APPLICATION ACCEPTED: October 8, 2015
PLANNING COMMISSION: January 11, 2017
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

December 28, 2016

STAFF REPORT

APPLICATIONS PCA 2000-HM-044-02, CDPA 2000-HM-044, FDPA 2000-HM-044-02, PCA 2003-HM-046-03, CDPA 2003-HM-046, FDPA 2003-HM-046

HUNTER MILL DISTRICT

APPLICANTS: Woodland Park Parcel 1, L.P. and NVR, Inc.

ZONING: PDC (Planned Development Commercial)

PARCELS: 16-4 ((1)) 43, 45, 46

ACREAGE: 31.59 acres

FAR: 0.92 Floor Area Ratio (FAR)

PLAN MAP: Residential Mixed Use 1.5 FAR
Mixed Use 0.70 FAR

15.2-2303.4 STATUS: Exempt: Reston

PROPOSAL: Amend the development plan to permit 74 single family attached dwelling units, 90 two-over-two stacked townhomes, 515 multi-family dwelling unit within two buildings and two office buildings including ground floor retail at 580,000 square feet for a total development of 1,599,515 square feet or 0.92 FAR.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2000-HM-044-02, CDPA 2000-HM-044, PCA 2003-HM-046-03 and CDPA 2003-HM-046, subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2000-HM-044-02 and FDPA 2003-HM-046, subject to the proposed final development plan amendment conditions contained in Appendix 2 and the Board of Supervisors approval of PCA 2000-HM-044-02, CDPA 2000-HM-044, PCA 2003-HM-046-03 and CDPA 2003-HM-046.

William Mayland, 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/

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Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 2-414 of the Zoning Ordinance for the 75-foot setback from the Dulles International Airport Access Highway to permit the structures as shown on the CDPA/FDPA.

- Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area for residential uses to exceed 50 percent of the principal uses to permit the residential uses as shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 6-207 of the Zoning Ordinance requiring minimum 200 square foot privacy yard for single-family attached dwelling units.

- Waiver of Par. 10 of Sect. 11-102 of the Zoning Ordinance to permit tandem parking for the two-over-two dwelling units to count towards the off-street parking requirement for multi-family dwelling units.

- Modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance restricting a private street to 600 feet in length.

- Waiver of Par. 1 of Sect. 13-202 of the Zoning Ordinance for interior parking lot landscaping for Block D structured parking deck.

- Waiver of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements.

- Waiver of the requirement to provide a dumpster pad and recycling system for the two-over-two dwelling units, pursuant to Sects. 10-0303.2 and 10-0306 of the Public Facilities Manual.

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

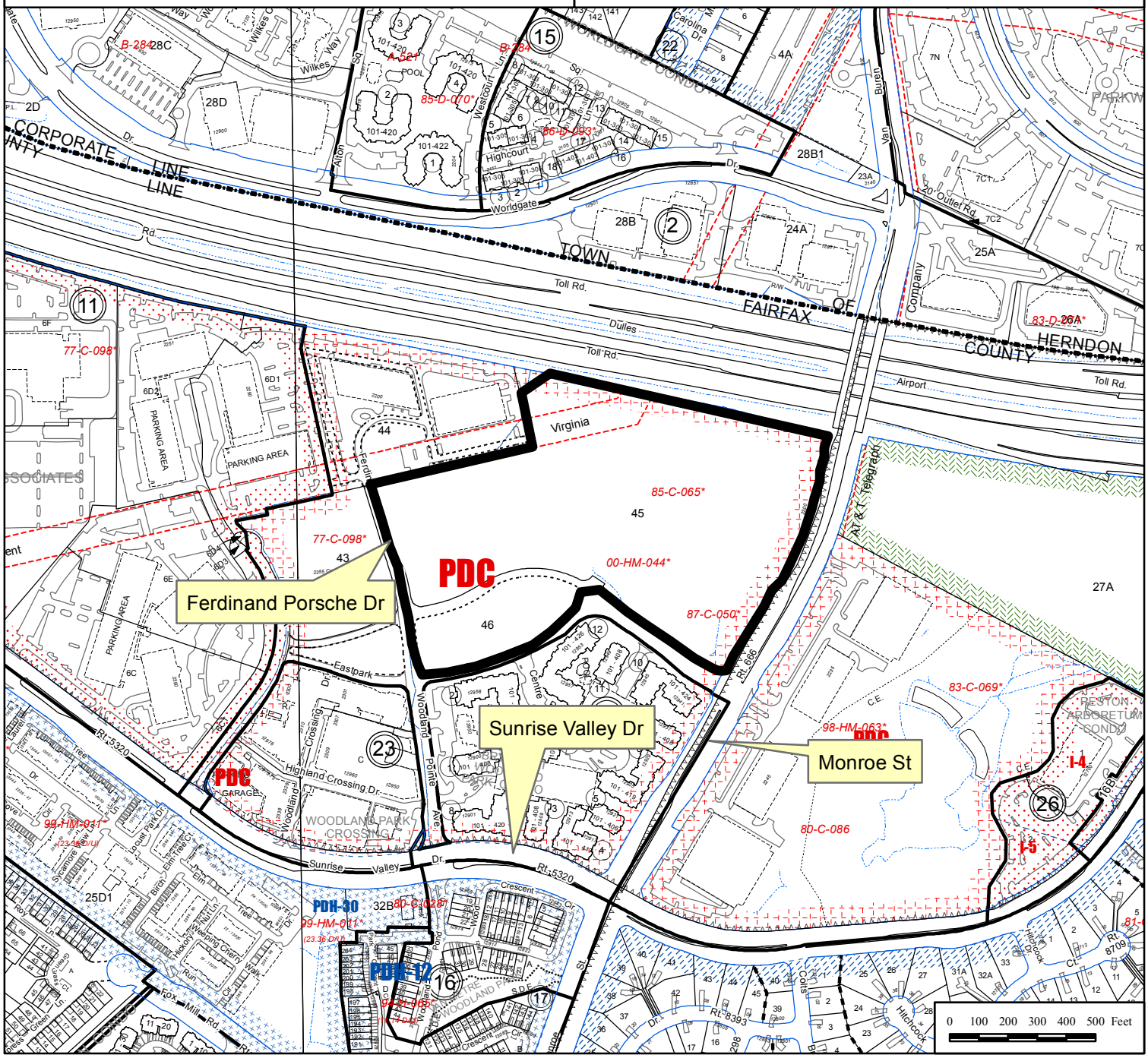
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

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

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

Proffered Condition Amendment/Final Development Plan Amendment	Conceptual Development Plan Amendment
PCA/FDPA 2000-HM-044-02	**CDPA 2000-HM-044**
Applicant: WOODLAND PARK PARCEL I, L.P. and NVR, INC.	Applicant: WOODLAND PARK PARCEL I, L.P. and NVR, INC.
Accepted: 10/08/2015	Accepted: 10/08/2015
Proposed: MIXED USE	Proposed: MIXED USE
Area: 25.71 AC OF LAND; DISTRICT - HUNTER MILL	Area: 25.71 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	Zoning Dist Sect:
Located: SOUTH SIDE OF DULLES TOLL ROAD AND WEST SIDE OF MONROE STREET	Located: SOUTH SIDE OF DULLES TOLL ROAD AND WEST SIDE OF MONROE STREET
Zoning: PDC	Zoning: PDC
Overlay Dist:	Overlay Dist:
Map Ref Num: 016-4- /01/ /0045 (pt.) /01/ /0046 (pt.)	Map Ref Num: 016-4- /01/ /0045 (pt.) /01/ /0046 (pt.)



Proffered Condition Amendment

PCA 2003-HM-046-03

Applicant: WOODLAND PARK PARCEL I, L.P. and NVR, INC.
Accepted: 10/08/2015
Proposed: MIXED USE
Area: 5.89 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: EAST SIDE OF CORPORATE OAK DRIVE, APPROXIMATELY 700 FEET NORTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE

Zoning: PDC
Overlay Dist:
Map Ref Num: 016-4- /01/ /0043 /01/ /0045 (pt.) /01/ /0046 (pt.)

Conceptual Development Plan Amendment/Final Development Plan Amendment

CDPA/FDPA 2003-HM-046

Applicant: WOODLAND PARK PARCEL I, L.P. and NVR, INC.
Accepted: 10/08/2015
Proposed: MIXED USE
Area: 5.89 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: EAST SIDE OF CORPORATE OAK DRIVE, APPROXIMATELY 700 FEET NORTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE

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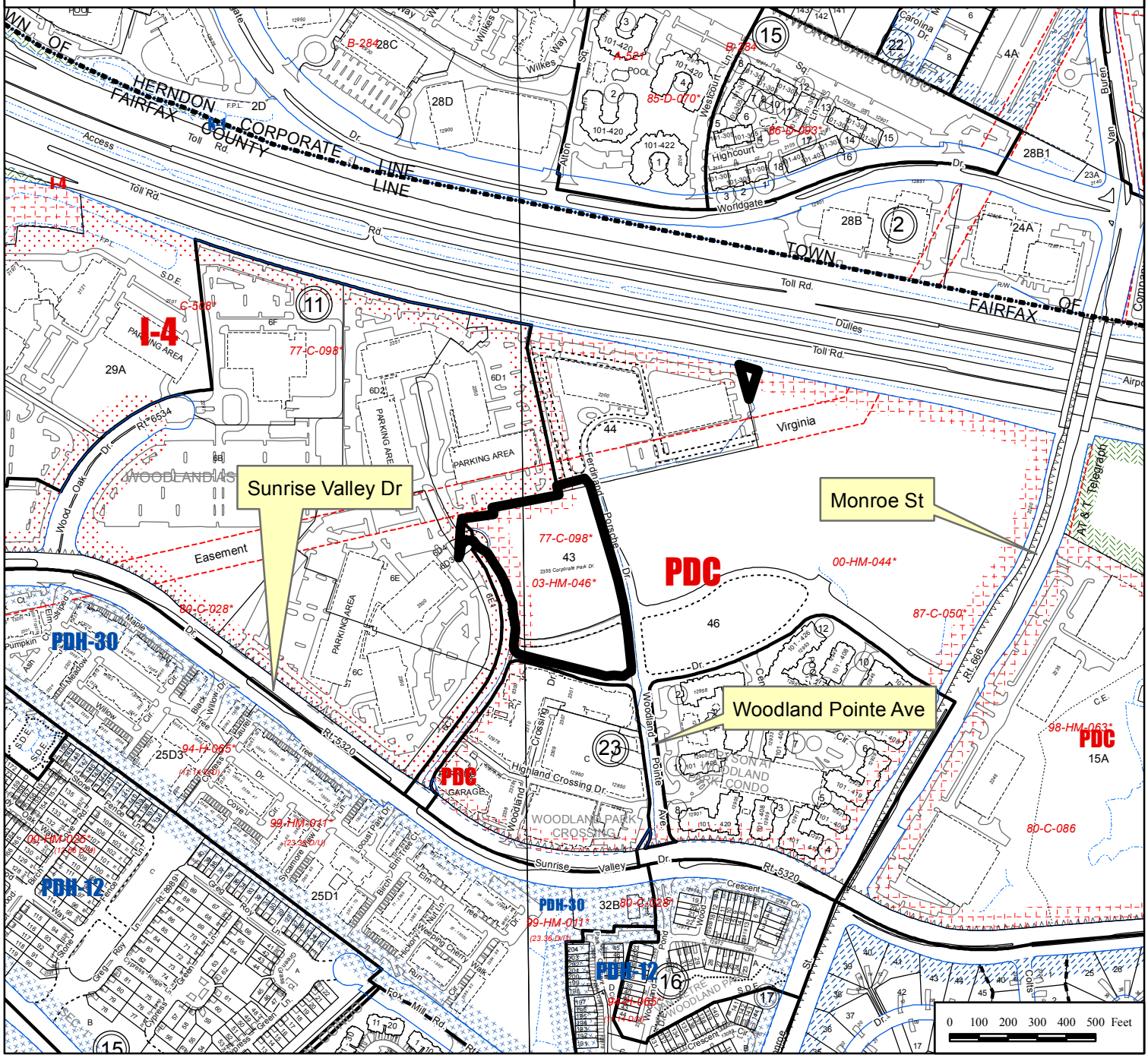


PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
FOR
WOODLAND PARK EAST
HUNTER MILL MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY & WALSH PC
2200 CLARENDON BLVD
SUITE 1300
ARLINGTON, VA 22201

APPLICANT:
NVR, INC
11700 PLAZA AMERICA DR.
SUITE 500
RESTON, VA 20190

APPLICANT/OWNER:
WOODLAND PARK PARCEL 1, L.P.
C/O TISHMAN SPEYER
1875 I STREET NW, SUITE 300
WASHINGTON, DC 20006

ARCHITECT:
DAVIS, CARTER, SCOTT LTD
8614 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182

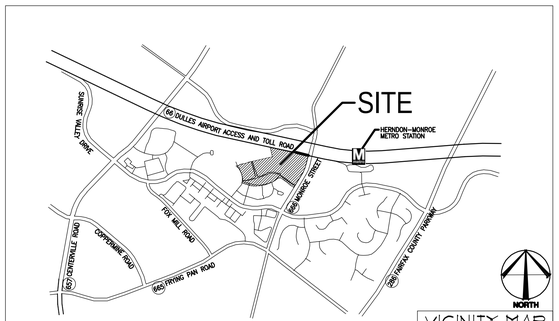
ARCHITECT:
KTGY ARCHITECTURE + PLANNING
8605 WESTWOOD CENTER DRIVE
SUITE 300
TYSONS, VA 22182

TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
1420 SPRING HILL RD
SUITE 610
TYSONS, VA 22102

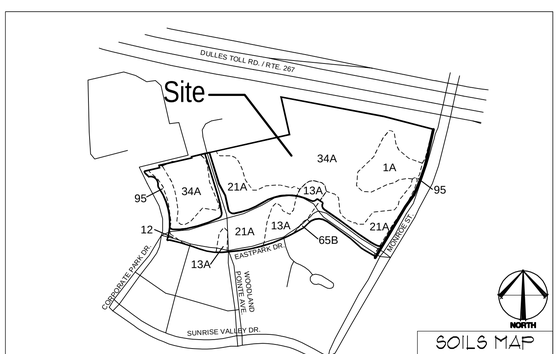
CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GORDON
4501 DALY DRIVE
SUITE 200
CHANTILLY, VA 20151

ENVIRONMENTAL:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE
SUITE 100
GAINESVILLE, VA 20155

ARCHITECT:
SK+I ARCHITECTURE
4600 EAST-WEST HIGHWAY
SUITE 700
BETHESDA, MD 20814



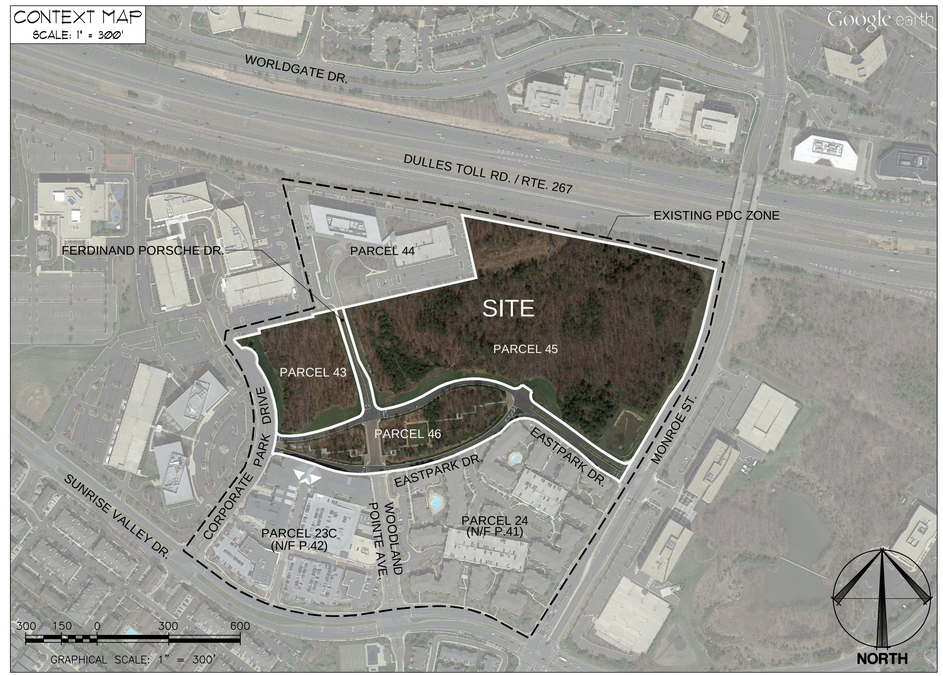
VICINITY MAP
SCALE: 1" = 2,000'



SOILS MAP
SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
1	ALBANO SILT LOAM	POOR	POOR	LOW	III
12	CHANTILLY LOAM	FAIR	FAIR	HIGH	IVB
13	CHANTILLY – ALBANON COMPLEX	POOR	POOR	LOW	IVA
21	CHANTILLY – DULLES COMPLEX	POOR	POOR	MEDIUM	IVA
34	DULLES SILT LOAM	POOR	POOR	MEDIUM	III
65	KELLY SILT LOAM	POOR	POOR	MEDIUM	III
95	URBAN LAND	NA	NA	NA	IVB

SOURCES:
–OFFICIAL FAIRFAX COUNTY SOILS MAP (REVISED TO : 04–30–2014), TILES 16–4
–DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY (REVISED MAY 2013)



SEPTEMBER 9, 2015
OCTOBER 6, 2015
JUNE 17, 2016
SEPTEMBER 20, 2016
NOVEMBER 7, 2016

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER

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	3	OVERALL DEVELOPMENT PLAN
	4	EXISTING CONDITIONS
	5	EXISTING VEGETATION MAP
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0313-5214
0313-5214-L-GI-001.DWG

PCA, CDPA & FDPA GENERAL NOTES:

1. REQUEST. THE APPLICANTS ARE REQUESTING PARTIAL PROFFER CONDITION AMENDMENTS (PCA'S) FOR PCA 2000-HM-044 AND PCA 2003-HM-046 AND CONCEPTUAL AND FINAL DEVELOPMENT PLAN AMENDMENTS (CDPA/ FDPA) TO ESTABLISH A MIX OF USES IN ACCORDANCE WITH THE RESTON TRANSIT STATION AREA DISTRICTS RECOMMENDATIONS.

THE APPLICANTS ARE PROPOSING TO MODIFY THE PROFFERS (PCA 2000-HM-044 AND PCA 2003-HM-046) IN ORDER TO DEVELOP AN URBAN TRANSIT NEIGHBORHOOD WITH COMMERCIAL OFFICE/RETAIL AND A MIX OF SINGLE FAMILY ATTACHED AND MULTIPLE FAMILY RESIDENTIAL USES.

2. OWNERSHIP/LOCATION/AREA.

A. THE PROPERTIES ARE NOW IN THE NAME OF WOODLAND PARK PARCEL 1, L.P. AS RECORDED BY DEED BOOK 21394 AT PAGE 0008, AND WOODLAND PARK PROPERTY OWNERS ASSOCIATION AS RECORDED BY DEED BOOK 18187 AT PAGE 1681, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANTS ARE THE PROPERTY OWNER AND CONTRACT PURCHASER.

B. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY MAP NUMBER'S 016-4-01-0043, 016-4-01-0045 AND A PORTION OF 016-4-0046, AND ARE ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).

- THE LIMITS OF THE PCA'S/ CDPA'S/ FDPA'S SHOWN ON THIS PLAT HAVE A TOTAL AREA OF 1,376,328 SQ. FT. OR 31.59614 ACRES.
- THE AREA SUBJECT TO PCA-2000-HM-044: INCLUDES 1,119,709 SQ. FT. OR 25.70489 ACRES
- THE AREA SUBJECT TO PCA-2003-HM-046: INCLUDES 256,623 SQ. FT. OR 5.89125 ACRES

3. COMPREHENSIVE PLAN. THE SUBJECT PROPERTY IS LOCATED IN THE UPPER POTOMAC PLANNING DISTRICT. THE ENTIRE PCA/CDPA/FDPA AREA LIES WITHIN THE RESTON TRANSIT STATION AREAS BOUNDARY, PARCEL 45 FALLS WITHIN THE HERNDON STATION T.O.D. DISTRICT THAT IS PLANNED FOR RESIDENTIAL MIXED USE AT 1 . 5 FAR, PARCELS 43 AND 46 FALL WITHIN THE WOODLAND PARK/GREAT OAK TRANSIT AREA DISTRICT THAT IS PLANNED FOR MIXED USE AT A 0.7 FAR. THE PROPOSED ZONING REQUEST IS IN HARMONY WITH THE COMPREHENSIVE PLAN.

4. LAND USE CONCEPT. THE CONCEPT CONSISTS OF FIVE (5) DEVELOPED BLOCKS THAT ARE DEFINED BY AN INTERCONNECTED SYSTEM OF URBAN STREETS TO CREATE A COMMUNITY. THE STREET AND BLOCK PATTERN SHOWN IS CONSISTENT WITH THE COUNTY'S TRANSPORTATION PLANNED STREET NETWORK AND IS DESIGNED TO ENCOURAGE MULTIMODAL TRAVEL CHOICES FOR PEDESTRIANS, CYCLISTS AND VEHICLES. THE CONCEPT FEATURES A NEW PUBLIC ROAD, DESCRIBED IN THIS PCA/CDPA/FDPA AS THE EAST-WEST DRIVE WITH ON-STREET PARKING.

5. PROPOSED BLOCK USES. THE DEVELOPMENT CONSISTS OF THE FOLLOWING AREAS DEFINED AS:

- BLOCK A- SINGLE FAMILY ATTACHED
- BLOCK B- MULTI-FAMILY (2 OVER 2'S) AND SINGLE FAMILY ATTACHED
- BLOCK C- MULTI-FAMILY AND MULTIFAMILY (2 OVER 2'S)
- BLOCK D- MULTI FAMILY
- BLOCK E- OFFICE/RETAIL

6. BLOCK E PRINCIPAL AND SECONDARY USES.

A. PRINCIPAL USES. SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING, BUSINESS SERVICE, PERSONAL SERVICE, AND SUPPLY SERVICE ESTABLISHMENTS, EATING ESTABLISHMENTS, AND FACILITIES TO HOUSE CULTURAL OR CIVIC EVENTS, FINANCIAL INSTITUTIONS, OFFICES, PUBLIC USES, AND RETAIL SALES ESTABLISHMENTS.

