into the design and implement the green building technology and strategies listed below. Prior to building permit issuance the Applicant shall provide a certification statement from a LEED-AP who is also a professional engineer or licensed architect confirming that the green building elements listed below shall be incorporated into the design and construction of the project.

    The Applicant shall repurpose the existing building and retain the current parking garage. The certification statement shall include:

    A. Building
        1. Expansive glass windows allowing abundant natural light into the units.
        2. All LED lighting in the units, or equivalent.
        3. Motion sensor faucets and flush valves and low-flow plumbing fixtures in all common restroom facilities and maintenance facilities on the first floor and terrace level as outlined below and as applicable.
            a) Water Closet (gallons per flush, gpf) 1.6
            b) Urinal (gpf) 0.5
            c) Showerheads (gallons per minute, gpm (When measured at a flowing water pressure of 80 pounds per square inch (psi)) 2.0

d) Lavatory faucets (gpm (When measured at a flowing water pressure of 60 pounds per square inch (psi)) 1.5

e) Janitor sink faucets 2.20

4. Units individually metered for electricity and water usage
5. Programmable thermostats
6. Separate lighting controls for each room in all units
7. Heat pumps rated 15 SEER or better
8. Toilets rated 1.6 gpf or better
9. Energy Star labeled unit appliances or equivalent, as applicable at the time of building permit issuance
10. Kitchen hood exhaust to the building exterior
11. Tenant recycling program
12. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, agrifiber products, as well as furniture and furnishings, if available.
13. LED lighting in the corridors, or equivalent
14. LED lighting in the amenities, or equivalent
15. Individual light switches and occupancy sensors in amenities.
16. Non smoking building
17. Recycling of construction waste to the extent possible
18. A light colored roofing material.
19. Water efficient landscape
20. Drip irrigation

C. Site and Building Program

1. Development Density and Community Connectivity: Renovating a building on a previously developed site.
2. Building Reuse: Reusing the structure of an existing building.
3. Mixed Use: The potential mix of uses in the same building (Live, Work, Live/Work)
4. Energy Efficiency: The units are attached, sharing common walls, floors and ceilings with others.

Following construction, the Applicant shall provide proof of installation and manufacturer's product data for required elements. Upon certification by the LEED-AP that the project has been constructed in conformance with the requirements outlined above, this proffer shall be deemed complete and no longer in force or effect. The Applicant reserves the right to modify this list of green building elements with equivalent qualitative green building elements, subject to approval by EDRB.

TREE PRESERVATION

26. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items

specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.

27. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

28. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to

install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be replanted following installation as may be outlined in the landscape plan.

29. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

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

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

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

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

32. Landscape Pre Inspection Meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by

UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material. Following construction and installation of the initial landscape plan, this proffer shall be considered complete.

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

33. Native Species Landscaping. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.

34. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of site plan submission detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other.
- Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in

save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).

- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMD and SDID staff.
- The management program and all reporting requirements shall cease upon the earlier of (1) Bond release, (2) release of Conservation Deposit or (3) when target plant(s) appear to be eliminated based on documentation provided by the Project Arborist and an inspection by UFMD staff. This proffer shall not be a condition precedent to bond release or release of the conservation deposit.

SCHOOLS

35. Public School Contribution. The Applicant shall contribute $82,243 to the Board of Supervisors for transfer to FCPS for capital improvements at those schools within the "pyramid" serving the Property. Such contributions shall be made prior to site plan approval for the Property and shall further be adjusted on a pro rata basis if the number of units actually built is less than the maximum allowed under this rezoning. The Applicant shall notify FCPS when it commences construction.

MISCELLANEOUS

36. Small Business Marketing. The Applicant shall prepare and submit to Fairfax County a marketing program for the Property targeted to small business owners and entrepreneurs having a household income that is no more than 120% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development. The marketing program shall be submitted to Fairfax County prior to issuance of the first RUP or new Non-RUP. A draft of the marketing program shall be submitted to the Fairfax County

Economic Development Authority and the Fairfax County Small Business Commission prior to the marketing program being submitted to Fairfax County.

At a minimum, the marketing program shall include implementation of online marketing activities targeted toward existing and potential small businesses and attending at least two (2) events in Fairfax County targeting small businesses. These minimum components shall be completed within one (1) year after issuance of the first RUP or new Non-RUP and evidence of the same shall be provided to Fairfax County.

37. Escalation in Contribution Amounts. The amount specified in all proffers containing contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2017 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

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

39. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control proffered improvements such as, but not limited to, transportation, publicly accessible park areas, bike lanes and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT or Arlington County approval for traffic signals, necessary easements and/or site plan approval, etc.)

beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

40. Conformance. The uses included in these Proffers shall be additive to the existing permitted use of the Property. Any use of the Property permitted at the time of this rezoning may be established or continued on the Property until such time as the Property is redeveloped pursuant to these Proffers and the CDP/FDP.

41. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

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

{the rest of this page has been intentionally left blank}

GOVERNMENT PROPERTIES INCOME TRUST LLC
Title Owner of the Property

By: _____

Name: David M. Blackman

Title: President and Chief Operating Officer

NOVUS PROPERTY HOLDINGS LLC
Applicant and Contract Purchaser of the Property

By: _____

Name: Robert M. Seldin

Title: Chief Executive Officer

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PROPOSED DEVELOPMENT CONDITIONS

FDP 2014-MA-014

November 2, 2016

If it is the intent of the Board of Supervisors to approve FDP 2014-MA-014 for office and residential located at Tax Map 62-1 ((1)) 7 pursuant to Sect. 6-200 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Final Development Plan (FDP) approved with the application, as qualified by these development conditions.

2. This FDP is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this FDP shall be in substantial conformance with the approved FDP titled "5600 Columbia Pike," prepared by VIKA Virginia, LLC and consisting of 34 sheets dated May 9, 2016, as revised through October 19, 2016, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Sect. 16-403 of the Zoning Ordinance.

3. There shall be a maximum of 173,000 square feet of gross floor area and a maximum of 157 units. The units shall not be converted to a permanent residential use whereby the building is managed in a manner which would no longer permit office and live/work uses, without approval of a rezoning to a district consistent with its revised purpose and intent, as expressed in the Zoning Ordinance.

4. All outdoor lighting fixtures shall be in accordance with the Performance Standards of Article 14 of the Zoning Ordinance.

5. All parking spaces shall conform to the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES.

6. Prior to site plan approval, the applicant shall demonstrate that line of sight and sight distance requirements are met at the intersection of Columbia Pike and Carlin Springs Road. Adjustments to the type and location of proposed landscaping may be permitted as approved by the Urban Forest Management Division (UFMD).

7. The paving adjacent to the bus shelter as shown on the FDP shall be adjusted as necessary at the time of site plan review to provide adequate paved pedestrian access to the shelter.

8. All barbed-wire and other fencing not in conformance with Sect. 10-103 of the Zoning Ordinance shall be removed prior to issuance of a RUP or Non-RUP. All new/replacement fencing shall be in conformance with the applicable provisions of the Zoning Ordinance.

9. Any existing streetscape furniture (e.g., trash cans, benches, banner pole) that is not reused by the Applicant within the Columbia Pike right-of-way shall be returned to Fairfax County. The Applicant shall contact the Maintenance and Stormwater Management Division, DPWES to arrange for the return of the streetscape furniture and have the items delivered to the Fairfax County Central Material Facility.

10. The Applicant shall install one or more educational/interpretive exhibits and/or signage along the eco-walk to assist the public with understanding the low-impact development measures installed within the public access area.

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 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.

The Applicant shall be responsible for obtaining the required Residential and Non-Residential Use Permits through established procedures.

5600 Columbia Pike

RZ/FDP 2014-MA-014
Novus Property Holdings LLC
Narrative Statement

May 9, 2016

Introduction

Novus Property Holdings LLC ("Novus") is excited to bring a new vitality to Bailey's Crossroads in the form of an e-Lofts community at 5600 Columbia Pike, the first of its kind in Fairfax County. Designed to adapt to the changing nature of work and living in 21st century America, the project will include up to 157 loft-style units that are designed to give tenants the freedom to decide how to use the space as they see fit - whether to live, to work or both - at any time. The project will give new life to a vacant office building, while improving the Columbia Pike corridor and Bailey's area and increasing the tax base. Moreover, the high-quality design and use flexibility of e-Lofts are well suited for tenants who are not well served by traditional rental apartments or small offices available in the region. Attracting these growing and underserved demographics to live and work at 5600 Columbia Pike will diversify the region with a dynamic anchor that will help drive the revitalization of Bailey's Crossroads.

Novus

Formed in 2011, Novus, a full-service real estate innovation company specializing in landmark quality residential and live/work communities, is a subsidiary of Washington DC real estate institution, Cafritz Interests. With a focus on data driven research, Novus invests in walkable communities through its proprietary development, acquisition, adaptive reuse, construction management, asset management, and property operations teams.

Summary of Project

As technology continues to change how people live and work, Novus' proprietary e-Lofts brand of live/work, loft-style communities is leading the revolution in user choice. Through Novus' Patent Pending design and operating platform, e-Lofts offers tenants maximum flexibility to design the life they desire unlike any other. Tenants can use their e-Loft as an incredible loft apartment, an unbeatable and cost saving live/work space or as a fully functioning small office suite. Each unit will be built-out with a common flexible floor plan designed to work well as an office, loft apartment, or live/work space, with tenants providing the furnishings to suit their needs. Each tenant has the freedom to choose how to live and the freedom to change their use of the unit to suit their needs at any time. At 5600 Columbia Pike, Novus will leverage the existing vacant office building and parking garage to create up to 157 e-Lofts.

To implement the e-Lofts concept, the application seeks a rezoning from the C-3, C-4, HC, SC, & CRD zoning districts to the PDC, HC, SC, & CRD zoning districts. The property includes one parcel (62-1-((01))-0007) containing approximately 3.8 acres (the "Property"). Of the larger parcel, most of the land and all the structures (the existing building and parking

garage) are located in Fairfax County, while 5,165 square feet of land (mostly driveway) is located in Arlington County. The Property is bounded on the north by a private school, on the east and south by major roads (Columbia Pike and Carlin Springs). Across both streets is multi-family residential. The property is bounded to the west by a tire store and multi-family residential.

At is most basic level, the construction work is a major interior renovation with some changes to the landscaping to replace excess surface parking with a new green space facing Columbia Pike. The existing structures will remain in place.

The interior building core will be preserved to the extent possible and mechanical systems will be replaced or upgraded. New interior corridors will be added and the floor plate will be demised into individual units, reducing the rentable square feet compared to a traditional office use. The main lobby would be relocated to face Columbia Pike, with the existing drive-under lobby extending a few feet closer to the street (but still underneath the building above), adding 1,000 sf to what is essentially a basement/cellar.

The exterior of the building is a handsome example of mid-century modern design and an attractive expression of good design for the era of its initial construction (records indicate with was completed in 1966). Exterior work will be limited, intended to refresh and highlight the best of the existing building and garage. Novus plans to refresh the building color with a clean white and where the existing building has intermittent balconies, creating a gap tooth appearance, fill in the gaps with new balconies to create a more complete look. The garage exterior will also be improved with white paint to accentuate the clean horizontal lines of the garage levels, which in context of the steep hill on which the property sits, is evocative of the master-architect Frank Lloyd Wright's iconic Falling Water. The interior garage columns will be painted a dark color to help them fade into the background and further define the clean horizontal lines.

The landscape for the site will be significantly improved, helping the project contribute to the urban infrastructure around it and helping to make the property a successful part of a successful whole. The existing condition has an access road and surface parking lot occupying the ground between Columbia Pike and the existing building. This area is in tension with the Comprehensive Plan goals of enhancing the pedestrian experience. Due to changes in parking requirements for office, some of these surface parking spaces are no longer needed. Novus, therefore, intends to implement the Comprehensive Plan by replacing the field of impervious asphalt with a large green space filled with landscaped mounds, permeable ground cover, trees and walking paths.

Incorporating streetscape standards from the Comprehensive Plan along Columbia Pike, the existing sidewalk and access road will be replaced with a new 15' wide landscaped greenway that serves as pedestrian friendly buffer for a new 8' public sidewalk and which also allows for the expansion of the planned regional cycle track once more offsite connections are available. Along Carlin Springs Road, because of the significant grade change and the garage design that requires the use of the existing driveway to access the different garage levels, the existing conditions and sidewalk will remain.

A public gateway plaza is planned at the intersection of Columbia Pike and Carlin Springs Road that rises up off the street grade to engage the landscape mounds, giving occupants an elevated perspective and a meaningful place to pause, gather and interact.

Located behind the greenway and sidewalk, Novus intends to create a sculpted landscape designed to provide a meaningful presence on the street, serve as an edge and backdrop for the cars and pedestrians on Columbia Pike, and create bounded outdoor areas and walking paths for its tenants and their guests. A motor court will bring tenants and guests to a covered drop off and will feature clean walls and with a crushed stone surface, which is both permeable and adds physical and acoustic texture to the arrival experience. The undulating green landscape will complement the strong linear forms of the building and garage.

Novus hopes that its design will encourage the redevelopment of other properties in the area, adding more connections to the urban infrastructure and making the whole area more vibrant and successful.

Open space and recreation for residents and the public are proposed on-site with the public plaza, sculpted landscape, and resulting exterior courtyards. Designed to serve the diverse users of the property, the proposed tenant amenities include an outdoor living room, gym, dog washing area, co-working space, conference rooms and music practice/production rooms.

Access to the Property is provided on Carlin Springs Road and Columbia Pike. There are currently four (4) curb cuts on Carlin Springs and an additional curb cut on Columbia Pike providing access to the Property. Under the proposed development, the curb cuts on Carlin Springs will be significantly reduced, from four (4) to two (2). Specifically, the curb cut closest to Columbia Pike would be moved further away from the intersection, while the second curb-cut would remain as-is. The third and fourth curb-cuts, at the top of the hill, will be closed. The existing curb-cut on Columbia Pike will remain unchanged. Internal circulation is provided by a motor court, to allow convenient drop-off and circulation on the eastern side of the site. The existing building contains a drive-under on its southern side, which will be utilized to permit vehicular circulation between the eastern and western portions of the site. Fire access is provided from the Columbia Pike entrance along the west side of the building and from both Carlin Springs entrances to the east of the building.

Compliance with the Comprehensive Plan

The Property is located in the Baileys Crossroads Community Business Center, and specifically Land Unit C-4 within the Baileys West District. The Comprehensive Plan recommends development of office at the existing intensity or up to 450 residential dwelling units also provides the following conditions for redevelopment:

- Development should take an urban form with an activated ground floor space along Columbia Pike and pedestrian amenities as described in the Urban Design section of the Baileys Crossroads Community Business Center;
- Development should include a signature element at Columbia Pike and Carlin Springs Road to serve as a gateway feature for this eastern entrance to the Baileys Commercial Business Center;

- Development should be designed with parking structures behind and/or under buildings;
- Access points to Carlin Springs Road should be minimized; and
- Interparcel vehicular and pedestrian access to adjacent parcels should be provided, including exploring the opportunity to provide a convenient pedestrian connection to Spring Lane Park.

The proposed e-Lofts concept is in harmony with the Comprehensive Plan recommendation and meets all conditions provided for redevelopment, as described in more detail below:

Office at Existing Intensity / Up to 450 Residential Units: Because e-Lofts are a live/work use in which each tenant decides whether to use their unit to live, work or both, the traditional distinction between office and residential use does not strictly apply. That said, because the existing building will be reused, if all the units were used strictly for working, the office density would be essentially unchanged. Conversely, if all e-Loft units were used strictly for living, the total residential unit count would be 157, well below the recommended maximum of 450 units. In either case (or somewhere in between) the uses are consistent with, and their intensity is no greater than, the Comprehensive Plan recommendation.

Activated Ground Floor and Pedestrian Amenities:
The new protected sidewalk behind the 15' greenway along Columbia Pike, the tree sheltered public plaza elevated above the street grade, and the sculpted landscape are amenities that significantly enhance the pedestrian experience compared to the existing conditions while also creating an edge and backdrop to the street. The main building lobby will be relocated to the ground floor and expanded, activated with tenants, guests and interior amenities.

Signature Element at Intersection
The planned public gateway park located in a landscape feature raised above the grade at the intersection of Columbia Pike and Carlin Springs Road is a signature gateway element that serves as a distinct marker along the road to signal arrival in Bailey's Crossroads and provides a thoughtfully designed public amenity that offers pedestrians an elevated perspective and a meaningful place to pause, gather and interact.

Parking Behind Buildings
The surface parking field in front of the building will be eliminated (replaced with green space) and the existing structured parking behind and next to the building will be reused.

Minimize Carlin Springs Access Points
Of the four existing access points on Carlin Springs, two will be closed, one will remain as-is, and the curb-cut closest to Columbia Pike will be relocated further away from the intersection.

Access to adjacent parcels
To the east and south the property is bounded by roads. To the west, access to the adjacent parcel is enhanced with improvements to the sidewalk along Columbia Pike. To

the north, because of (a) the presence sidewalks on both Carlin Springs Road on one side of the property and Carlyn Hill Drive on the other (250 feet to the west of the property) and (b) the steep grade change at the rear of the property itself (a cliff over 15' tall at the NW corner, with the parking garage serving as a retaining wall for most of the rest border) access to Spring Lane Park is best feasible on the existing public sidewalks.

Waivers

To the best of the applicant's knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations, and adopted standards with the exception of the waivers and modifications listed on the CDP/FDP, including a waiver to permit over 50% of the gross floor area to be devoted to residential use.

Conclusion

The proposed development is consistent with the Comprehensive Plan and complies with all ordinances, regulations and adopted standards of Fairfax County. For all of the aforementioned reasons, the applicant respectfully requests the Staff and Planning Commission to endorse, and the Board of Supervisors to approve this rezoning request.

Respectfully submitted by

Scott E. Adams
McGuireWoods LLP
Agent for Applicant

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REZONING AFFIDAVIT

DATE: AUG 31 2016 135402a
(enter date affidavit is notarized)

I, Scott E. Adams, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): RZ/FDP 2014-MA-014
(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)
Novus Property Holdings LLC Agent: Robert M. Seldin Melanie L. Domres Lee R. Kenna	1660 L Street, NW, Suite 600 Washington, DC 20036	Applicant/Contract Purchaser of Tax Map 62-1 ((1)) 7
Government Properties Income Trust LLC Agent: David M. Blackman Mark L. Kleifges	c/o Government Properties Income Trust Two Newton Place 255 Washington Street Newton, MA 02458	Title Owner of Tax Map 62-1 ((1)) 7
VIKA, Incorporated Agent: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agentt 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).

135402a

Rezoning Attachment to Par. 1(a)

DATE: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA Virginia, LLC Agent: John F. Amatetti Robert R. Cochran P. Christopher Champagne Joseph D. Amatetti Michael R. Congleton Doug Koeser Ed Wagaman J. Thomas Harding	8180 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Agent: Christopher M. Tacinelli Maria C. Lashinger	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultant/Agent for Applicant
Davis, Carter, Scott Ltd. Agent: Douglas N. Carter	1676 International Drive, Suite 500 McLean, VA 22102	Architect/Agent for Applicant
McGuireWoods LLP Agent: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: AUG 31 2016
(enter date affidavit is notarized)

135402a

for Application No. (s): RZ/FDP 2014-MA-014
(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)
Novus Property Holdings LLC
1660 L Street, NW, Suite 600
Washington, DC 20036

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)

Conrad (nmi) Cafritz
Robert M. Seldin

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

Conrad (nmi) Cafritz, Chairman
Robert M. Seldin, CEO
Melanie L. Domres, EVP

(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: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

135402a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Government Properties Income Trust LLC
Two Newton Place
255 Washington Street
Newton, MA 02458

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)

Government Properties Income Trust, a publicly traded REIT

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

Adam D. Portnoy, Director
Barry M. Portnoy, Director

Officers: David M. Blackman
Mark L. Kleifges
Jennifer B. Clark

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Government Properties Income Trust
Two Newton Place
255 Washington Street
Newton, MA 02458

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)

Vanguard Group, Inc.

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

Adam D. Portnoy, Trustee
Barry M. Portnoy, Trustee
John L. Harrington, Trustee
Jeffrey P. Somers, Trustee
Barbara D. Gilmore, Trustee

Officers: David M. Blackman
Mark L. Kleifges
Jennifer, B. Clark
Jacquelyn S. Anderson

(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: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

135402 a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John. F. Amatetti	Mark G. Morelock	* Michael D. Benton
Charles A. Irish, Jr.	Jeffrey B. Amateau	Edmund J. Ignacio
Harry L. Jenkins	Kyle U. Oliver	
Robert R. Cochran	P. Christopher Champagne	

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John. F. Amatetti	Mark G. Morelock	* Michael D. Benton
Charles A. Irish, Jr.	Jeffrey B. Amateau	Edmund J. Ignacio
Harry L. Jenkins	Kyle U. Oliver	
Robert R. Cochran	P. Christopher Champagne	

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

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

* shareholder Michael D. Benton's middle initial corrected

Rezoning Attachment to Par. 1(b)

DATE: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

135402

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Christopher M. Tacinelli Tushar A. Awar
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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)
Davis, Carter, Scott Ltd.
1676 International Drive, Suite 500
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Douglas N. Carter Marcia K. Calhoun
Lena I. Scott Christine C. Garrity
Patricia A. Appleton Christopher L. Garwood
Claude Robert Atkinson Alan K. Houde

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

(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: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number(s))

135452

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

PARTNERSHIP INFORMATION

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

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

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

Equity Partners of McGuireWoods LLP

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

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

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

Rezoning Attachment to Par. 1(c)

DATE: AUG 31 2016
(enter date affidavit is notarized)

135402 A

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

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

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

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

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

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

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

Rezoning Attachment to Par. 1(c)

DATE: AUG 31 2016
(enter date affidavit is notarized)

135402-c

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

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

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

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

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

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

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

Rezoning Attachment to Par. 1(c)

DATE: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number (s))

135402 G

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

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

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

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

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

*Does not own 10% or more of McGuireWoods LLP

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

REZONING AFFIDAVIT

DATE: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number(s))

135402-a

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: AUG 31 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-MA-014
(enter County-assigned application number(s))

135402-a

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

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

NONE

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

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

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

WITNESS the following signature:

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

Scott E. Adams, Esquire
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 31st day of August 2016, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2020

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2020

FORM RZA-1 Updated (7/1/06)

(82)

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

APPENDIX 9
RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the

proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

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

b) Layout: The layout should:

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

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

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

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

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to

be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

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

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

3. Environment:

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

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

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

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

d) Drainage: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are

designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

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

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

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

4. Tree Preservation and Tree Cover Requirements:

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

5. Transportation:

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

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

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

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

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

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

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

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

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of

the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

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

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

8. Heritage Resources:

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

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

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

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

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

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

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

f) Document heritage resources to be demolished or relocated;

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,

- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

County of Fairfax, Virginia

MEMORANDUM

DATE: October 13, 2016

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

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

SUBJECT: Comprehensive Plan Land Use Analysis:
RZ/FDP 2014-MA-014
Novus Property Holdings LLC

The memorandum, prepared by Harvey Clark, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated May 9, 2016, and revised through August 19, 2016. The extent to which the proposed use, intensity and development plan are consistent with the land use 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, Novus Property Holdings LLC, is requesting a Rezoning (RZ) and Final Development Plan (FDP). The requested applications are for approximately 3.46 acres located on tax map parcel 62-1 ((1)) 7. The applicant proposes to renovate an existing 169,307 square foot vacant office building to create 157 units for either office or residential use, or a mix of both. Accessory uses and co-working areas will be available on a membership basis to non-tenants. A majority of the surface parking that fronts Columbia Pike will be replaced with vegetated open space, while the existing parking structure will remain and serve as primary parking for the site. The density would be 1.05 FAR.