B. SECONDARY USES. ACCESSORY USES, ACCESSORY SERVICE USES, AUTOMATIC BANK-TELLER MACHINES, FAST FOOD RESTAURANTS, QUICK SERVICE FOOD STORES, HEALTH CLUBS, INDEPENDENT LIVING FACILITIES, MEDICAL CARE FACILITIES, COMMUNITY USES, INSTITUTIONAL USES, QUASI-PUBLIC USES (E.G. COLLEGES, UNIVERSITIES), PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS, REPAIR SERVICE ESTABLISHMENTS, CHILD CARE CENTERS, NURSERY SCHOOLS AND PRIVATE SCHOOLS OF GENERAL AND SPECIAL EDUCATION (SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION). THIS LIST OF PERMITTED USES SHALL NOT PROHIBIT THE PROPERTY OWNER FROM SEEKING SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVAL, OR A CONCEPTUAL DEVELOPMENT PLAN AMENDMENT TO MODIFY PERMITTED USES. NO DRIVE THROUGH USES ARE PROPOSED.

7. DENSITY CREDIT. AS PART OF THIS APPLICATION, THE APPLICANT IS RETAINING DENSITY CREDIT FROM PREVIOUS ROAD DEDICATIONS. (SEE DEVELOPMENT TABULATIONS, THIS SHEET, AND PROFFERS).

8. PARKING. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102 AND AS SHOWN ON THE PARKING TABULATIONS ON SHEET 07. A MIXTURE OF SURFACE AND STRUCTURED PARKING WILL BE PROVIDED.

AT THE TIME OF SITE PLAN, PARKING WILL BE PROVIDED BASED ON THE SPECIFIC GFA, USES, AND NUMBER OF UNITS. PARKING MAY MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE ZONING ORDINANCE. IN ADDITION FOR BLOCK E, A REDUCTION IN THE MINIMUM REQUIREMENT MAY BE REQUESTED AT THE TIME OF SITE PLAN SUBMISSION. SEE WAIVER 4 ON SHEET 02.

THE CONSTRUCTION OF OFFICE PARKING ON BLOCK E MAY BE PHASED TO ACCOMMODATE TENANT NEEDS SO LONG AS THE MINIMUM PARKING REQUIREMENTS CAN BE MET.

9. TRAILS. THE COUNTY-WIDE TRAILS PLAN DEPICTS A MAJOR REGIONAL TRAIL ALONG THE SOUTH SIDE OF THE DULLES AIRPORT ACCESS ROAD (DAAR)/ROUTE-267. ALONG MONROE STREET, THE EXISTING TRAIL ADJACENT TO BLOCK E WILL BE REPLACED WITH A 10' SHARED USE TRAIL AND A NEW SIDEWALK IS PROPOSED ON BLOCK D. FINAL SIDEWALK AND TRAIL LOCATIONS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

10. WATER/SEWER. THE PROPERTY IS SERVED BY EXISTING PUBLIC SEWER AND WATER. NO OTHER PUBLIC IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.

11. TOPOGRAPHY. TOPOGRAPHY IS FIELD RUN AND WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES IN 1999. THE CONTOUR INTERVAL IS 2 FEET.

12. SCENIC ASSETS/NATURAL FEATURES. OUTSIDE THE CENTRAL PARK, THERE ARE NO AREAS OF THE SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION.

13. STORM WATER MANAGEMENT (SWM) SWM FOR THE WESTERN AND SOUTHERN PORTION OF WOODLAND PARK EAST IS PROVIDED BY EXISTING FACILITIES. ADDITIONAL STORM WATER MANAGEMENT FACILITIES ARE PROPOSED FOR THE REMAINING EASTERN PORTION OF THE SITE THAT DRAINS EAST TO MONROE STREET. THESE FACILITIES WILL ALSO PROVIDE WATER QUALITY MANAGEMENT ('BMPS') FOR THE DEVELOPMENT AND WILL BE PRIVATELY OWNED AND MAINTAINED. SEE SHEETS 40-47 FOR FURTHER INFORMATION ON SWM/BMP ALTERNATIVES AND WAIVERS.

(GENERAL NOTES CONTINUED)

14. RPAs. NO RESOURCE PROTECTION AREAS (RPA'S) EXIST ON SITE. THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA.

15. FLOODPLAINS/WETLANDS. THERE ARE NO 100-YEAR FLOODPLAIN LIMITS WITHIN THE SITE. THE APPLICANT WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

16. UTILITY EASEMENTS. MAJOR UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN AND INCLUDE A VIRGINIA POWER EASEMENT. SEE EXISTING CONDITIONS, SHEET 04. THE MAJOR UTILITY EASEMENT (DOMINION VIRGINIA POWER) WAS RECORDED PRIOR TO 1978.

17. UNDERGROUND UTILITIES. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION THAT INCLUDED TOPOGRAPHIC SURVEYS AND PLANS OF RECORD.

18. PUBLIC ROAD IMPROVEMENTS AND STREETS.

A. THE APPLICANT IS PROPOSING TO DEDICATE AND CONSTRUCT EAST-WEST DRIVE AS SHOWN ON THIS CDPA/FDPA. SEE SHEETS 06-07 THAT DEPICTS THE PROPOSED RIGHT-OF WAY DEDICATION LIMITS AND ESTIMATED AREA.

B. ALL STREETS SHOWN WITHIN THE ZONING LIMITS WILL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR THE PROPOSED EAST-WEST DRIVE. SEE TYPICAL STREET SECTIONS FOR PUBLIC AND PRIVATE STREETS ON SHEETS 10-12.

19. GRAVES. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

20. EXISTING STRUCTURES. THERE ARE NO EXISTING BUILDINGS ON SITE.

21. CLEARING/GRADING. THE LIMITS OF CLEARING AND GRADING SHALL GENERALLY BE THE ENTIRE BOUNDARY OF THE PROPERTY, UNLESS OTHERWISE NOTED (TO INCORPORATE THE TURNAROUND AND LANDSCAPING ON THE EAST SIDE OF THE CENTRAL PARK). THE DEVELOPMENT WILL MEET OR EXCEED THE MINIMUM 10 PERCENT TREE COVERAGE REQUIREMENT WITH PROPOSED LANDSCAPING. SEE TREE PRESERVATION PLAN AND TABULATIONS ON SHEET 29.

22. LANDSCAPING. STREET TREES AND ENHANCED LANDSCAPING ARE PROVIDED IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATIONS AND TO MEET AND EXCEED ARTICLE 13 OF THE ORDINANCE FOR TREE COVERAGE. SEE SHEETS 26-29 FOR TREE COVERAGE AND LANDSCAPE TABULATIONS.

23. HAZMAT. TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

24. F.A.A COMPLIANCE. THE APPLICANT WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING BUILDING HEIGHT.

25. DEVELOPMENT SCHEDULE. THE DEVELOPMENT WILL BE CONSTRUCTED IN SECTIONS. THE FINAL SEQUENCE, ORDER AND TIMING OF THE SECTIONS TO BE COMPLETED ARE UNKNOWN AND WILL BE DETERMINED BY THE APPLICANT BASED ON MARKET CONDITIONS.

26. SPECIAL AMENITIES AND MAJOR OPEN SPACE. SITE AMENITIES FOR THE PROJECT INCLUDE A CENTRAL PARK (PARCEL 46), AN URBAN RECREATION PARK WITH A PLAYFIELD AND A SPORTS COURT ON BLOCK E, A COMMON GREEN PARK ON BLOCKS A AND B, AND A STORM WATER PARK ON BLOCK D. ADDITIONAL PRIVATE RECREATIONAL AMENITIES THAT WILL SERVE THE MULTI-FAMILY COMMUNITIES SHALL CONSIST OF AN ACTIVE COURTYARD ON BLOCKS C & D THAT FEATURE AN INDOOR FITNESS CENTER, COMMUNITY ROOM, A SWIMMING POOL, AND COURTYARDS ON BLOCK D AS SHOWN. SEE URBAN PARKS AND OPEN SPACE PLAN AND ENLARGEMENTS ON SHEETS 17-22.

27. MINOR MODIFICATIONS. ELEMENTS OF THE CDPA/FDPA MAY BE ADJUSTED OR MODIFIED WITH FUTURE SITE PLANS IN ACCORDANCE WITH THE PROVISIONS OF SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE PLAN MAY BE PERMITTED PURSUANT TO PARA 4 OF SECTION 16-402 OF THE ORDINANCE WHEN NECESSITATED BY SOUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED PLAN ELEMENTS AND PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.

MINOR MODIFICATIONS MAY ALSO BE REQUIRED IN ORDER TO ACCOMMODATE EMERGENCY/FIRE ACCESS LANES AND/OR LADDER TRUCK ACCESS WAYS, AND VDOT REVIEW AT THE TIME OF FINAL SITE PLAN APPROVAL.

28. FINAL DESIGN. THE SITE LAYOUT AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING AND ARCHITECT DESIGN, FINAL ARCHITECT AND COUNTY APPROVALS

29. ARCHEOLOGICAL SURVEY: THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AND ARCHEOLOGICAL SURVEY DATA FORM IS NOT NEEDED FOR THIS APPLICATION.

30. ROAD NAMES THE ROAD NAMES SHOWN ON THIS PCA/CDPA/FDPA FOR NEW STREETS ARE CONSIDERED PLACEHOLDERS ONLY, THE APPLICANT WILL RENAME THE INTERNAL STREETS WITH THE DEVELOPMENT OF THE PROJECT.

31. PERMITS. IF REQUIRED, WETLAND PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE ARMY CORPS OF ENGINEERS WILL BE OBTAINED. A LAND USE PERMIT FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL LIKELY BE REQUIRED AND SOUGHT AS PART OF THE SITE PLAN APPROVAL PROCESS.

32. SIGNAGE. ALL SIGNS SHALL COMPLY WITH THE PROVISIONS OF THE FAIRFAX COUNTY SIGN CODE AND THE ADOPTED SIGN PLAN FOR WOODLAND PARK AS MAY BE AMENDED. SIGNAGE SHOWN SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ORDINANCE OR WITH AN APPROVED COMPREHENSIVE SIGN PLAN.

33. MONROE STREET IMPROVEMENTS: REFER TO SHEETS 15 AND 16.

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WAIVERS/ REQUESTS

WAIVERS/REQUESTS. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS STATED BELOW:

1. A WAIVER OF SECTION 6-206.5 TO ALLOW THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL DWELLINGS AS A SECONDARY USE TO EXCEED (50) PERCENT OF THE GROSS FLOOR AREA OF THE PRINCIPAL USES IN THE WOODLAND EAST PDC DISTRICT IN ORDER TO FURTHER IMPLEMENT THE ADOPTED COMPREHENSIVE PLAN.

2. INTERIOR PARKING LOT LANDSCAPING AND TRANSITIONAL SCREENING WAIVERS
   - 2.1. A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR STRUCTURED PARKING DECK ON BLOCKS D AND E.
   - 2.2. A WAIVER OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN BLOCKS A & B (MULTI-FAMILY ADJACENT TO SFA) AND BLOCK E OFFICE/RETAIL ADJACENT TO MULTI-FAMILY) PURSUANT TO 13-304 PARA. 3.

3. A WAIVER OF THE 75 FOOT SETBACK FROM THE RIGHT-OF-WAY OF THE DULLES AIRPORT ACCESS AND TOLL ROAD ("DAAR") AS REQUIRED BY SECTION 2-414 OF THE ZONING ORDINANCE.

   A STUDY SHOWING PROJECTED NOISE IMPACTS ALONG THE TOLL ROAD WITH PROPOSED MITIGATION MEASURES AND EFFECTIVENESS OF SUCH MEASURES TO BE SUBMITTED SEPARATELY.