LOCATION AND CHARACTER

The subject development is located in Sub-Unit C-4 of Land Unit C in the Baileys West District of the Baileys Planning District and planned for Office Use. It is located north of Columbia Pike, south of Robinwood Lane, east of Carlyn Hill Drive, and west of Carlin Springs Road. A small portion of the northeastern corner of the site is located in Arlington County. The site is bordered by properties to the north zoned R-3, to the south across Columbia Pike zoned C-3 and C-8, and to the east and west zoned C-8. Multi-family uses are found the south, east and west. A private school is adjacent to the north.

COMPREHENSIVE PLAN CITATIONS

Land Use

The Comprehensive Plan Areawide Recommendations for the Baileys Planning District may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/baileys.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District, Amended through 10-20-2015, Baileys Crossroads Community Business Center, Pages 94-99, the Plan, as applied to the application area, states the following:

"Baileys West District

The area on the west side of Columbia Pike and the south side of Leesburg Pike is envisioned as a potential mixed-use area, with buildings fronting on Columbia Pike, and with a village-scale that is similar to the planned uses on the east side of Columbia Pike. The potential for more dense future development in the existing shopping center at the interchange of Columbia and Leesburg Pikes exists, but should be confirmed through additional market and traffic studies. For the area on the west side of Columbia Pike and north side of Leesburg Pike, there are opportunities for the creation of a new mixed-use neighborhood, with a continuation of the residential/office and retail mix planned for the Town Center District, at a lower density than that defined for the Town Center District.

. . . . .

Land Use Categories

The land use categories for the Baileys West and East Districts are listed in the guidance for the individual sub-units in the Land Unit Recommendations sections for these districts. In addition to the land uses listed in the individual sub-units, the land use categories for the Town Center District can also be used for the Baileys West and Baileys East Districts provided the development is consistent with the land use guidance and development potential of the individual subunits in these districts and compatible with the development on adjacent properties. Map 12 shows the sub-units within the Baileys West and Baileys East Districts.

. . . . .

Building and Site Design

The building and site design recommendations for the Baileys West and East Districts are listed in the guidance for the individual sub-units in the Land Unit Recommendations sections for these districts. The building and site design recommendations for the Town Center District can also be considered for the Baileys West and Baileys East Districts if building

design is consistent with the land use guidance and development potential of the individual subunits in these districts and compatible with the development on adjacent properties.

Street Classifications, Overall Connectivity and Streetscape

The street classifications, overall connectivity concepts and streetscape design for the streets within the Town Center District can also be applicable to the continuation of these streets in the Baileys West and Baileys East Districts and new streets in these districts.

BAILEYS WEST AND EAST DISTRICTS PARKS AND RECREATION

Urban Parks should also be developed for the Baileys West and Baileys East Districts provided they are consistent with the land use guidance and development potential of the individual sub-units in these districts. Any of the planned park types for the Town Center District may be included in redevelopment and revitalization proposals in these two districts. The planned parks should be consistent with the established Urban Design Framework and the Urban Parks acreage requirements of 1.5 acres per 1,000 residents and 1.0 acre per 10,000 employees, as modified by the Fairfax County Park Authority.

BAILEYS WEST AND BAILEYS EAST - LAND UNIT RECOMMENDATIONS

LAND UNIT C

Dominant features of Land Unit C include the neighborhood-serving Glen Forest Shopping Center, office uses anchoring the gateway area at the Arlington County boundary, and the community-serving Crossroads Center. Other uses include freestanding neighborhood- and community-serving office and retail uses between and adjacent to these landmarks.

Single-family residential uses planned and developed at densities of 2-3 du/ac form the residential edge on the west and north sides of this Land Unit along Leesburg Pike and multifamily residential complexes planned and developed at 16-20 du/ac and single-family dwellings form the residential edge on the north and west side of this land unit along Columbia Pike.

. . . . .

Sub-Unit C-4

This sub-unit is located on the west side of Columbia Pike and north side of Spring Lane. It includes parcels fronting on Spring Lane and extending along Columbia Pike to the Arlington County boundary. It is currently developed with neighborhood-serving retail and office uses fronting on Columbia Pike and multifamily residential uses to the north and along the Arlington County line.

Base Plan Recommendations – The base plan recommendation for this sub-unit is 184,900 square feet of office uses, 19,200 square feet of retail uses and 223 multifamily residential units.

Redevelopment Option - This sub-unit is planned for neighborhood-serving retail and office uses fronting on Columbia Pike and multifamily residential uses to the north and along the Arlington County line. Tax Map parcels 62-1 ((1)) 2 and 3A, located east of Carlyn Hill Drive at Columbia Pike, and Tax Map parcel 61-2 ((1)) 67, located west of Spring Lane, are developed with and planned for neighborhood- serving retail uses of the same type and current intensity.

Tax Map parcel 62-1 ((1)) 7, located in the northwest quadrant of the intersection of Carlin Springs Road and Columbia Pike, is planned for office use at its existing intensity. As an alternative, residential use at up to 400,000 square feet (up to 450 multifamily dwelling units) with an option for ground-level support retail and services is planned, subject to the following conditions:

- Development should take an urban form with an activated ground floor space along Columbia Pike and pedestrian amenities as described in the Urban Design section of the Baileys Crossroads Community Business Center;

- Development should include a signature element at Columbia Pike and Carlin Springs Road to serve as a gateway feature for this eastern entrance to the Baileys Commercial Business Center;

- Development should be designed with parking structures behind and/or under buildings;

- Access points to Carlin Springs Road should be minimized; and

- Interparcel vehicular and pedestrian access to adjacent parcels should be provided, including exploring the opportunity to provide a convenient pedestrian connection to Spring Lane Park.

Together with the garden apartments at 5565 Columbia Pike, parcels west of Carlin Hill Drive are designated as gateway locations.

As an option, office use with ground floor retail up to 0.50 FAR may be appropriate for those parcels fronting on Columbia Pike between Spring Lane and Carlin Hill Drive provided that two or more parcels are consolidated, access points to Columbia Pike are minimized, access to redeveloped parcels is provided via median breaks, and pedestrian linkages to adjacent commercial uses are provided.

As a transition to adjacent residential uses, building height should be limited to 40 feet and an effective landscape buffer to the adjacent multifamily housing should be provided.

Redevelopment of this sub-unit (approximately 18.6 acres) is envisioned to include a maximum of 166,000 square feet of office uses, 62,000 square feet of retail uses and 250 multifamily residential units. An additional 450 multifamily dwelling units may be developed as an alternative to office development on Tax Map Parcel 62-1((1))7."

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

Use and Intensity

This parcel is specifically identified in the text of the Plan in Sub-Unit C4 of the Baileys West District. It is planned for office use at its existing intensity, or as an alternative, planned for residential use up to 450 multifamily dwelling units subject to certain conditions. Conditions identified include activating ground floor space along Columbia Pike with pedestrian amenities, including a signature element at the intersection of Columbia Pike and Carlin Springs Road, parking structures located behind or under the building, minimizing access points to Carlin Springs Road, and providing interparcel vehicular and pedestrian access to adjacent parcels.

The applicant has proposed 157 units of either residential or office use, or a mix of both. If all units were for office use, then the intensity would remain the same. If all units were for residential use, then the intensity would be less than the maximum recommendation. Therefore, the proposed mix of office and residential use meets the plan recommendations for use and intensity.

Architectural and Building Design

The applicant is proposing an adaptive reuse of an existing office building to be converted into a mix of office and/or residential units. Given that this is mostly a major interior renovation project, the exterior work will be limited to filling in balcony gaps and new façade paint. The interior core of the building will essentially remain the same except for the addition of new interior corridors and upgraded mechanical systems. The applicant has located the lobby of the building on the ground floor, with the drive-under lobby extended closer to the street. The non-tenant accessory uses and co-working areas will be located on the ground floor, with at least some of these functions occurring on the side of the building that fronts Columbia Pike. Also, the applicant has proffered to incorporate universal design features into the new development.

The existing garage façade will be accentuated with contrasting white horizontal panels and black vertical columns. The applicant has proposed to add significant ground level plantings

along Carlin Springs Road. The applicant should consider treating the upper levels of the parking structure with plantings that can be seen from Carlin Springs Road, in keeping with the Plan recommendations.

Site Design/Open Space

The proposal removes a large portion of surface parking on the south side of the site that runs parallel to Columbia Pike. This is replaced with a sculpted landscaped area that is divided into a publicly accessible space and a private recreation area available for tenant and resident use. The Plan addresses the need for a signature element at the intersection of Carlin Springs Road and Columbia Pike. The applicant has proposed a public eco-walk at this intersection. This eco-walk will be a meandering elevated walkway lined with trees parallel to the public sidewalk. The public viewshed will contain a large berm with meadow plantings which will separate the eco-walk from the private recreation area for the residents and tenants of the building. The publicly accessible eco-walk will contain vegetated structural walls, bioretention and infiltration features, and outdoor seating. Only a portion of the proposed landscape is usable, while a majority of the area serves as a visual art piece.

There is a minimal amount of publically accessible open space on the site, and the applicant states that the large berm is part to the sculpted landscaped and intentionally separates the public space from the private areas. Given the applicant's proposal to reuse the existing building and parking garage, and refusal to alter the sculpted landscape to allow for more public accessibility, few other opportunities exist for the location of additional open space on the site. In lieu of on-site recreation, the applicant has proffered a monetary contribution for off-site recreation directed toward Spring Lane Park.

Streetscaping/Connectivity

The applicant is proposing a protected 8 foot wide brick sidewalk located behind an 8 foot wide tree lined landscape amenity panel, area for a 6 foot-6 inch wide bicycle track, and a two foot wide vegetative buffer. The applicant states that the area for the bike lane will be provided, but the lane will not be constructed. The sidewalk along Carlin Springs will be widened to 5 feet and will include a 2 foot wide vegetative buffer between the curb. The Plan recommends a pedestrian connection to Spring Lane Park. The applicant's site is not directly adjacent to the park property, and therefore a direct connection is not feasible without the cooperation of adjacent property owners. The applicant should continue to coordinate with adjacent property owners in an attempt to create an accessible pedestrian connection to Spring Lane Park.

Workforce Dwelling Units

The applicant does not believe Workforce Dwelling Units are appropriate in a live/work building because it requires a specific number of units to be dedicated to residential use. They state that because tenants will be able to legally live and work from the same rental unit, then the cost of starting a small business is reduced by allowing aspiring entrepreneurs to pay only one rent check instead of two. The applicant states that by increasing the housing supply, the

supply/demand pressure is alleviated and reduces the average housing price. Also, by revitalizing an obsolete building the tax base of Fairfax County increases, which increases the resources it has to provide services to residents in the form of housing assistance.

From the early stages of this project, the use has been evaluated based upon an even split between office and residential use. On that basis, with 50 percent of the number of units as solely residential, staff calculates that nine units in total would be a reasonable commitment to address the Workforce Dwelling Unit policy.

The applicant has proffered to consult with the Fairfax County Economic Development Authority to prepare a marketing program for the property targeted to small business owners and entrepreneurs having a household income that is no more than 120 percent of the area median income for the Washington, D.C. Metropolitan Statistical Area. In addition to consulting with the Economic Development Authority, an implementation program should be created to work in conjunction with the marketing program.

DMJ: HDC

County of Fairfax, Virginia

MEMORANDUM

DATE: August 31, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Environmental Assessment:** RZ/FDP 2014-MA-014
5600 Columbia Pike

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. A discussion of concerns is provided including a description of potential impacts that may result from the proposed development as depicted on the Rezoning, Conceptual and Final Development Plan and proffers revised through July 29, 2016. 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.

DESCRIPTION

The subject property is a 3.7 acre parcel located on the northwest side of the intersection Columbia Pike and Carlin Springs Road and it is planned for office use at its existing intensity. The property is currently zoned C-3 and C-4 and the applicant requests to rezone the parcel to PDC in order to convert the Existing office building to permit 157 loft style units that may be used for office, residential or a combined live-work unit.