4. THE APPLICANTS RESERVE THE OPTION TO PURSUE A FUTURE PARKING REDUCTION BASED ON SECTIONS 11-102.4B AND 11-102.5 ON BLOCK E BASED ON FINAL TENANT REQUIREMENTS AT THE TIME OF SITE PLAN. PARKING REDUCTIONS ARE CONSISTENT WITH THE PARKING MANAGEMENT STRATEGIES DESCRIBED IN THE RESTON TRANSIT STATION AREA TO ENCOURAGE TRANSIT USE AND SHARED PARKING.

5. A WAIVER OF THE LOADING SPACE REQUIREMENT FOR THE 2 OVER 2 MULTIFAMILY BUILDINGS LOCATED ON BLOCK B AND PART OF BLOCK C. A REDUCTION OF THE LOADING SPACE REQUIREMENT FOR THE 4- AND 5-STORY MULTIFAMILY BUILDINGS LOCATED ON PART OF BLOCK C AND BLOCK D TO PROVIDE THE NUMBER OF SPACES SHOWN IN THE LOADING TABULATIONS ON SHEET 07.

6. A REDUCTION OF THE LOADING SPACE REQUIREMENT ON BLOCK E TO PROVIDE THE NUMBER OF SPACES SHOWN IN THE LOADING TABULATIONS ON SHEET 07.

7. A WAIVER OF THE 600-FOOT PRIVATE STREET LENGTH REQUIREMENT PURSUANT TO SEC. 11-302 PARA. 2.

8. A PFM MODIFICATION OF SECTION 9-0202.2J(3) TO ALLOW THE FIRE ACCESS DISTANCE GREATER THAN 30 FEET, IN PLACES SHOWN ON THE FIRE MANAGEMENT PLAN FOR BLOCK C, IN ORDER TO ACCOMMODATE THE CRITERIA DESCRIBED IN THE COMPREHENSIVE PLAN.

9. A WAIVER OF ARTICLE 11-102.12 (GEOMETRIC STANDARDS) AND 11-102.1.10 (STREET ACCESS) OF THE ZONING ORDINANCE TO ALLOW TANDEM PARKING IN THE DRIVEWAYS FOR THE TWO-OVER-TWO MULTI-FAMILY UNITS.

10. A WAIVER OF PFM SECTION 10-0306.1 TO ALLOW TRASH AND RECYCLING COLLECTION TO BE PICKED UP CURBSIDE FOR THE TWO-OVER-TWO UNITS IN LIEU OF A DUMPSTER.

11. A PFM WAIVER OF SECTION 6-207.1 MINIMUM 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.

TO BE SUBMITTED AT TIME OF SITE PLAN

12. A MODIFICATION TO VDOT ROAD DESIGN MANUAL SECTION B(1)-23 TO PROVIDE A CUL-DE-SAC WITH AN UNPAVED ISLAND OF RADIUS OF LESS THAN 30 FEET. REFER TO SHEET 14 FOR ADDITIONAL NOTES AND DETAILS OF CUL-DE-SAC DESIGN SUBJECT TO VDOT APPROVAL.

13. A MODIFICATION OF PFM SECTION 6-1307.2F SETBACKS TO REDUCE THE MINIMUM 10 FOOT SEPARATION BETWEEN A BIORETENTION FACILITY AND A BUILDING JUSTIFIED BASED ON THE USE IMPERMEABLE LINER OR OTHER MEANS TO PROTECT THE BUILDING AS REQUIRED BY DIRECTOR.

14. A MODIFICATION OF PFM SECTIONS 6-1304.4G, 6-1307.4L SEPARATION FROM BEDROCK FOR PERMEABLE PAVEMENT AND BIORETENTION FACILITIES TO ALLOW FOR BLASTING OR DRILLING TO ACHIEVE THE REQUIRED SEPARATION WITH THE USE OF AN IMPERMEABLE LINER OR OTHER MEANS TO PREVENT PERCHED WATER AS REQUIRED BY THE DIRECTOR.

ABBREVIATIONS

AC	ACRE	EX	EXISTING	PR	PROPOSED
BC	BACK OF CURB	FC	FACE OF CURB	ROW	RIGHT OF WAY
BLDG	BUILDING	GFA	GROSS FLOOR AREA	SF	SQUARE FEET
BTL	BUILD-TO-LINE	HGHT	HEIGHT	SFA	SINGLE FAMILY ATTACHED
CL	CENTER LINE	LCG	LIMITS OF CLEARING AND GRADING	SWM	STORMWATER MANAGEMENT
DIST	DISTANCE	MF	MULTIFAMILY	WA	WATER
ESMT	EASEMENT	PAE	PUBLIC ACCESS EASEMENT		

DEVELOPMENT TABULATIONS:

TAX MAP / PARCEL	TAX MAP 16-4 ((1)) PARCEL 43, 45, AND PART OF 46
SITE AREA	31.5961 ACRES OR 1,376,328 SF - CDPA/FDPA 8.5341 ACRES OR 371,147 SF - ROW DENSITY CREDIT (4) 40.12 ACRES, OR 1,748,075 SF - (TOTAL AREA FOR DENSITY CALCS.)
EXISTING ZONING	PDC
PROPOSED ZONING	PDC
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED= 4.74 AC. 15% OF 31.59 AC. PROPOSED= 14.06 AC. 44.5%±
(1) TOTAL GROSS FLOOR AREA PROPOSED	UP TO 1,599,515 GSF (SEE SHEET 03)
(2) TOTAL FLOOR AREA RATIO PROPOSED	UP TO 0.92 F.A.R. (INCLUDING ADU/WDU BONUS)
TOTAL DWELLING UNITS	679 DU'S
GROSS RESIDENTIAL DENSITY NET RESIDENTIAL DENSITY	16.9 DU/AC (BASED ON 40.12 ACRES) 21.5 DU/AC (BASED ON CDPA/FDPA AREA)
(3) ADU'S / WDU'S REQUIRED & PROVIDED	UP TO 12% (QUANTITIES TO BE DETERMINED AT SITE PLAN)
NUMBER OF STORIES/HEIGHT	AS SHOWN ON SHEETS 06-07
YARD REQUIREMENTS	AS SHOWN ON SHEETS 06-07
10 YEAR TREE CANOPY	REQUIRED= 10% PROPOSED= 15%± SEE 10-YEAR TREE CANOPY TABLE (SHEET 29)

(1,2) FAR / GFA ANALYSIS ON CDPA/FDPA PARCELS

Comprehensive Plan:	Parcel	Area	GFA Allowed	GFA Proposed	Proposed FAR
Recommended at 0.7 FAR	43	4.01370	122,386	165,000	
	Pt. 46 (Central Park)	6.55470	199,866	0	
Recommended at 1.5 FAR	45	21.02160	1,373,551	1,434,515	
ROW Density Credit at 0.7 FAR		8.53414	260,223	0	
	TOTAL	40.12414	1,956,026	1,599,515	0.92 (2.1)

(4) FAR / GFA ANALYSIS REMAINING PARCELS IN PDC DISTRICT

Comprehensive Plan:	Parcel	Area	Existing GFA	GFA Proposed	Existing FAR
Recommended at 0.7 FAR	44	6.77960	195,156	0	0.66
	23 (formerly P. 42)	8.23330	355,000	0	0.99
	24 (formerly P. 41)	12.93940	599,976	0	1.06
	Pt. 46 (Central Park)	0.72260	0		0
ROW Density Credit at 0.7 FAR	42A (Corporate Park Dr.)	2.00194	0		0
ROW Density Credit at 0.7 FAR		7.04230	0		0
	TOTAL	37.71914	1,150,132	0	0.70 (4)
	TOTAL PDC ALLOWED FAR	77.84328	3,106,158		0.92 (2.2)
	TOTAL PDC PROPOSED FAR	77.84328		2,749,647	0.81 (2.3)

DEVELOPMENT TABULATION FOOTNOTES

1. THE MAXIMUM TOTAL GFA RECOMMENDED IN THE COMPREHENSIVE PLAN AND INCLUDING PREVIOUSLY APPROVED ROW DENSITY CREDIT FOR PARCEL 45 IS 1.956 MILLION GFA.
2. FAR FOOTNOTES:
   - 2.1. FAR IS BASED ON PROPOSED 1,599,515 (GFA) / 1,748,075 (SITE AREA).
   - 2.2. FAR IS BASED ON (EXISTING GFA + ALLOWED GFA) / TOTAL PDC AREA
   - 2.3. FAR IS BASED ON (EXISTING GFA + PROPOSED GFA) / TOTAL PDC AREA
3. IN ACCORDANCE WITH SECTIONS 2-800 AND THE COUNTY'S WORKFORCE HOUSING POLICY UP TO 12% OF THE TOTAL RESIDENTIAL UNIT MIX WILL BE ADU/WDU. THE FINAL MIX OF ADU'S AND/OR WDU'S WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. THE 15.57164 ACRES OF DEDICATED RIGHT OF WAY THAT HAS BEEN APPROVED FOR DENSITY CREDIT IS PARTIALLY ALLOCATED TO THE REMAINING PARCELS IN THE PDC DISTRICT TO MAINTAIN A 0.7 FAR.

OVERALL WOODLAND PARK EAST (for 77.8 Ac. PDC District)

A Comparison of Previously Approved and Proposed Zoning Actions

(see additional FAR tabulations on sheet 03)

Previously Approved					Proposed			Comprehensive Plan
Tax Map	Building No.	Area +/-	Uses	GFA	FAR	Proposed Uses	Prop/Pre Approved GFA	Proposed FAR	FAR Analysis
016-4-0043	12	4.0137	Office	162,287	0.93	**Single Family Attached**	**165,000**	**0.94**	**0.7**
016-4-0044	13	6.7796	Office (Volkswagon)	195,156	0.66	Office	195,156	0.66	**0.7**
016-4-((24))	Fairfield LLC	12.9394	Multi-Family (Bryson Condo's)	599,976	1.06	Multi-Family (condos)	599,976	1.06	**0.7**
016-4-0045 (portion of)	1 and 2	21.0216	Office (8.3 AC per CDP/FDP)	400,000	1.11	**Multi-Family Office/Retail Hotel (optional)**	**1,434,515**	**1.57**	**1.5**
016-4-0045 (portion of)	3 and 4		Office/Hotel (11.8 AC on CDP/FDP)	661,178	1.29				
016-4-0045 (portion of)	N/A		Retail, Restaurant & Service Uses (uses allocated to Parcel 42, density allocated to Parcel 45)	0	0.00				
016-4-((23))	5,6,7,8 9,10,11	8.2333	Retail Sales, Multi-Family, Office, Restaurant, Bank (Woodland Crossing)	355,000	0.99	Retail Sales, Multi-Family, Office, Restaurant, Bank	355,000	0.99	**0.7**
016-4-0046	N/A	7.2773	Central Park	0	0	Central park	0	0	**0.7**
Total Net Area:		**60.2649**		**2,373,597**	**0.90**		**2,749,647**	**1.05**	
Plus Density Credit For ROW		**15.57644**							
Corporate Park Drive (outlot D) Credit		**2.00194**							
Previously Approved and Proposed:		**77.84328**		**2,373,597**	**0.70**	**GFA PROPOSED (SEE NOTE 1)**	**2,749,647**	**0.81**	**FAR based on total PDC (77.84 Ac) District**
						GFA ALLOWED (SEE NOTE 2)	**3,106,158**	**0.92**	**FAR based on Comp Plan Allowed**
NOTES:									**See Note 3 Below**

(1) For Comparison Purposes, the density credit of the GFA shown (2.7 M) is based on the 0.7 or 474,978 SF of 15.57 Acres +\- that was previously approved and not the current Comprehensive Plan that would allow up to 1.5 FAR

(2) The "Total GFA Allowed" is based on Parcels 41,42,43,44, Corp Park Dr, and Central Park (46) at 0.7 FAR and parcel 45 and 15.57 Ac ROW dedication credit at 0.7 FAR

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REVISIONS

NUMBER	DATE	DESCRIPTION
1. OCTOBER 6, 2015 RESUBMISSION		
2. JUNE 17, 2016 2ND SUBMISSION		
3. SEPTEMBER 20, 2016 STAFFING COMMENTS		
4. NOVEMBER 1, 2016		

SUR: GORDON	DES: SG
DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

NOTES AND TABULATIONS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: N/A VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-GI-002.DWG
NCS:	--
NUMBER:	02 OF 48

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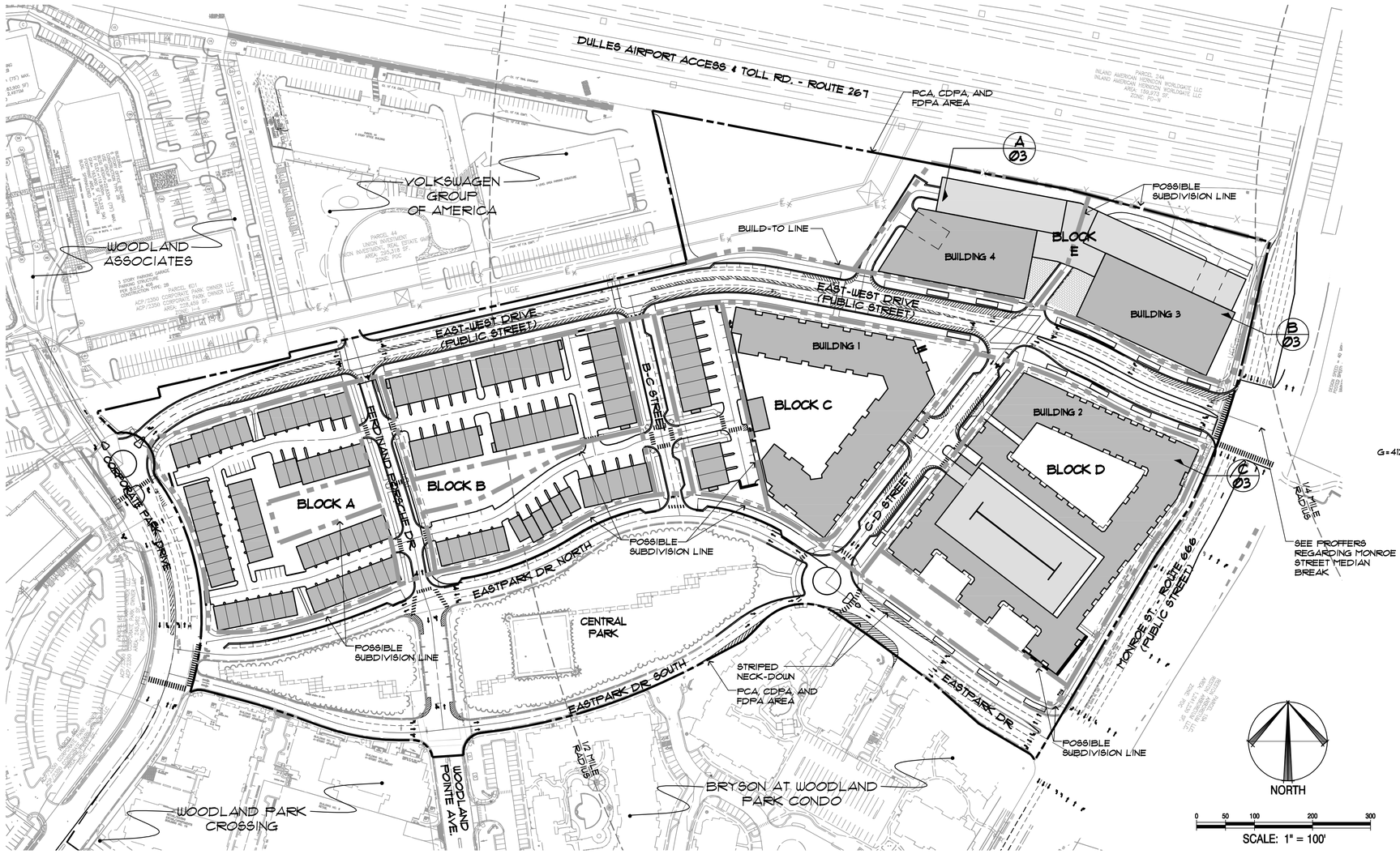


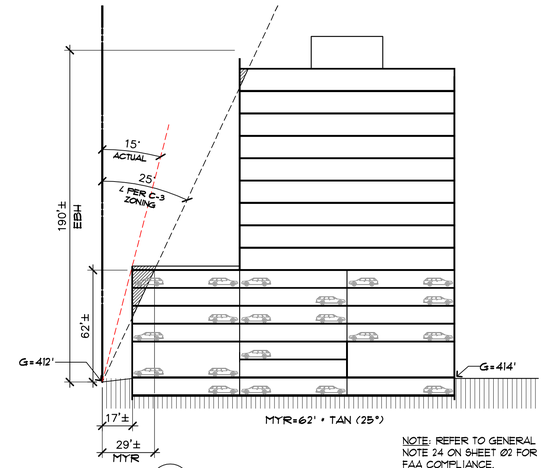
OVERALL DEVELOPMENT PLAN

SCALE: 1" = 100'

(SEE FIGURE 1 ON SHEET 14 FOR PROPOSED PUBLIC AND PRIVATE STREETS)

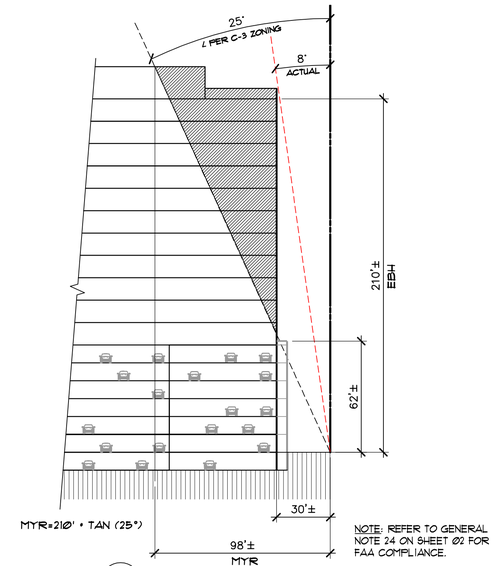
LAND USE MIX			
Land Use	GSF	% of Land Use	Land Use FAR
Residential	1,019,515	64%	0.74
Office	560,000	35%	0.41
Retail	20,000	1%	0.01
Total	1,599,515	100%	1.16

Note: The FAR shown above is based on the PCA/CDPA/FDPA area of 31.59 Acres and does not reflect density credit from previous ROW dedications as reflected in the "Overall Woodland Park East" tabulation (sheet 2)



NOTE: REFER TO GENERAL NOTE 24 ON SHEET Ø2 FOR FAA COMPLIANCE.

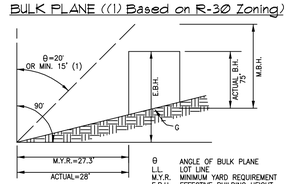
A Ø3 ANGLE OF BULK PLANE
(SCALE: 1"=40")
SEE PLAN FOR LOCATION



NOTE: REFER TO GENERAL NOTE 24 ON SHEET Ø2 FOR FAA COMPLIANCE.

B Ø3 ANGLE OF BULK PLANE
(SCALE: 1"=40")
SEE PLAN FOR LOCATION

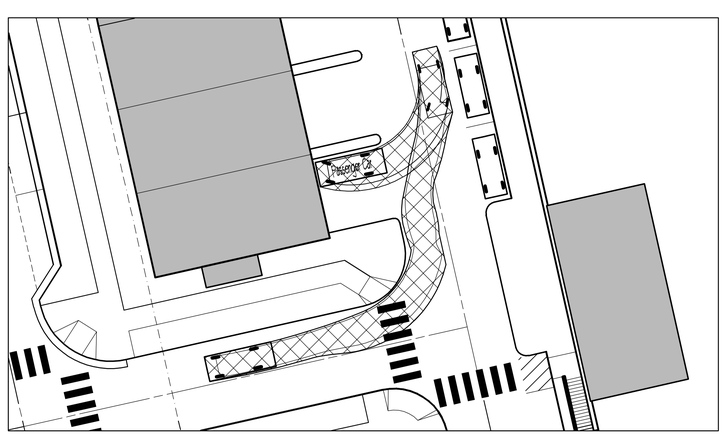
RESIDENTIAL
BULK PLANE ((1) Based on R-30 Zoning)



θ	ANGLE OF BULK PLANE
L.L.	LOT LINE
M.Y.R.	MINIMUM YARD REQUIREMENT
E.B.H.	EFFECTIVE BUILDING HEIGHT
M.B.H.	MAXIMUM BUILDING HEIGHT
G	GRADE (FINISHED)

M.Y.R. = 75' ÷ tan θ = 27.3'
L.L. 20' = 50' ÷ (tan 20°)
FRONT YARD = 20' OR NO LESS THAN 15'
SIDE YARD = 15' OR NO LESS THAN 10'
REAR YARD = 15' OR NO LESS THAN 15'

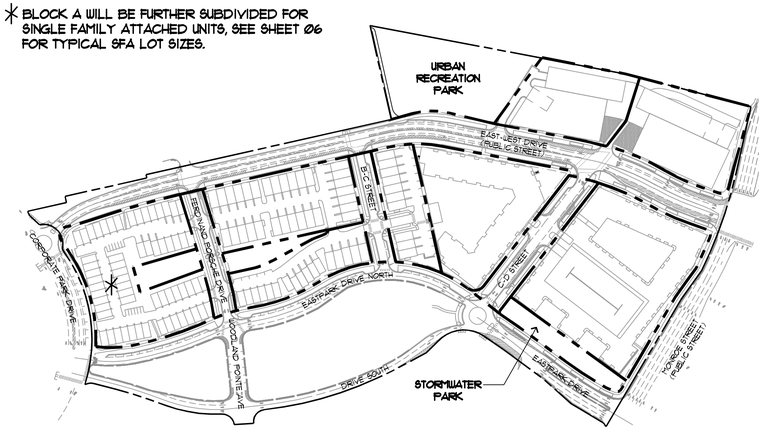
C Ø3 ANGLE OF BULK PLANE
(NOT TO SCALE)
SEE PLAN FOR LOCATION



BLOCK C CAR TURNING MOVEMENT

SCALE: 1"=20'

* BLOCK A WILL BE FURTHER SUBDIVIDED FOR SINGLE FAMILY ATTACHED UNITS, SEE SHEET Ø6 FOR TYPICAL SFA LOT SIZES.