ANALYSIS

This section identifies the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Stormwater/Best Management Practices and Adequate Outfall: The subject property is located in the Four Mile Run Watershed. Sheet C9 indicates that the site is 81% impervious in the existing condition and that it will be 73% impervious in the proposed condition. The stormwater narrative further explains that the site has been "grandfathered" regarding the requirements of the Stormwater Management Ordinance and that no stormwater facilities currently exist on the site, nor will any stormwater facilities be added to the property. The applicant proposes to remove some existing surface parking; therefore, the removal of existing impervious surface is the only measure that the applicant proposes to achieve some water quality benefit.

Sheet C-9 includes a misleading diagram to demonstrate pre-development and post-development pervious surface. The diagram actually identifies areas of impervious surface, such as the building and the parking garage as pervious, when those areas are actually impervious. Staff recommends that the applicant revise the diagram to reflect what is accurately proposed to be pervious in the post development condition.

Staff had recommended that the applicant provide a narrative to address how the proposal meets the environmental sustainability language of the Comprehensive Plan for Baileys. In response to this request the applicant has provided a narrative which states that because impervious surface will be removed, water quality and quantity will be improved. The narrative further acknowledges that this measure will not achieve the level of water quality and water quantity control recommended by the Comprehensive Plan which states, "For sites that have greater than 50% impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2- year, 24-hour storm should 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% less than the existing condition peak runoff rate for the same storm."

Staff continues to recommend that the applicant demonstrate that retention and treatment of runoff onsite reflects some level which approaches the Comprehensive Plan recommendations, as cited above. Given that there will be some reduction of impervious surfaces and new landscaping added, the provision of low-impact development (LID) measure could be incorporated into the development plan.

Highway Noise: Because this proposal for flexible e-lofts could potentially be used for residential and work live units, the applicant has provided an acoustical analysis performed by Hush Acoustics, LLC, dated July 30, 2016. The study established the following findings:

1. The sound level measurement for the one exterior meter location M1 ranged between 68 – 74 decibels, presumably on the southeast corner of the property;
2. Sound meter M2 was placed on the building interior in the southeastern corner, and those measurements ranged between 42 and 46 decibels.
3. The M3 measurement site on the southwestern corner of the interior building ranged between 44 – 55 decibels.
4. One other sound level measurement site was located on the building interior M4. None of the measurements acquired at the M4 meter site derived measurement which exceeded the

Comprehensive Plan recommendation for noise in interior areas of new residential structures.

The exterior sound measurements taken by the M1 meter ranging between 68–74 decibels suggest that outdoor recreation areas proposed in the space between the building and Columbia Pike will be the loudest and may require mitigation. The Comprehensive Plan guidance recommends that noise in outdoor recreation areas of new residential development not exceed 65 decibels. Staff recommends that the applicant demonstrate how design measures for the space between the building and Columbia Pike will have the effect of reducing noise within that space.

Of the noise measurements derived from the three noise meters placed in interior areas of the building, it was only the measurements of M3 which raise concern. The Comprehensive Plan recommends that noise in interior areas of new residential not exceed 45 decibels, and, as noted above, the M3 meter measurements ranged between 44 – 55 decibels. Noise mitigation can be achieved with appropriate specifications for windows, walls and doors. The acoustical consultant indicated that the applicant may be replacing windows in the building from the single pane glass to a double pane glass. The consultant notes that such a measure would have the effect of lowering the average noise levels to approximately 39.7 decibels all around the building barring spurious noise events.

Staff recommends that the applicant provide a proffered condition which commits to provide double-pane glass, as noted in the acoustical analysis, and which possesses sufficient noise level reduction capability to ensure that noise in all potential residential spaces not exceed 45 decibels.

Tree Restoration: This highly impervious, developed site would be greatly enhanced with landscaping and vegetation. The applicant is encouraged to work with the Urban Forestry Management Division to find more opportunities to augment landscaping and vegetation on this site.

Green Building commitment: The applicant has provided Proffer 20 which states, "The applicant is not required to achieve green building certification…." The proffer then proceeds to provide a list of soft commitments to accommodate the Comprehensive Plan's green building policy. Staff notes that Baileys Crossroads Community Business Center is an area of higher expectation and a stronger commitment in such areas of the County where higher densities are recommended. This application is an excellent example of a redevelopment which proposes to adaptively reuse an existing building. Staff strongly encourages the applicant's team of advisors to provide a stronger green building commitment and to evaluate sustainability programs with third party certification systems. In addition, the applicant should strengthen the proffer to clarify that any green building commitment will be demonstrated to the Environment and Development Review Branch of the Department of Planning and Zoning prior to the issuance of the Non Residential Use/or Residential Use permit for the building.

DMJ: MAW

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 citations from the Plan.

The Fairfax County Comprehensive Plan, 2013 Edition, Area I Baileys Planning District, as amended through October 20, 2015 Baileys Crossroads Community Business Center, pages 40 -44 states:

> "ENVIRONMENTAL STEWARDSHIP
>
> The vision for the Baileys Crossroads CBC promotes environmental stewardship with innovative practices like stormwater management, the promotion of green buildings and low impact development techniques, and the provision of a green network of parks, open space and trails. These innovative practices will ensure that the Baileys Crossroads CBC redevelops as a sustainable community, creating a healthy and environmentally responsible place to live, work and play. With redevelopment, many steps can be taken to reduce environmental impacts and increase efficiency utilizing the practices and technologies available today.
>
> Sustainability
>
> Considerations for sustainable practices should include:
>
> *Green Buildings* - The Policy Plan's Environment section provides guidance for green building practices and standards applicable to Community Business Centers. Redevelopment in the Baileys Crossroads CBC should include sustainable practices in accordance with the Environment section of the Policy Plan guidance, such as the achievement of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification or equivalent third-party certification. Achievement of higher levels of LEED certification is also encouraged. In addition to green buildings, green roofs (also referred to as vegetated roofs) can also be utilized to enhance the natural environment within the Baileys Crossroads CBC. Other green building practices can include the incorporation of solar orientation and landscaping strategies for energy conservation, on-site renewable energy production, low energy lighting fixtures, the use of recycled materials during construction, and the reuse of grey water where allowed. The application of these practices should be encouraged.
>
> *Tree Canopy Goals* - Trees provide numerous environmental and human health benefits and should be considered an essential element in the vision for a sustainable Baileys Crossroads CBC. Environmental benefits include stormwater management, energy conservation, and mitigation of ozone and carbon in the air. When clustered together, as in a park setting, trees provide habitat areas for wildlife. From an urban design perspective, street trees enhance aesthetics, provide shade and relief from the sun and other elements, and create a sense of safety and protection from street traffic and noise. The vision for a greener Baileys Crossroads CBC calls for additions to the tree canopy through planting on existing park land, establishment of small groves of trees in new urban parks, as part of the new urban streetscape, and on some rooftops.

Stormwater Management

Most of the Baileys Crossroads CBC is located within the Four Mile Run watershed; the remainder is located within the Cameron Run watershed. The CBC is comprised almost entirely of impervious surfaces, including buildings, parking lots and roads. Development that has occurred in this area is generally not controlled by stormwater management facilities; stormwater runoff is typically conveyed through pipes into streams without the benefits of any controls.

Redevelopment offers considerable opportunities to improve upon past stormwater management practices in furtherance of efforts to protect and restore local streams and to reduce pollutant loads entering the Potomac River and Chesapeake Bay. Low impact development (LID) techniques of stormwater management can serve to reduce runoff volumes entering local streams and can more easily be incorporated within densely developed areas than more traditional detention and retention ponds. These LID practices can include, but are not limited to, bioretention or biofiltration facilities (commonly known as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters and the collection and reuse of stormwater runoff. Baileys Crossroads can serve as a showcase for implementation of LID practices in urban redevelopment areas within Fairfax County and for the integration of such practices into landscape design; the area can serve as both a visual and environmental gateway into the county.

Environmentally-friendly stormwater design should be an integral design principle that will be part of the conceptual stage of site development for all redevelopment, recognizing that stormwater management measures may be phased with development. The stormwater design should first seek to minimize the effect of impervious cover, followed by the application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters. The incorporation of stormwater management strategies in parks and other open space areas within Baileys Crossroads CBC may support this approach while providing recreational amenities; the day-lighting of a stream within the northern portion of Baileys Crossroads CBC and the inclusion of this stream within a greenway corridor may provide opportunities for the incorporation of LID practices in this area, and there may be opportunities to incorporate LID practices within other open space areas.

Coordination of stormwater management controls among multiple development sites may also be effective in achieving stormwater management goals in an efficient manner. Stormwater management and water quality controls should be optimized for all redevelopment projects consistent with the scale of such projects and revitalization goals. In addition, the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is planned on individual parcels within a subunit. The following guidelines are also recommended for other key buildings in the Town Center District of the Baileys Crossroads CBC like the arts center, transit center that may not have a floor area ratio of 1.0 or more. These guidelines may not be appropriate for sub-units within the Skyline Center complex development because the existing intensities in the Skyline Center development are more than 1.0. Any redevelopment proposal in the area should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls.

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. The emphasis should be on LID techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.
- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.
- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the Leadership in Energy and Environmental Design for New Construction (LEED-NC) or Leadership in Energy and Environmental Design for Core and Shell (LEED-CS) rating system (or third party equivalent of these credits should be provided). If this goal is demonstrated not to be achievable, all available measures should be implemented to the extent possible in support of this goal.

These credits, as set forth in LEED 2009 for New Construction and Major Renovations, are as follows:

SS Credit 6.1: Stormwater Design-Quantity Control:

• For sites that have greater than 50% impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2- year, 24-hour storm should 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% less than the existing condition peak runoff rate for the same storm.

• For sites that have 50% or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1- and 2-year, 24-

- These credits, as set forth in LEED 2009 for New Construction and Major Renovations, are as follows:

SS Credit 6.1: Stormwater Design-Quantity Control:

  - For sites that have greater than 50% impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2- year, 24-hour storm should 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% less than the existing condition peak runoff rate for the same storm.

  - For sites that have 50% or less impervious cover in the existing condition, the total volume of runoff released as well as the peak release rate for the 1- and 2-year, 24- hour storm in the post-developed condition should be equal to or less than the total runoff volume and peak release rate in the existing condition for the same storm. Alternately, a stormwater management plan that protects receiving stream channels from excessive erosion, including stream channel protection and quantity control strategies, may be pursued.

SS Credit 6.2: Stormwater Design-Quality Control:

- Stormwater runoff associated with the development should be controlled such that the first one (1) inch of rainfall is reused, infiltrated or treated in a manner through which 80% of the average annual post-development total suspended solids (TSS) are removed.

Figure 11 shows examples of Low Impact Development (LID) techniques envisioned for the Baileys Crossroads CBC.

Noise

Noise impacts are likely in the Baileys Crossroads CBC since it is located at the intersection of two major roadways. Current Comprehensive Plan policy recommends against new residential development in areas where current and/or projected future noise levels exceed 75 decibel (dBA) day-night loudness (DNL). However, broader planning goals for the Baileys Crossroads CBC may suggest that sites near major highways would be appropriate for residential development and or other noise sensitive uses. Where such locations are planned, efforts should be taken to design these uses in order to minimize the exposure of facades of noise-sensitive interior spaces to noise levels above DNL 75 dBA.

Where residential or other noise sensitive uses are proposed near major highways, such proposals should only be considered with the provision of a noise study during the review of the development, appropriate commitments to noise mitigation measures, and, potentially, commitments to the provision of disclosure statements and a post-development noise study.

The noise study during development review should clearly define the noise levels impacting the proposed uses as a measure of dBA DNL. The noise study should include noise contours and/or noise impacts at each façade of each affected building with current noise levels and future noise levels based on a minimum 20-year traffic volume projection for the roadway and other transportation noise sources. In addition, the noise study should identify differing noise levels that may affect building facades at different elevations.