PRELIMINARY SUBDIVISION EXHIBIT

SCALE: 1" = 200'

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COMMONWEALTH OF VIRGINIA
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OVERALL DEVELOPMENT PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214_CDP.DWG
NCS:	--
NUMBER:	03 OF 48

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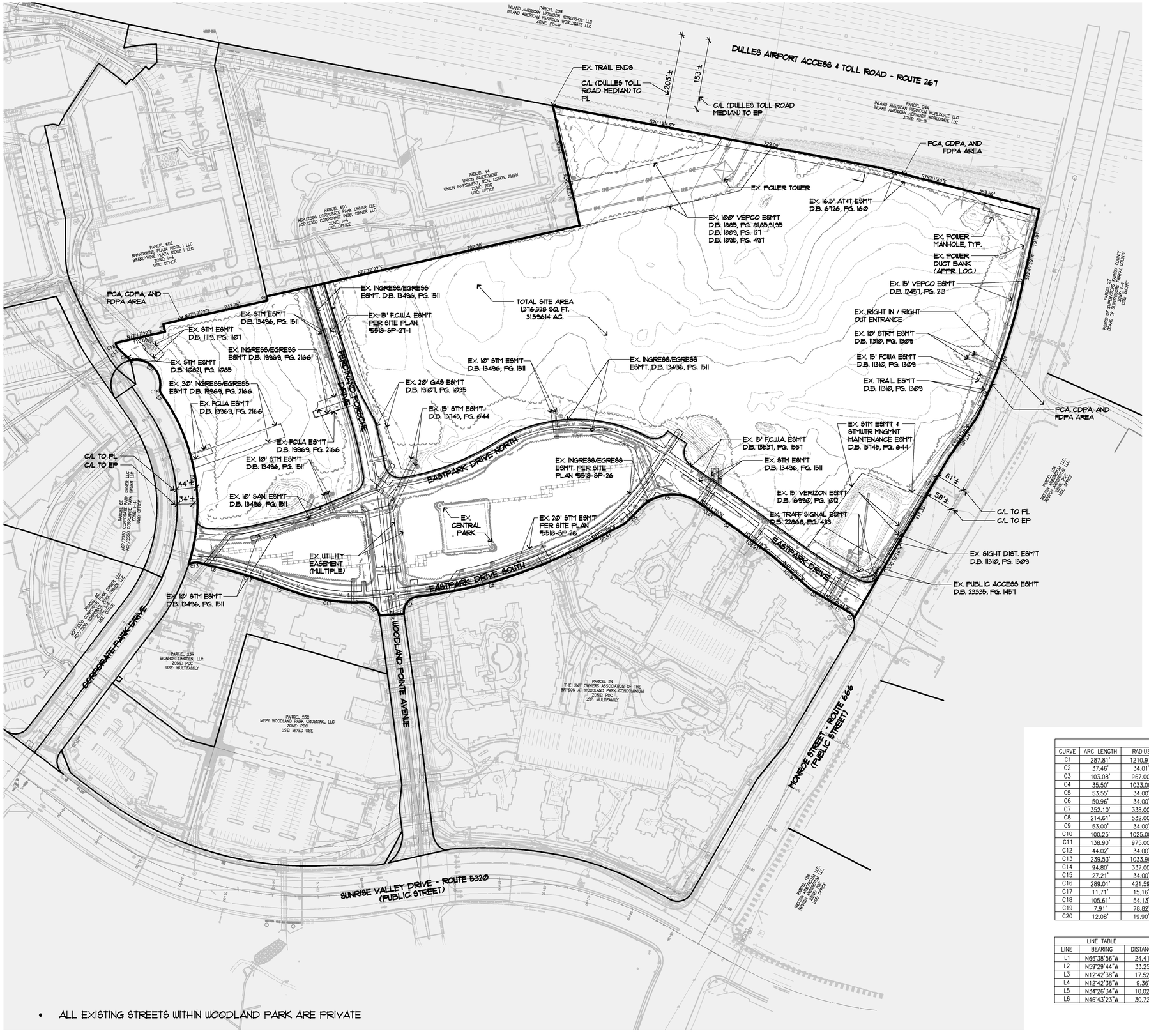

- ALL EXISTING STREETS WITHIN WOODLAND PARK ARE PRIVATE

NOTES

1. TOPOGRAPHY IS FIELD RUN AND WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES IN 2016. THE CONTOUR INTERVAL IS 1'.
2. EXISTING BASE MAP OUTSIDE OF PROJECT LIMITS TAKEN FROM PREVIOUS PLANS AND MAY NOT REFLECT EXISTING CONDITIONS.
3. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY MAP NUMBER'S 016-4-01-0043, 016-4-01-0045 AND A PORTION OF 016-4-01-0046, AND ARE ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
4. BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLATS OF RECORD.
5. TITLE REPORT NOT FURNISHED, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER GRATE
- STORM SEWER CURB INLET
- SANITARY SEWER MANHOLE
- UTILITY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE
- ELECTRIC BOX
- LIGHT POLE
- ELECTRIC MANHOLE
- GUY WIRE
- TRAFFIC SIGNAL
- PEDESTRIAN SIGNAL
- COMMUNICATION MANHOLE
- COMMUNICATION HANDHOLE
- EOI — END OF ELECTRONIC INFORMATION
- SIGN
- +417.7 — SPOT ELEVATION
- TW — TOP OF WALL
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGCI — UNDERGROUND COMMUNICATION LINE
- W — WATER LINE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	287.81'	1210.91'	13°37'05"	144.58'	287.13'	S19°28'58"W
C2	37.46'	34.01'	63°07'00"	20.89'	35.60'	S81°48'39"W
C3	103.08'	967.00'	6°06'26"	51.59'	103.03'	S56°26'31"W
C4	35.50'	1033.00'	1°58'08"	17.75'	35.50'	N54°22'22"W
C5	53.55'	34.00'	90°14'29"	34.14'	48.18'	N10°14'11"W
C6	50.96'	34.00'	85°52'53"	31.64'	46.32'	S74°27'11"W
C7	352.10'	338.00'	59°41'10"	193.91'	336.40'	S87°32'58"W
C8	214.61'	532.00'	23°06'49"	108.79'	213.16'	S69°16'19"W
C9	53.00'	34.00'	89°18'51"	33.60'	47.79'	N54°30'51"W
C10	100.25'	1025.00'	5°36'13"	50.16'	100.21'	N12°39'32"W
C11	138.90'	975.00'	8°09'44"	69.57'	138.78'	S13°03'20"E
C12	44.02'	34.00'	74°10'56"	25.71'	41.01'	S28°07'00"W
C13	239.53'	1033.90'	13°16'26"	120.30'	238.99'	S71°52'25"W
C14	94.80'	337.00'	16°07'03"	47.72'	94.49'	S87°06'44"W
C15	27.21'	34.00'	45°51'27"	14.38'	26.49'	N61°54'01"W
C16	289.01'	421.59'	39°16'41"	150.44'	283.39'	N14°48'13"W
C17	11.71'	15.16'	44°16'56"	6.17'	11.43'	S12°18'06"E
C18	105.61'	54.13'	111°46'26"	79.92'	89.64'	N46°02'51"W
C19	7.91'	78.82'	5°45'01"	3.96'	7.91'	N43°50'22"W
C20	12.08'	19.90'	34°45'51"	6.23'	11.89'	N23°35'28"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N66°38'56"W	24.41'
L2	N59°29'44"W	33.25'
L3	N12°42'38"W	17.52'
L4	N12°42'38"W	9.36'
L5	N34°26'34"W	10.02'
L6	N46°43'23"W	30.72'

NORTH

0 50 100 200 300

SCALE: 1' = 100'

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REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON
DES: SG
DRW: IB
CHK: SG

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

EXISTING CONDITIONS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-048
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=100' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 0313-5214-L-FC-101.DWG
NCS: --
NUMBER: 04 OF 48

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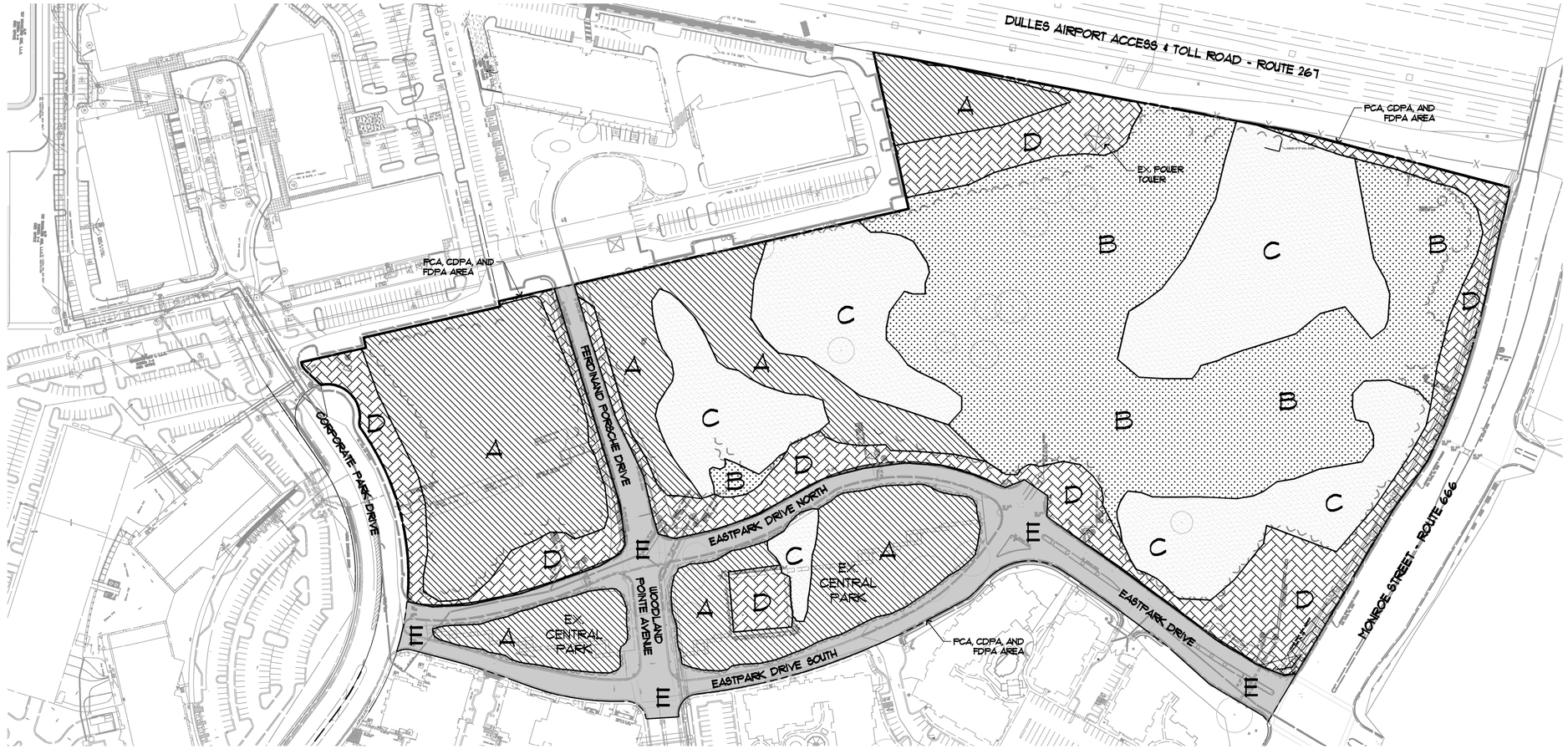

NORTH

0 50 100 200 300

SCALE: 1' = 100'

NOTES

1. THE PURPOSE OF THE 'EVM' IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0505 OF THE PFM. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

2. EVM DATA IS BASED ON EMP MAP PREPARED BY WETLANDS STUDIES & SOLUTIONS DATED 07/15/2015. THE DATA HAS BEEN UNDATED TO REFLECT EXISTING ROADS AND INFRASTRUCTURE.

EXISTING VEGETATION MAP LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	WHITE OAK RED OAK PIGNUT HICKORY	SUB-CLIMAX	FAIR-GOOD	8.0	SEE CONDITION DESCRIPTION
B	BOTTOM LAND FOREST	RED MAPLE BLACK GUM	CLIMAX	FAIR	8.0	SEE CONDITION DESCRIPTION
C	EARLY SUCCESSIONAL FOREST COMMUNITY	VA PINE EASTERN RED CEDAR	PIONEER	POOR-FAIR	7.0	SEE CONDITION DESCRIPTION
D	MAINTAINED GRASSLANDS	N/A	N/A	N/A	5.0	SEE CONDITION DESCRIPTION
E	DEVELOPED LAND	N/A	N/A	N/A	4.0	SEE CONDITION DESCRIPTION
	TOTAL ACREAGE				**32.0**	

23.0 AC. EXISTING TREE CANOPY AREA
OR
71.9 % EXISTING TREE CANOPY

CONDITION DESCRIPTION:

A. AREA A IS A SUB-CLIMAX UPLAND FOREST IN FAIR TO GOOD OVERALL CONDITION AND COMPRISES THE MAJORITY OF THE STUDY AREA WEST OF WOODLAND POINTE AVENUE, AND IS FOUND IN THE WESTERN PORTION OF THE STUDY AREA EAST OF WOODLAND POINTE AVENUE. THE CANOPY IS DOMINATED BY WHITE OAK (QUERCUS ALBA), NORTHERN RED OAK (QUERCUS RUBRA), AND PIGNUT HICKORY (CARYA GLABRA). SUB-DOMINANTS INCLUDE SOUTHERN RED OAK (QUERCUS FALCATA) AND CHESTNUT OAK (QUERCUS PRINUS). THE DBH OF THESE CANOPY SPECIES RANGES FROM 6 TO 28 INCHES. THE UNDERSTORY INCLUDES VIRGINIA PINE (PINUS VIRGINIANA). SOME DEAD TREES WERE NOTED WITHIN THE STAND.

B. AREA B IS A BOTTOMLAND FOREST IN FAIR OVERALL CONDITION FOUND IN THE MAJORITY OF THE STUDY AREA EAST OF WOODLAND POINTE AVENUE. THIS AREA IS DOMINATED BY RED MAPLE (ACER RUBRUM). THE UNDERSTORY INCLUDES BLACKGUM (NYSSA SYLVATICA), AS WELL AS SCATTERED DEAD OR DYING VIRGINIA PINES AND EASTERN RED CEDARS (JUNIPERUS VIRGINIANA).

C. AREA C CONSISTS OF AN EARLY SUCCESSIONAL FOREST COMMUNITY IN POOR TO FAIR OVERALL CONDITION LOCATED IN THE NORTHERN, WESTERN, AND SOUTHERN PORTIONS OF THE STUDY AREA EAST OF WOODLAND POINTE AVENUE. THE CANOPY IS DOMINANTED BY VIRGINIA PINE AND EASTERN RED CEDAR. THIS STAND IS MODERATELY OVERCROWDED WITH A SUBSEQUENT LOW REGENERATION RATE.

D. AREA D CONSISTS OF MAINTAINED GRASSLANDS IN THE NORTHERN, EASTERN, SOUTHERN, AND WESTERN PORTIONS OF THE STUDY AREA EAST OF WOODLAND POINTE AVENUE, AND IN THE EASTERN, SOUTHERN, AND WESTERN PORTIONS OF THE STUDY AREA WEST OF WOODLAND POINTE AVENUE. THIS AREA IS COMPRISED OF BOTH MAINTAINED EASEMENTS AND MOWED/LANDSCAPED LAWNS.

E. AREA E CONSISTS OF DEVELOPED LAND (ROADS, SIDEWALKS, PAVED AREAS). NO VEGETATION COMMUNITIES ARE FOUND IN THIS AREA.

NOTE: PLAN SHOWN FOR INFORMATION PURPOSES ONLY

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SUR: GORDON	DES: SG
DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

EXISTING VEGETATION MAP

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=100' VERT:
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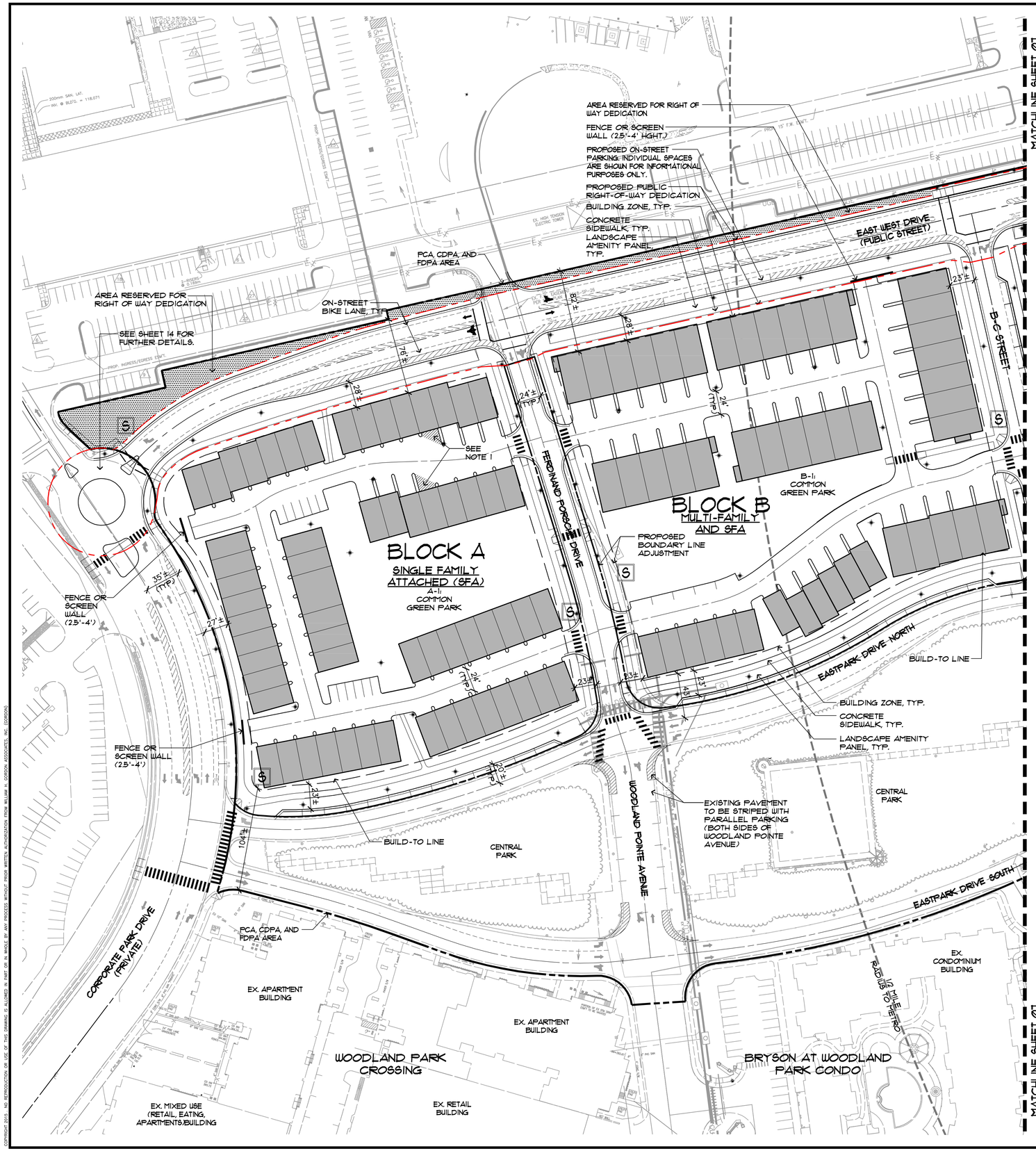
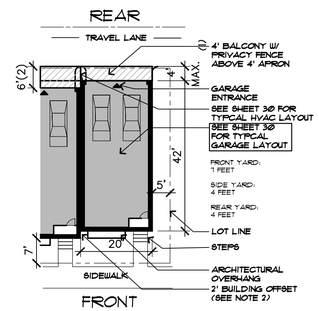


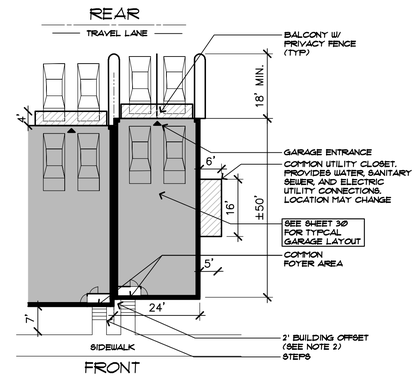
DEVELOPMENT TABULATIONS

Block / Building	Land Use	Proposed Bldg. Hght. (ft.)	Proposed Number of Floors	Proposed GSF	Residential Dwelling Units
BLOCK A	Residential (SFA - Townhome) (1)	45	4	165,000	62
BLOCK B	Residential (MF - 2 over 2's) (1)	49	4	154,000	70
	Residential (SFA - Townhome)	45	4	31,800	12
BLOCK C	Building 1-Residential (Multi-Family)	75	5	210,715	140
	Residential (MF - 2 over 2's) (1)	49	4	44,000	20
BLOCK D	Building 2-Residential (Multi-Family)	75	6	414,000	375
BLOCK E	Building 3 - Office	210 (2)	11 (3)	308,000	
	Building 4 - Office	190 (2)	9 (3)	252,000	
	Retail (Optional)			20,000	
TOTALS				1,599,515	679

Notes:
(1) Proposed GSF for Blocks A & B and the 2 over 2 units on Block C does not include garages.
(2) Building height excludes penthouse.
(3) Building height based on number of floors plus the above grade deck (P1-P6) and is subject to change provided maximum building height is not exceeded.
(4) The total GSF for the SFA and 2 over 2 units is based on average unit type sizes.



BLOCK A SFA UNIT ENLARGEMENT



BLOCK B M-F UNIT ENLARGEMENT (2 OVER 2)

1. ALL DRIVEWAYS THAT ARE LESS THAN 18 FEET DEEP SHALL MAINTAIN A MAXIMUM APRON LENGTH OF 4 FEET EXCEPT FOR CERTAIN UNITS ALONG CURVED STREET SECTION AT NORTHERN ENTRANCE.
2. WHERE HORIZONTAL BUILDING OFFSETS OF UP TO 2' OCCUR FOR SINGLE FAMILY ATTACHED AND 2 OVER 2 MULTIFAMILY UNITS, THE DRIVEWAY APRONS WILL BE UP TO 6' IN LENGTH.
3. BAY WINDOWS, BALCONIES, DECKS, CHIMNEYS, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY BE ADDED AS DETERMINED DURING THE SITE PLAN AND MAY EXTEND INTO THE MINIMUM REQUIRED YARD REQUIREMENTS.
4. THE APPLICANT RESERVES THE OPTION FOR BLOCK A TO BE DEVELOPED AS A TOWNHOME CONDOMINIUM, IN WHICH CASE THE UNITS WILL HAVE NO LOT LINES AND WILL NOT BE SUBJECT TO MINIMUM YARD REQUIREMENTS.
5. FRONT AND SIDE YARD STOOPS MAY EXTEND INTO THE BUILD-TO-LINE.
6. EACH UNIT MAY HAVE EITHER AN UPPER LEVEL BALCONY OR DECK AND/OR ROOFTOP DECK. SOME BALCONIES MAY BE INSET ALONG THE FACE OF THE BUILDING AND SOME MAY CANTILEVER BEYOND THE FACE OF THE BUILDING AS SHOWN.
7. THE SFA AND 2 OVER 2 UNITS WILL MAINTAIN INTERIOR GARAGE PARKING SPACE(S) TO MEET THE PARKING REQUIREMENT. THE GARAGE WILL BE DESIGNED TO ACCOMMODATE AREAS FOR THE STORAGE OF TRASH AND RECYCLING BINS IN A MANNER THAT WILL NOT INTERFERE WITH THE MINIMUM GEOMETRIC DESIGN STANDARD AS PRESENTED IN THE PUBLIC FACILITIES MANUAL. THE GARAGE PARKING SPACE WILL BE SIZED A MINIMUM OF 8.5 FEET BY 18 FEET.