For those studies that indicate noise levels in excess of DNL 65 dBA on proposed noise sensitive uses, appropriate mitigation measures should be provided with the goal of achieving DNL 45 dBA for interior space and DNL 65 dBA for outdoor recreation areas. Attenuation may include siting and orientation of the noise sensitive use, as well as the use of appropriate building materials and noise barriers.

In areas where projected noise impacts at affected building facades will exceed DNL 75 dBA, and for dwelling units where outdoor spaces including balconies will be projected to be exposed to noise levels that exceed DNL 65 dBA, disclosure statements should be provided to potentially affected residents and users within the impacted uses or units, which clearly identify the mitigated and unmitigated noise levels for interior space and the noise levels for any affected balconies in addition to noise mitigation for interior space and

outdoor recreational areas. Post-development noise studies should be conducted in order to provide for evaluations of noise mitigation measures."

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-8 states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements...

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. "

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

"Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, pages 11 and 12 states:

. . . "Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. . . .

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."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18 states:

"Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way...."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 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 the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . ."

Policy b. Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the

LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.
- Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.

County of Fairfax, Virginia

MEMORANDUM

DATE: October 14, 2016

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

Barbara Byron

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

SUBJECT: RZ/FDP 2014-MA-014, NOVUS Property Holdings, LLC

The Office of Community Revitalization (OCR) has reviewed the above referenced Rezoning/Final Development Plan dated stamped as "Received Department of Planning and Zoning, October 6, 2016."

The applicant is seeking a rezoning from the C-3, C-4, HC, SC and CRD zoning districts to the PDC, HC, SC and CRD zoning districts to repurpose an existing, vacant office building into 157 flexible live/work units. The building will include amenity areas including "co-working" office space and other accessory uses that will be open to non-tenants on a membership basis. An existing 5-story parking garage will be retained and an existing surface parking lot along Columbia Pike will be largely removed and replaced with open space.

This proposal represents a pilot project allowing the County an opportunity to move forward several recommendations recently put forth by the Fairfax County Building Repositioning Workgroup (the Workgroup). The Workgroup was formed in October 2015, as a direct result of the Board of Supervisors' *Strategic Plan to Facilitate the Economic Success of Fairfax County.* The Workgroup, comprised of a variety of non-profit stakeholders, regional industry leaders, and County staff, evaluated the impacts of the changing office market on existing office space, how the use of buildings change over time, and what potential process and policy changes the County should consider to address the challenges and opportunities raised. On October 11, 2016, the findings and recommendations of the Workgroup were presented to the Board's Revitalization Committee, and met with positive discussion, and on October 18, 2016, the Board directed staff to implement the recommendations of the study.

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12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
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OCR
Office · Commercial · Residential

The 5600 Columbia Pike project is an innovative example of building repurposing—improving the economic viability of an building through a change in use—as well as an example of an emerging trend through conversion to flexible live/work units. A tenant could live in a unit, work in a unit, or live and work in a unit. This application supports the Workgroup's recommendation that calls for a demonstration project to work through issues associated with repurposing existing commercial use building. The proposal provides a real work example for the County to evaluate how building repurposing and live/work flexibility may be accommodated in our current land use planning and regulatory system, what lessons might be learned from the unique elements of the proposal, and how those lessons might be applied to our policies and future proposals from applicants.

Furthermore, from OCR's perspective, the adaptive reuse of this existing office building into one with live, work or live/work units will support the larger revitalization of the Bailey's Crossroads CRD by bringing additional residents, businesses and new activity to the area. The proposal will return a vacant office building to productive use and convert an undesirable surface parking lot into a unique landscaped park with an improved public streetscape—helping to eliminate a dead zone at a gateway to the community. The proposal presents significant opportunities from a larger revitalization perspective.

The current submission represents progress from previous concepts reviewed by staff; however, some additional comments are provided below.

Eco-Walk & Streetscape Interface

- While access and usability of the landscape park has improved providing more space for the public, the applicant should evaluate the interface of the park and streetscape at key entrances, particularly from 1) S. Carlin Springs Road, 2) the corner of Columbia Pike and S. Carlin Springs Road, and 3) adjacent to the bus shelter. The applicant should consider if there is a better way to invite pedestrians to experience the landscape park, as the current concept of entrances and divided space seem to evoke too strong a sense of separation—making it unclear to a user on the street edge if they are "allowed" to use the eco-walk. Consideration should be given to enlarging and inverting the entrance openings, creating more of a plaza area to act as a transitional and interactive space from the street edge into the eco-walk, extending and integrating the structural seating into the transitional entrances, and/or even adding a public art feature or creative park sign to make the entry stand out as an invitation to a user to cross the threshold and explore.

- The character narrative of the Meander Zone, or eco-walk, provides a sense of what may happen in the proposed outdoor rooms, but not with complete clarity. As the design progresses, the applicant should consider providing more details and perspective imagery that shows how users will experience the space via seating, lighting, or interactive walls and features.

Streetscape Elements, Site Elements and Landscape Details

- The applicant should commit to use the Columbia Pike standard color, style, type and patterns for the brick sidewalk and bus stop area, consistent which that which is currently present along the corridor.
- The applicant should show if/where elements such as the standalone benches, trash receptacles, and the Bailey's Crossroads banner pole will likely be located as depicted on sheet L2.01 Landscape Precedents.

Underground Utilities

- It is desirable that all utilities be installed underground and coordinated with future roadway improvements, landscaping, and sidewalks along the applicant's property. Utility undergrounding in Bailey's Crossroads is called for in the Comprehensive Plan. Utility undergrounding is desirable for the visual aesthetics of the site including the new park and updated building. If not installed, the applicant should contribute the cost of the undergrounding of the utilities, as determined by Fairfax County staff, to Fairfax County for future undergrounding of utilities in the Bailey's Crossroads CRD.

Cc. Carmen Bishop, DPZ
OCR files

County of Fairfax, Virginia

MEMORANDUM

DATE: October 25, 2016

TO: Carmen Bishop, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: 5600 Columbia Pike, RZ/FDP 2014-MA-014

This review is based on the Rezoning RZ/FDP 2014-MA-014 stamped as "Received Department of Planning & Zoning October 21, 2016." The only outstanding comments are suggested proffer changes and additions to the currently proposed proffers.

Proffer changes proposed by the applicant that require revisions:

1. Proffer 28. Limits of Clearing and Grading. The proffer removed that "utilities shall be located in the least disruptive manner necessary as determined by the UFMD," which would give us less ability to get these utilities located in the least disruptive manner, if they must go within tree preservation areas. They also removed that "A replanting plan shall be develop and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities." It is highly recommended that this proffer language be revised back to what was originally proposed.

2. Proffer number 32. The "Landscape Pre Installation Meeting" states that "Following construction and installation of the initial landscape plan, this proffer shall be considered complete." However, often times they will initially install the landscaping after a landscape pre-installation meeting, but may end up having to replace landscaping a year or more after the initial installation, if it is not properly maintained, prior to bond release. It would still be important for them to re-install the same landscaping as shown on the approved plan, unless they specifically get substitutions approved by UFMD prior to planting. It is recommended that this additional sentence be removed from this proffer that was added with this revision.

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The following is additional proffer language that UFMD suggests to assure proper landscaping is achieved onsite. It also includes an explanation for why it is necessary.

Purpose: The Board of Supervisor's Environmental Vision encourages the implementation of practices that result in a cleaner, healthier environment benefiting residents and the region's biological diversity. Sustainable landscape planting techniques use the appropriate placement of native and non-invasive plants, biodegradable mulch, reduced lawn areas, improved soil quality to create diverse landscapes that enhance air and water quality and resource conservation.

3. Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant shall include a landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications shall incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall be no more than (75) percent of the pervious area of each of lot (site). Mulched planting beds incorporating groups of trees and other vegetation shall be used to provide a root zone environment favorable tree trees and other vegetation.

- Plant trees in areas to contribute to energy conservation for buildings, as depicted in Plate 4-12 of the Public Facilities Manual.

- Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.

- Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.19) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

Inspection of mulch beds for conformance with the approved subdivision/site plan shall be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they shall become the responsibility of the property owner who shall not be precluded from managing or planting these areas according to their preference.

Purpose: Construction activities on development sites will likely result in unsuitable planting conditions including soil compaction, construction debris and rubble, and inadequate soil

composition. To ensure that the conditions of planting sites are suitable for plant establishment and long-term survival, this proffer is intended to require specifications on the landscape plan for treatment of planting areas to provide adequate growing conditions for trees, shrubs and ground-covers.

4. Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, shall be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant shall provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

Purpose: To a great extent, the ultimate size and vigor of trees in urban areas is dependent on available soil volume. Minimum soil volume should provide sufficient water holding capacity, oxygen, and nutrient exchange for healthy root growth. Structural soil consists of 80-85% stone and does not satisfy requirements for soil volume. Structural cell technology and other solutions that provide soil for rooting area below paved surfaces that do not rely on compaction, which reduces pore space of water and oxygen, to support paved surfaces. The following proffer can be used to require minimum volumes of uncompacted soil for root growth and extending survival in restricted areas.

5. Tree Space Requirements. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area with permeable paving at least 4 x 4 feet. This shall not preclude the use of the paver grate in the meander with a 6 x 6 foot soil opening below the grate with a 2.5 foot opening in the paver grate for the tree trunk. Trees shall be planted directly in the center of the paver grade Where minimum planting areas cannot be met and planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet shall be provided beneath paved 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 paved surfaces a minimum of 8 feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth shall be 4 feet within four feet of the tree on all sides. Soil depth in areas beyond four feet may be shallower or narrower as long as specified minimum soil volumes are met. 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 (as indicated in Table 12.17 of the Public Facilities Manual) 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 UFMD.

- Applicant shall contact UFM (703-324-1770) at least 3 business days prior to installation of trees, and provide an opportunity for UFMD staff to verify conformance with these requirements.

Purpose: To ensure Urban Bio-retention features that will be used to support trees will be constructed in such a manner as to support long-term tree health. The design and utilization of urban bio-retention tree pits will be based on the most current edition of the Virginia Department of Conservation and Recreation (DCR) Specification No. 9 and Appendix 9A. The following proffer can be used to set the minimum design standards for urban bio-retention tree pits.

6. Urban Bio-retention Tree Pit Requirements. Urban bio-retention features that will be used for tree planting shall meet the following minimum specifications:

   - The filter media used in the bio-retention feature shall be comprised of a ratio of 50% sand, 30% topsoil and 20% leaf compost. Each component shall be further defined and specified at time of first and all subsequent site plan submissions. A complete narrative for testing, monitoring, reporting and installation of the soil mixture shall also be included on the site plan. This media shall be used throughout the entire bio-retention area.

   - Minimum soil volumes for Category III and IV trees as specified in Proffer XX shall be required. A minimum depth for urban bio-retention tree pits shall be 4 feet and maintained at a 4 feet deep a minimum distance of 4 feet in all directions centered on the tree.

   - A permanent automatic irrigation system located within designated bio-retention tree pits is prohibited therefore tree species selection will need to fully consider the growing conditions for each bio-retention tree pit. Temporary irrigation shall be proposed during the establishment period for the specified trees.

   - The maintenance of each bi-retention tree pit will greatly impact the establishment and longevity of the tree. A detailed maintenance narrative covering the establishment period for the specified trees, as outlined in DCR Specification No. 9, section 8 shall be provided on the site plan.

If you have any additional questions, please feel free to contact me at 703-324-1770.
NJD/

UFMDID #: 196220

cc: DPZ File

Department of Public Works and Environmental Services
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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: October 14, 2016

SUBJECT: RZ-FDP 2014-MA-014, 5600 Columbia Pike, REVISED
Tax Map Number: 62-1 ((1)) 7

BACKGROUND

This memo replaces comments provided by the Park Authority in a memo dated August 29, 2016. The Park Authority staff has reviewed the proposed Development Plan dated May 9, 2016, as revised through October 6, 2016 for the above referenced application as well as the Applicant's response letter dated August 19, 2016. The development plan reflects the adaptive reuse of an existing office building to provide a maximum of 157 units that could flexibly be utilized as residential and office units. The existing parking structure would remain to serve the residents and employees while significant areas of existing surface parking would be removed. The property is currently zoned C-3 and C-4 with a request to rezone the 3.8 acre site to the PDC zoning district. For the purpose of evaluating this application, a mix of 50% residential use and 50% office use is assumed. Based on the assumed average multifamily household size within a Community Business Center of 1.75 residents per dwelling unit, the development could add 136 new residents to the Mason 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). Additionally, development within areas identified for intense, mixed-use development, such as the Baileys Community Business Center, 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.

The recommendations from the Comprehensive Plan for the Baileys Planning District strongly reflect the importance of urban park spaces in achieving the vision for Baileys, particularly within the Community Business Center. The subject property of the application is specifically noted as key gateway location for the Baileys Crossroads area and Fairfax County in general. The establishment of publicly accessible park spaces as guided by the Urban Parks Framework (Policy Plan, Parks and Recreation, Appendix 2), will help assure that the urbanizing Baileys Crossroads area will offer an attractive quality of life with opportunities for active and passive recreation.

Finally, text from the Baileys District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan in stating the importance of incorporating parks as part of future development. Rezoning applicants are encouraged to provide turnkey urban parks and recreational facilities as well as providing improvements to existing parks in the district.

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Needs:
The Plan for Baileys calls for a network of urban parks to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health, and the environment for those who live, work, and visit Baileys. The Urban Parks Framework (Policy Plan, Parks and Recreation, Appendix 3) provides guidance that helps establish urban park spaces in balance with continuing development. Park acreage standards are established to provide 1.5 acres of public park space per 1,000 residents and 1 acre per 10,000 employees. Publicly accessible parkland should be established within a public access easement, reserving reasonable rights for management to the property owner, and perpetually maintained by the property owner.

Applying the urban parkland standard to the proposed development and assuming a 50/50 split in residential and office use, the application would generate a need for 0.23 acres of publicly accessible park space within the development.

Residential need:
78 residential units @ 1.75 residents/du = 136 residents
136 residents @ 1.5 acres/1,000 residents = 0.20 acres of publicly accessible park space

Office need:
84,153 square feet of office development @ 300 sf/employee = 280 employees
280 employees @ 1.0 ac/10,000 employees = 0.03 acres of publicly accessible park space

Analysis: The Applicant has satisfactorily addressed the acreage guidance of the Urban Parks Framework by defining an area of 0.23 acres for publicly-accessible space to be established within a public access easement.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-209 (PDC) and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,800 per non-ADU residential unit for recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 78 non-ADUs proposed, the Ordinance-required amount to be spent on site is $140,400. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The $1,800 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute $121,448 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property. The Applicant has included a draft proffer commitment to provide a Fair Share contribution.

> *Analysis: In draft proffers, the Applicant has committed to provide $1800 per unit towards on-site recreational facilities, which addresses the requirement of the Zoning Ordinance. There has been no commitment made, however, as to the facilities to be made available to residents, either in proffer of on the plan. The Park Authority continues to recommend clarification and commitment by the Applicant as to how the required funds will be utilized to satisfy the requirement of the Zoning Ordinance.*
>
> *In draft proffers dated October 11, 2016, the Applicant has included a commitment to provide a Fair Share contribution of $121,488 to the Park Authority that will offset impacts to parks related to the proposed residential use. Funds will be provided prior to the issuance of the first RUP or non-RUP.*

Onsite Facilities:
The Comprehensive Plan guidance for the Baileys Planning District and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed redevelopment. The development plan proposes a publicly-accessible area referred to as The Meander that roughly parallels the sidewalk along Columbia Pike. This space includes a curvilinear walkway integrated with seating areas, landscaping, and stormwater bioretention.

Analysis: The Applicant has reworked the design of the publicly-accessible park space in several ways in the evolution of the current development plan. The design of The Meander has been modified in recent weeks to create a variety of seating areas along the walkway.

The current submission, however, continues to lack any commitment to the provision of active recreation features for either the future residents/workforce or the community at large. The Applicant has been encouraged throughout the review process to find ways to incorporate more active uses within the development, both in the public and private spaces. The Applicant has proffered to the required P-District expenditure of $1800 per unit for on-site recreational facilities but, as previously noted, has made no commitment as to what those facilities might be. The Park Authority continues to recommend elements that encourage active use be integrated into the design.

Additional modifications are encouraged that would draw more people to use The Meander, particularly at the corner of Columbia Pike and Carlin Springs Road, and be more indicative of a gateway feature.

Trails:
The subject property is in close proximity to Spring Lane Park, which is owned by the Park Authority and offers tennis and basketball courts as well as playgrounds. With the lack of on-site active recreation options, the Park Authority has requested throughout the rezoning process that the Applicant seek to coordinate with the adjacent property owner to secure a public access easement that would improve and formalize a route between the development property and Spring Lane Park. An existing "goat path" connects the subject property to Carlyn Hill Drive along the southern border of parcel 62-1 ((1)) 3.

The Applicant's response letter states a preference for pedestrians to utilize public sidewalks along Columbia Pike, stating concerns for public safety and a desire to embrace the larger community.

Analysis: The Park Authority continues to recommend that the Applicant seek options to enhance access for future residents to parkland. Generally, when given the option, people will choose to walk the shortest route available, as is visible by the existing foot path on the adjacent property. The purpose of requesting formalization of this route would be to enhance safe access to the park for residents, especially due to the lack of active recreation available on-site.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section that remain to be addressed:

- Provide greater clarification and commitment as to what recreational features are to be provided on site to serve future residents and workforce;
- Incorporate and commit to the provision active and interactive features within the publicly-accessible park space;

- Continue to seek opportunities to enhance safe access between the subject property and Spring Lane Park.

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

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Carmen Bishop

Copy: Cindy Walsh, Director, Resource Management Division
Andrea L. Dorlester, Planner IV, Park Planning Branch
Carmen Bishop, DPZ Coordinator
Chron File
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: July 19, 2016

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

FROM: Mohan Bastakoti, P.E., Senior Engineer III
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # RZ/FDP 2014-MA-014; LDS Project# 3721-ZONA-002-1; Tax Map# 062-1-01-0007; Mason District

The plan qualifies for Time Limit per VA DEQ Permit number **VAR10F076.** We have reviewed the subject application and offer the following stormwater management comments:

Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area (RPA) is not present within this site.

Floodplain
There is no regulated floodplain within this site.

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Department of Public Works and Environmental Services
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Water Quality Control

The applicant has reduced the total impervious area due to the proposed improvement. Redevelopment equation was utilized and shows that water quality requirement has been met.

Baileys Planning District, Comprehensive Plan stormwater management requirements

SS Credit 6.1: Stormwater Design-Quantity Control:

For this site that has greater than 50% impervious cover in the existing condition, the total volume of runoff released from the site in the post-developed condition for the 2- year, 24-hour storm should 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% less than the existing condition peak runoff rate for the same storm.

SS Credit 6.2: Stormwater Design-Quality Control:

Stormwater runoff associated with the development should be controlled such that the first one (1) inch of rainfall is reused, infiltrated or treated in a manner through which 80% of the average annual post-development total suspended solids (TSS) are removed.

Stormwater Detention

Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. In the Four Mile Run watershed, the postdevelopment peak flow for the 100-year storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 100-year storm unless it is contraindicated by the watershed model developed for the Four Mile Run Watershed Management Program.

There is a decrease in impervious area due to the proposed work, resulting in decrease in 2-yr, 10-yr and 100-yr peak from this site. This will satisfy the requirements of Section 124-4-4D.

Downstream Drainage System

According to the applicant, the existing outfalls will be utilized to discharge the concentrated flow from this site. There is a decrease in impervious area and peak flow leaving the site. Adequate outfall analysis shall be provided in detail and reviewed during site plan review.

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 17, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief JCH for MAD
Site Analysis Section, DOT

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2014-MA-014 Novus Property Holdings LLC
Tax Map: 62-1 ((1)) 7

Site and Proposed Use

Novus Property Holdings LLC (the applicant) has filed a rezoning application to propose 157 live/work units with an additional 7,000 square feet of co-working amenity space in the common area on the vacant office building site located on 5600 Columbia Pike in the Bailey's Central Business District (CBC)/Community Revitalization Area (CRD). The proposed live/work use is the first of its kind in Fairfax County in that it allows the maximum flexibility for each tenant to make his own decision on whether to live (residential use), work (office use), or live and work (a combination of residential and office use) in the unit. The latest rezoning plat was submitted October 6, 2016 and the latest proffers were submitted October 12, 2016.

Issues Outstanding:

- **Construction of the Separated Bike Lane**

Columbia Pike is a policy road in the Bicycle Master Plan and the determination by FCDOT staff is that a protected (separated) bicycle lane is the appropriate bicycle facility for this road in the Bailey's CBC/CRD. Despite FCDOT's commitment to invest $5-6 million to construct bicycle infrastructure on Columbia Pike in the next five years, the applicant has not agreed to construct the separated bike lane, recommended by the County's Bicycle Master Plan, as part of their frontage improvements that include the landscaping strip, bus shelter and pad, and sidewalk proposed adjacent to the protected bike lane.

The applicant has agreed to preserve the 6.5 foot wide separated bicycle lane area; however they have stated that they do not believe that they should construct the separated bike lane because it would be a small disconnected segment, would appear confusing and unfinished , and believe it would be an unsafe condition if someone were to try and use it.

For the following reasons FCDOT believes the bike lane should be constructed at this time:

- The separated bike lane from the intersection of Columbia Pike and Carlin Springs Road could be considered a logical starting point for this type of bicycle facility being planned from the County line to the west.
- The County is actively pursuing funds to construct a separated bike on Columbia Pike

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

from Carlin Springs to the west as noted above.

- Safety should not be an issue in the interim condition where the separated bike lane would terminate at the western limits of the subject property. As a bicyclist approaches the end of the bike lane they would have a choice to ride on the road, ride on the sidewalk, or dismount and walk the bike should they so choose. In addition signs indicating that the bike lane is ending could be installed to notify the bicyclist.
- The applicant will need to construct a segment of the bike lane as there needs to be a path from the proposed brick sidewalk to the bus shelter. So there will already be a small segment of asphalt. Having a continuous bike lane along the entire frontage will help to create one segment of a complete street, instead of three distinct segments along the applicant's frontage.
- Having the bike lane helps to foster a multimodal environment for all modes, in this case that would be bicycling.
- FCDOT has indicated where they would like the separated bike lane to be constructed in its ultimate location and at the ultimate level, which is at the same level of the sidewalk. If the applicant constructs the bike lane, it will not have to be redone with the County project to extend the bike lane west.
- If the applicant does not construct the bike lane, the County will need to construct it. This could necessitate impacts to the trees in the landscape panel and the brick sidewalk which may not be replaced by the County or VDOT in the same likeness, as the County has indicated that anything put in the path of the bike lane is not likely to be replaced to what the applicant has proffered to. This could create an unfinished appearance along the applicant's frontage in addition to the loss of trees.

If the applicant chooses to not construct the separated bike lane with their project, then the applicant should escrow money for the construction of the bike lane and proffer to replace any of the landscape panel (including trees) and brick sidewalk that could be impacted as a result of constructing the separated bike lane by the County or Others.

➢ **TDM Commitment**

The applicant is not willing to commit to a TDM program. The Applicant states in an October 7, 2016 memorandum that they believe a reduction in trips will occur as a function of the proposed live/work use and the significant reduction in parking without the need for a burdensome.

FCDOT finds the response and lack of commitment to a TDM program unacceptable for the following reasons:

- This development is in a Commercial Revitalization District (CRD), and the applicant will be seeking parking reductions. In order to have justification to approve the parking reductions, the applicant should enter into a TDM Program so that there is a level of commitment that the Community and County can expect.
- FCDOT is willing to work with the applicant to implement a TDM Light Program that does not included a incentive fund, which is used to assist properties if they are falling short in the TDM commitment.
- FCDOT had requested that the applicant commit to a TDM program with a trip

reduction goal of 30% from the Institute of Transportation Engineers trip generation rates; however, FCDOT is willing to accept a 20% TDM reduction goal as this was included in their traffic study.

- **Removal of Free-flow Right-turn Channelization Island and Escrow**

The applicant has agreed to the remove the traffic island (channelization island) and to implement the stop condition for the southbound right turn from Carlin Springs Road to Columbia Pike. However, if the construction expense exceeds a monetary limit, which the applicant has identified as $30,000, then the applicant will escrow the monetary limit to Fairfax County to construct the improvement. The applicant needs to revisit their cost estimate for what they believe to be the monetary limit provided in the proffers. The applicant needs to also include in their cost estimate: 1) the milling and repaving of a portion of Carlin Springs to allow for the lane restriping plus new signage. 2) The milling and repaving plus striping for two legs of the crosswalk across Columbia Pike and Carlin Springs Road. 3) The pedestrian head pole needs to be moved from the island to the sidewalk and this should be included in the cost estimate. The previous mentioned items are shown in the CDP/FDP and these should be included in the cost estimate to more accurately reflect a revised monetary cap in the proffers. The final item that needs to be included is an estimate for the maintenance of traffic (MOT) to remove the island.

FCDOT is still coordinating with Arlington County and VDOT about the limits of what would be required to be upgraded at this intersection if the traffic island is removed and a southbound right turn condition is put in on Carlin Springs Road. FCDOT will continue to coordinate with Arlington County and VDOT after the rezoning application is acted on by the Planning Commission and Board of Supervisors to provide the information needed for the applicant to proceed expeditiously through the site plan for this improvement. It should be noted that all physical improvements within the intersection and within Fairfax County require VDOT approval and any modifications to the traffic signal, including the pedestrian signal heads and Carlin Springs Road restriping in Arlington County require Arlington County approval.

Finally, FCDOT will have a determination of the extent of what would be required to remove the free flow right and implement a stop condition for the Carlin Springs Road southbound right turn within 45 days of site plan filing. It is the responsibility of the applicant to pursue the necessary approvals for the permits to do the work with VDOT and Arlington County.

Additional Information

The applicant has worked to resolve the access on Carlin Springs Road. The applicant is willing to use a less desired access from a site operations standpoint, with the understanding that the access works better from an overall road circulation and has better spacing from the Columbia Pike and Carlin Springs Road intersection. The access point on Carlin Springs Road does meet the left turn lane warrant. This means that a left turn lane from northbound Carlin Springs Road to the site is warranted based on the traffic volumes. However, constructing a left turn lane is likely to have a ripple down effect; therefore, VDOT and Fairfax County both agreed that removing the three on-street parking space on northbound Carlin Springs Road in Fairfax County would also accommodate site traffic. The removal of the on-street parking

spaces would create a wider northbound travel lane that would allow for vehicles to pass a stopped vehicle on northbound Carlin Springs Road waiting to turn left into the site. This effectively serves the same function as constructing a left turn lane on northbound Carlin Springs Road.

The applicant is bringing the four foot wide sidewalk on Carling Springs Road up to the five foot wide standard. In addition, the applicant is proposing to install a bus shelter on Columbia Pike where there is only a bus pole today.

The applicant is proposing to provide the necessary short-term and long-term bicycle parking spaces that are recommended based on the Bicycle Parking Guidelines.

MAD/JCH/MWG
cc: Carmen Bishop

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

October 25, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2014-MA-014 Novus Property Holdings, LLC
Tax Map # 62-1((01))0007

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.

I have reviewed the above plan submitted on October 20, 2016, and received on October 25, 2016. The following comments are offered:

1. While the VDOT evaluation of the operational analysis indicates there will be an additional queue of approximately 100' with the removal of the directional island, VDOT can only support removal of the directional island in conformance with the County's Comprehensive Plan if the following conditions are met prior to the site plan being submitted:
   1) Arlington County's review of the Operational Analysis and resolution by Fairfax County of any issues raised by Arlington County;
   2) Removal of the island will require a restriping plan of the intersection to provide a proper alignment of the Carlin Springs Road crossing of Columbia Pike;
   3) Redesigned striping of the southbound lanes of Carlin Springs Road approaching Columbia Pike based on the VDOT sketch should be supported and agreed to by Arlington County;
   4) Arlington County's concurrence with the removal of the parking spaces in Fairfax County across from the proposed site entrance;
   5) Arlington County's endorsement of the removal of the island with all of the above items supported;

   Without the endorsement from Arlington County, the island should remain until such time as the ultimate County Comp Plan improvements are constructed.

2. If the island is removed, the radius may need to be slightly tweaked from the location shown on sheet S-3 to provide the proper crossing alignment for Carlin Springs Road southbound (approximately a 42' radius would be needed based on the plan sketch scale).

If you have any questions, please call me.

cc: Mr. Mike Davis

FAIRFAX COUNTY
PUBLIC SCHOOLS

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

July 19, 2016

RECEIVED
Department of Planning & Zoning
JUL 26 2016
Zoning Evaluation Division

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: RZ FDP 2014-MA-014, Conceptual Development Plan, e-Lofts

ACREAGE: 3.67

TAX MAP: 062-1-01-0007

PROPOSAL:
The rezoning application requests to rezone the site from C-3/4, CRD, HC, SC District to PDC, CRD, HS, SC District. The proposal would permit 157 e-Loft-style units, 79 of which are assumed for analysis purposes to be Multi-family residential. The e-Lofts are a new concept in Fairfax County, designed to give tenants the flexibility to use the space as they see fit – whether to live, to work, or both. There is an existing building structure on the property. This structure will have major interior renovations to fit the e-Loft life style.

ANALYSIS:
The schools serving this area are Stuart High, Glasgow Middle, and Glen Forest Elementary 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
Stuart HS	1,970 / 1,970	1,973	2,037	-67	2,345	-375
Glasgow MS	1,622 / 1,622	1,677	1,721	-99	1,865	-243
Glen Forest ES	1,108 / 1,108	1,040	1,043	65	1,019	89

Capacities and Projected Enrollments based on the adopted FY2017-21 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, Stuart High and Glasgow Middle schools are projected to have a capacity deficit. Glen Forest Elementary School will have a capacity surplus. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The FY2017-21 Capital Improvement Program (CIP) includes:

Stuart: Apply for a zoning variance for Stuart HS to build an addition if enrollment increases as projected, due to the limitations of the site's zoning.

Glasgow: Create a new AAP Center at Poe MS. Reassign the Annandale HS pyramid middle school AAP students from Glasgow MS and Frost MS to the new AAP Center at Poe MS. This option will provide capacity relief to Glasgow MS and Frost MS. This AAP Center realignment will keep the pyramid cohorts together. Install a modular addition at Glasgow MS to accommodate severe capacity deficits over the next five years.

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	Mid/High-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.028	79	2
Middle	.016	79	1
Elementary	.056	79	4
Total Student Count			**7**

2013 countywide student yield ratios (November 2014)

RECOMMENDATIONS:
Proffer Contribution
A net of 7 new students is anticipated (2 high, 1 middle, and 4 elementary). Based on the approved Residential Development Criteria, a proffer contribution of $82,243 (7 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.

AJH/sm

Attachment: Locator Maps

cc: Sandy Evans, Chairman, School Board Member, Mason District
Dalia Palchik, School Board Member, Providence 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
Fabio Zuluaga, Assistant Superintendent, Region 2
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Penny Gros, Principal, Stuart High School
Shawn DeRose, Principal, Glasgow Middle School
Cynthia Choate, Principal, Glen Forest Elementary School

RZ FDP 2014-MA-014, Conceptual Development Plan, e-Lofts

County of Fairfax, Virginia

MEMORANDUM

DATE: July 11, 2016

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

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ/FDP 2014-MA-014**
Tax Map No. 062-1-((01))-0007

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

1. The application property is located in the Four Mile Run (H-1) watershed. It would be sewered into the Arlington Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Arlington Treatment Plant. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located in the Columbia Pike and approximately 5 ft from the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments**:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

APPENDIX 14

Fairfax Water

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

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

October 14, 2016

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

Re: RZ-2014-MA-014
Bailey's Gateway
Tax Map: 62-1

Dear Ms. Berlin:

Fairfax Water would like to reiterate its comments submitted in our September 11, 2014 letter to you, regarding Bailey's Gateway (copy enclosed).

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

Ross Stilling for

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

Enclosure

Fairfax Water

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

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

September 16, 2014

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

Re: RZ-2014-MA-014
Bailey's Gateway
Tax Map: 62-1

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Columbia Pike See the enclosed water system map.

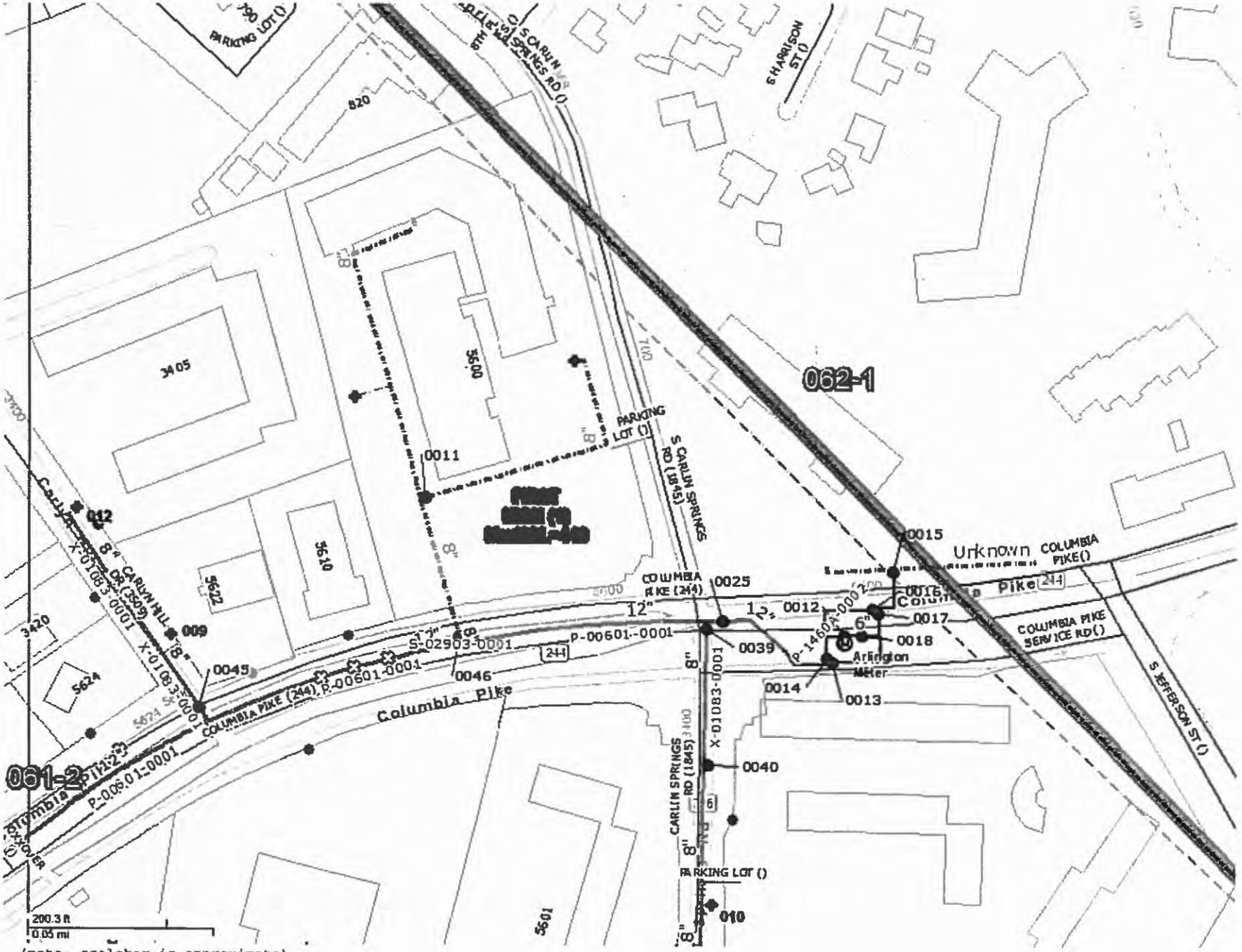
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling at (703) 289-6385.

Sincerely,

Gregory Prelewicz, P.E.
Manager, Planning Department

Enclosure



(note: scalebar is approximate)

County of Fairfax, Virginia

MEMORANDUM

DATE: July 6, 2016

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

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: Application Number: RZ/FDP 2014-MA-014 (Novus Property Holdings LLC)

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

Current Fire and Rescue Service Delivery
The proposed Novus development is located in the emergency response area of the Baileys Crossroads Fire and Rescue Station 10 located at 3601 Firehouse Lane in Falls Church, VA.

Emergency Response Impact of Proposed Development
The proposed e-Lofts mixed use/residential development of 157 loft-style units in a vacant office building will result in a projected increase in population.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine workload capacity. In FY2015, there were 3,520 incidents in the Baileys Crossroads fire station's response area which is one of the busiest areas in Fairfax County. The potential impact on emergency services of the additional population currently can be handled by the existing fire station. Although a projected increase in call volume from <u>one</u> rezoning case may <u>not</u> exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's availability and overall response times to emergency incidents.

Furthermore, residential units may be occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in major medical and other types of emergency calls for service.

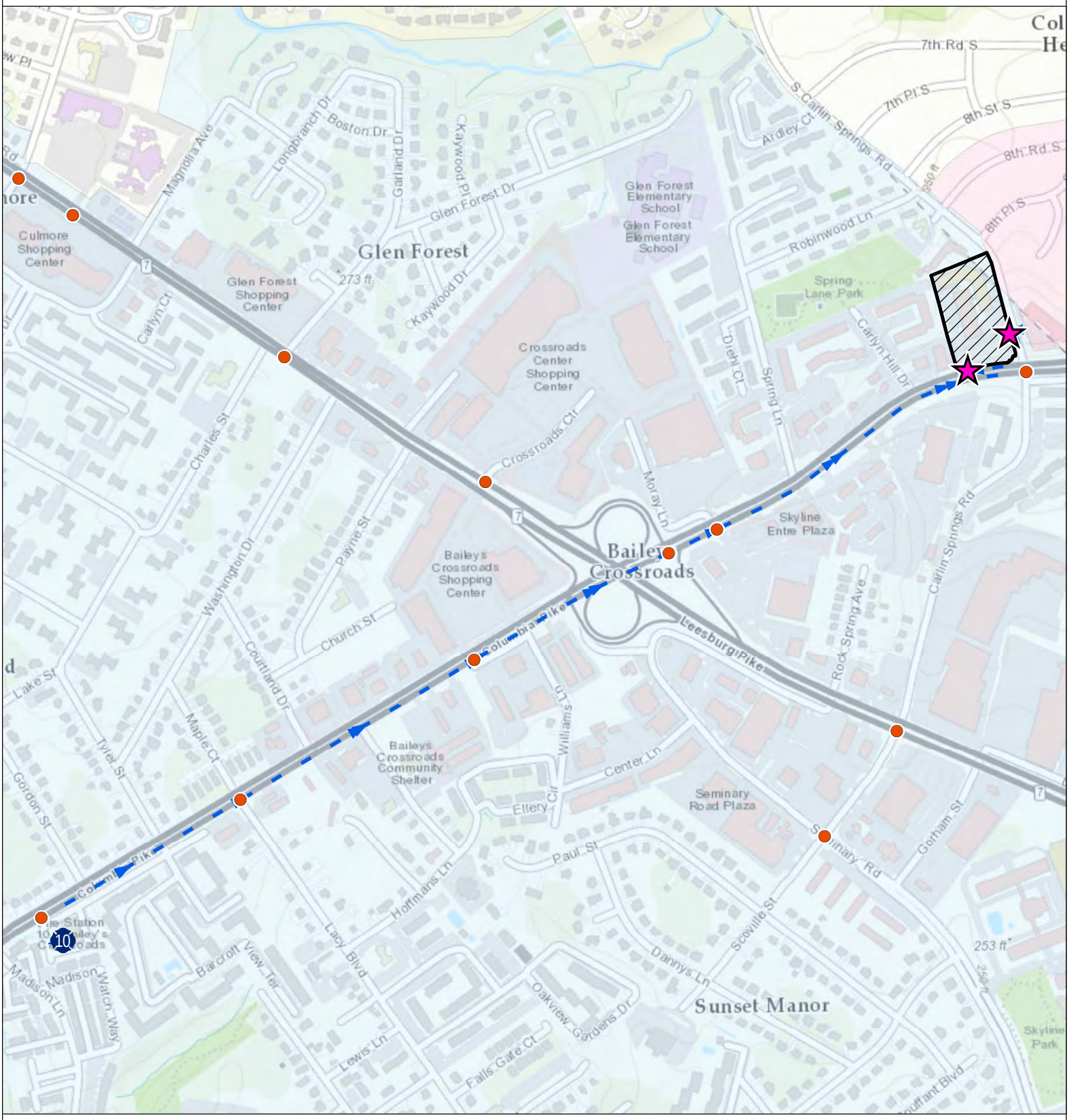
Traffic Signal Preemption Equipment for Emergency Responders:
To maintain and improve response times to emergency incidents, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county.

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire

Traffic preemption also improves civilian and firefighter safety by reducing the potential for accidents at intersections. Therefore, the FRD requests the developer proffer the cost of preemption equipment ($10K) for one traffic signal located along the primary travel route from the Baileys Crossroads fire station to the proposed e-Loft development. The attached map depicts the traffic signals needing preemption devices.

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

FRD Novus Property Holding (5600 Columbia Pike) Study



Access Points

Fire Stations

VDOT Traffic Signals

Property Boundary

Route: Station 410 to Access Point

First Due Boundaries

410	101

FRD-GIS. Current as of: 6/22/2016

N

0 0.05 0.1 Miles

Routing based on May 2016 street network.

G:\projects\frd\hq\projects\2016\Planning Maps - Rezoning\Novus Columbia Pike\Novus_Columbia_Pike.mxd

APPENDIX 16

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

2100 Clarendon Boulevard, Suite 700
Arlington, Virginia 22201
(703) 228-3525 • fax (703) 228-3543

Steve Cover, AICP
Director, DCPHD

Robert J. Duffy, AICP
Planning Director

August 30, 2016

Carmen Bishop, AICP
Fairfax County Dept. of Planning and Zoning
Carmen.Bishop@fairfaxcounty.gov

Re: Proposed Development Plan and Rezoning 5600 Columbia Pike

Thank you for the opportunity to review the Proposed Development Plan and Rezoning RZ2014-MA-014 and FDP2014-MA-014, 5600 Columbia Pike in Fairfax County. After several years of vacancy at this corner, the proposal has the potential to bring reinvestment and people to this area.

The following comments are organized into two categories: 1) those related to the portion of the project within Arlington's boundary and 2) other advisory comments related to the remainder of the project.

Within Arlington County

The proposal to remove driveway entrances along the Carlin Springs frontage is preferred as this will reduce pedestrian and vehicular conflicts. Given that this change occurs within Arlington County, the applicant will be required to obtain the review and approval of the final engineering plan by Arlington County for the closure of the driveway and rebuilding of the curb. Also, any and all work within the Arlington County right-of-way will require right-of-way permits from Arlington County. .

Remainder of the Site

Staff recognizes this is an adaptive reuse project and that limited changes to the site are proposed. Ultimately, however, if and when redevelopment occurs, we encourage consideration of urban design principles to create a walkable, mixed-use main street, with buildings located at the back of widened and tree-lined sidewalks, an appropriate supply of screened and/or underground parking for a transit corridor, and energy efficient, quality design that is contextual appropriate with the surrounding community. These principles also include opportunities for commercial development along the ground level and improved pedestrian, bicycle and transit connectivity.

Although not directly governed by Arlington County policies and regulations, staff has following site specific comments on the current development proposal for your consideration:

- The drawings available for review show different designs for driveway access to/from the portion of Carlin Springs Road within Fairfax County. The single entrance shown on CDP/FDP Alternate Entrance (Sheet 6-A) is preferred. A single entrance would reduce pedestrian and vehicular conflicts and would reduce congestion along Carlin Springs Road particularly for vehicles turning left into multiple entrances from northbound Carlin Springs Road.
- On the Pedestrian Circulation Plan (Sheet C-7A), Arlington staff encourages a site design that would allow convenient and clear pedestrian connectivity from the building's main entrances to the bus stop without crossing through surface parking lots or the parking garage. Arlington is planning for enhanced bus service along Columbia Pike with connections to Bailey's Crossroads along S. Jefferson Street. Direct pedestrian access to and from this building and the existing and future planned bus service should be provided. Arlington encourages the design of sidewalks to continue seamlessly across all driveways without a curb or grade change.
- Although the existing parking garage will be reused with this proposal, design alternatives applied to the facades facing Carlin Springs and Columbia Pike are encouraged to screen parked vehicles and create a more appealing view from the public streets. Vegetated screening could soften the landscape and reduce the appearance of the impervious surfaces prevalent on this site.
- In the Arlington Master Transportation Plan, the Proposed Bikeway Network indicates a Planned Bikeway on the westbound side of Columbia Pike. Arlington plans to start construction on this project on the west end of Columbia Pike in Sping 2017 with completion in late 2018. The north-side sidewalk will be expanded to 10' wide to accommodate mixed pedestrian and low-speed bike traffic. This should work well to tie into the Potential Future Bike Lane being provided within the Area of Future Street Dedication along Columbia Pike and it is encouraged that the Bike Lane be constructed as soon as possible to make this connections.
- The large berm that is part of the proposed Gateway Park presents questions regarding the steepness of the slope and feasibility of tree planting as shown in the illustrations, pedestrian safety in and around the proposed berm as sight lines will be reduced and hidden areas are possible, and environmental impacts if the existing surface parking area is maintained under the berm. Fairfax County and the applicant may want to consider alternate landscape solutions to achieve the appropriate level of privacy and screening.

Thank you again for the opportunity to comment. If you have any follow up questions, please contact either myself or Jennifer Smith in the Planning Division at 703-228-3525. Finally, we encourage the applicant and Fairfax County planning staff to notify several of the nearby Arlington civic associations* (c/o the civic association presidents) about the proposal and to send the public notice for the upcoming October 5th Planning Commission and October 12th Board of Supervisors meetings. We request that you also notify us when those notifications occur. (* At a minimum, these groups should be contacted: Columbia Pike Revitalization Organization, Columbia Forest Civic Association, Arlington Mill Civic Association, Forest Glen Civic Association, and

Glencarlyn Citizens' Association). Contact information for these is available from the AC Website https://countyboard.arlingtonva.us/community/civic/.

Thank you,

Leon Vignes, AICP
Arlington County CPHD – Planning Division
CC: Gabriela Acurio, Deputy County Manager, CMO
Bob Duffy, AICP, Planning Director, CPHD – Planning Division
Jennifer Smith, CPHD – Planning Division
Rob Gibson, DES – Development Services

6-100 PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT

6-101 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density/intensity land uses which could produce detrimental effects on neighboring properties if not consistent with the recommendations of the adopted comprehensive plan and not strictly controlled as to location and design. The district regulations are further intended to insure high standards in the mix of uses, lay-out, design and construction of commercial developments; to include unique design elements and amenities; to encourage lot consolidation and the use of Transportation Demand Management techniques; and otherwise to implement the stated purpose and intent of this Ordinance.

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

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

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

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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