LEGEND

- PROPOSED PUBLIC ROW DEDICATION (APPROX. 2.60 AC. OR 113,266 SF.)
- AREA RESERVED FOR ROW DEDICATION
- BUILDING ENTRANCE
- LIGHT POLE (LOCATION SUBJECT TO CHANGE)
- TRAFFIC ARROWS (INTERIM CONDITION, SEE SHEET 15)
- POSSIBLE SIGN LOCATION
- FIRE LANE / NO PARKING
- VDOT STANDARD PEDESTRIAN CROSSWALK
- ENHANCED PEDESTRIAN CROSSWALK

NOTES

1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS (SEE NOTES 27-28 ON SHEET 02).
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
3. THE BUILD-TO-LINES (BTL) SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED AND IS BASED ON THE RESTON TRANSIT STATION AREA PLANNING GUIDANCE. THE BTL'S ARE PROVIDED FOR GENERAL DESIGN GUIDANCE AND ARE INTENDED TO PROVIDE A UNIFORM APPEARANCE FOR EACH BLOCK. MINOR ADJUSTMENTS TO THE BUILDING LOCATIONS ALONG THE BTL'S ARE EXPECTED TO ACCOUNT FOR STAGGERED FAÇADE TREATMENTS, STOOPS, STEPS, AND ENTRYWAYS BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
4. SEE SHEETS 10-12 FOR FURTHER INFORMATION ON ROAD AND SIDEWALK DIMENSIONS.
5. SEE SHEETS 17-29 FOR COMMUNITY OPEN SPACES AND LANDSCAPE PLANS

NORTH
0 25 50 100 150
SCALE: 1" = 50'

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2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON	DES: SG
DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

SITE LAYOUT PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=50' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214_FDP.DWG
NCS:	--
NUMBER:	06 OF 48

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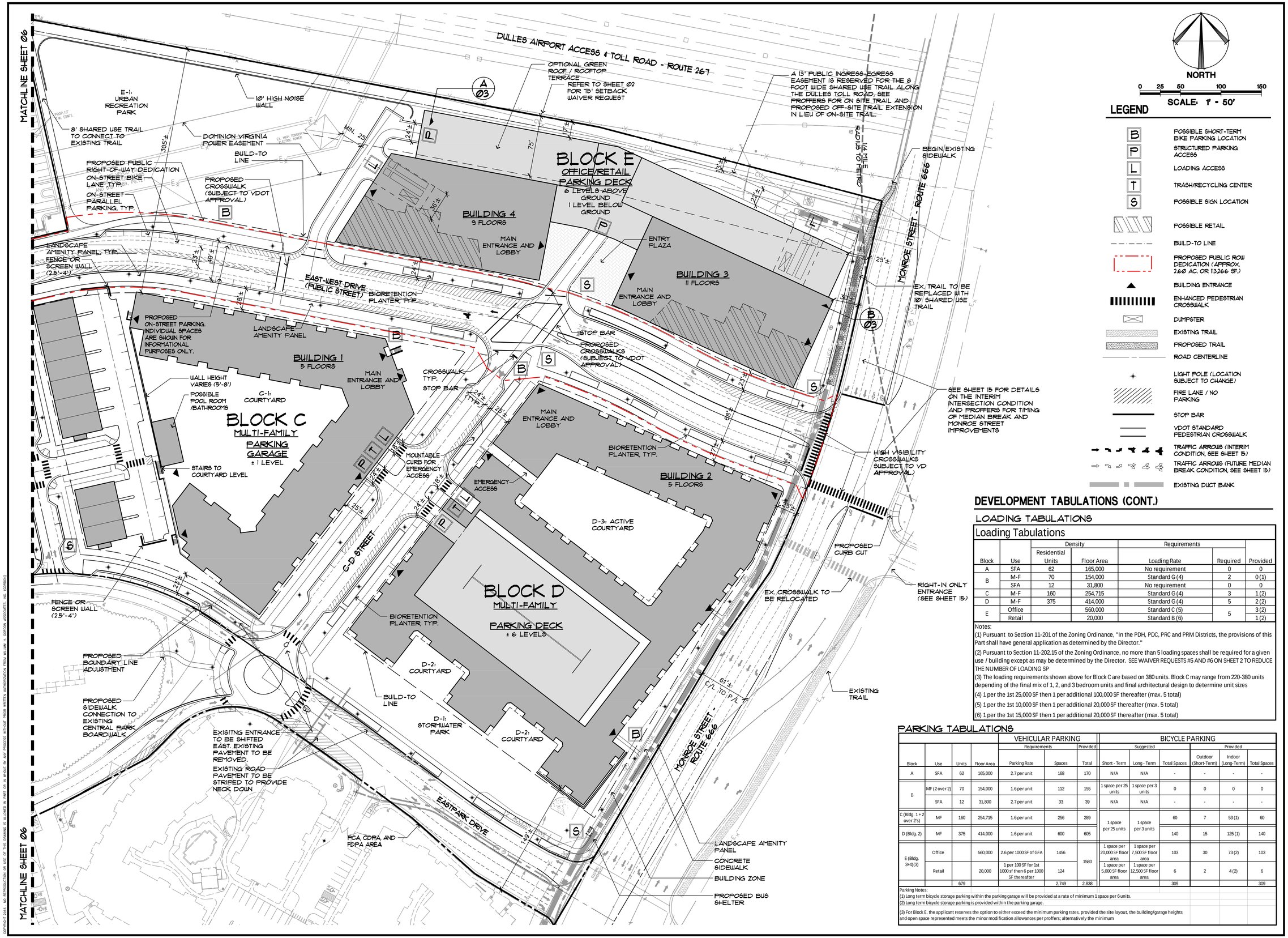

NORTH

0 25 50 100 150

SCALE: 1" = 50'

LEGEND

- POSSIBLE SHORT-TERM BIKE PARKING LOCATION
- STRUCTURED PARKING ACCESS
- LOADING ACCESS
- TRASH/RECYCLING CENTER
- POSSIBLE SIGN LOCATION
- POSSIBLE RETAIL
- BUILD-TO LINE
- PROPOSED PUBLIC ROW DEDICATION (APPROX. 2.60 AC. OR 113,266 SF.)
- BUILDING ENTRANCE
- ENHANCED PEDESTRIAN CROSSWALK
- DUMPSTER
- EXISTING TRAIL
- PROPOSED TRAIL
- ROAD CENTERLINE
- LIGHT POLE (LOCATION SUBJECT TO CHANGE)
- FIRE LANE / NO PARKING
- STOP BAR
- VDOT STANDARD PEDESTRIAN CROSSWALK
- TRAFFIC ARROWS (INTERIM CONDITION, SEE SHEET 15)
- TRAFFIC ARROWS (FUTURE MEDIAN BREAK CONDITION, SEE SHEET 15)
- EXISTING DUCT BANK

DEVELOPMENT TABULATIONS (CONT.)

LOADING TABULATIONS

Loading Tabulations

Block	Use	Density: Residential Units	Density: Floor Area	Requirements: Loading Rate	Requirements: Required	Provided
A	SFA	62	165,000	No requirement	0	0
B	M-F	70	154,000	Standard G (4)	2	0 (1)
	SFA	12	31,800	No requirement	0	0
C	M-F	160	254,715	Standard G (4)	3	1 (2)
D	M-F	375	414,000	Standard G (4)	5	2 (2)
E	Office		560,000	Standard C (5)	5	3 (2)
	Retail		20,000	Standard B (6)		1 (2)

Notes:

(1) Pursuant to Section 11-201 of the Zoning Ordinance, "In the PDH, PDC, PRC and PRM Districts, the provisions of this Part shall have general application as determined by the Director."

(2) Pursuant to Section 11-202.15 of the Zoning Ordinance, no more than 5 loading spaces shall be required for a given use / building except as may be determined by the Director. SEE WAIVER REQUESTS #5 AND #6 ON SHEET 2 TO REDUCE THE NUMBER OF LOADING SP

(3) The loading requirements shown above for Block C are based on 380 units. Block C may range from 220-380 units depending of the final mix of 1, 2, and 3 bedroom units and final architectural design to determine unit sizes

(4) 1 per the 1st 25,000 SF then 1 per additional 100,000 SF thereafter (max. 5 total)

(5) 1 per the 1st 10,000 SF then 1 per additional 20,000 SF thereafter (max. 5 total)

(6) 1 per the 1st 15,000 SF then 1 per additional 20,000 SF thereafter (max. 5 total)

PARKING TABULATIONS

Block	Use	Units	Floor Area	Vehicular Parking: Requirements: Parking Rate	Vehicular Parking: Requirements: Spaces	Vehicular Parking: Provided: Total	Bicycle Parking: Suggested: Short - Term	Bicycle Parking: Suggested: Long - Term	Bicycle Parking: Suggested: Total Spaces	Bicycle Parking: Provided: Outdoor (Short-Term)	Bicycle Parking: Provided: Indoor (Long-Term)	Bicycle Parking: Provided: Total Spaces
A	SFA	62	165,000	2.7 per unit	168	170	N/A	N/A	-	-	-	-
B	MF (2 over 2)	70	154,000	1.6 per unit	112	155	1 space per 25 units	1 space per 3 units	0	0	0	0
	SFA	12	31,800	2.7 per unit	33	39	N/A	N/A	-	-	-	-
C (Bldg. 1 + 2 over 2's)	MF	160	254,715	1.6 per unit	256	289	1 space per 25 units	1 space per 3 units	60	7	53 (1)	60
D (Bldg. 2)	MF	375	414,000	1.6 per unit	600	605			140	15	125 (1)	140
E (Bldg. 3+4)(3)	Office		560,000	2.6 per 1000 SF of GFA	1456	1580	1 space per 20,000 SF floor area	1 space per 7,500 SF floor area	103	30	73 (2)	103
	Retail		20,000	1 per 100 SF for 1st 1000 sf then 6 per 1000 SF thereafter	124		1 space per 5,000 SF floor area	1 space per 12,500 SF floor area	6	2	4 (2)	6
		679			2,749	2,838			309			309

Parking Notes:

(1) Long term bicycle storage parking within the parking garage will be provided at a rate of minimum 1 space per 6 units.

(2) Long term bicycle storage parking is provided within the parking garage.

(3) For Block E, the applicant reserves the option to either exceed the minimum parking rates, provided the site layout, the building/garage heights and open space represented meets the minor modification allowances per proffers; alternatively the minimum

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COMMONWEALTH OF VIRGINIA
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SITE LAYOUT PLAN (CONTINUED)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT PCA 2000-HM-044-2 & PCA 2003-HM-046 HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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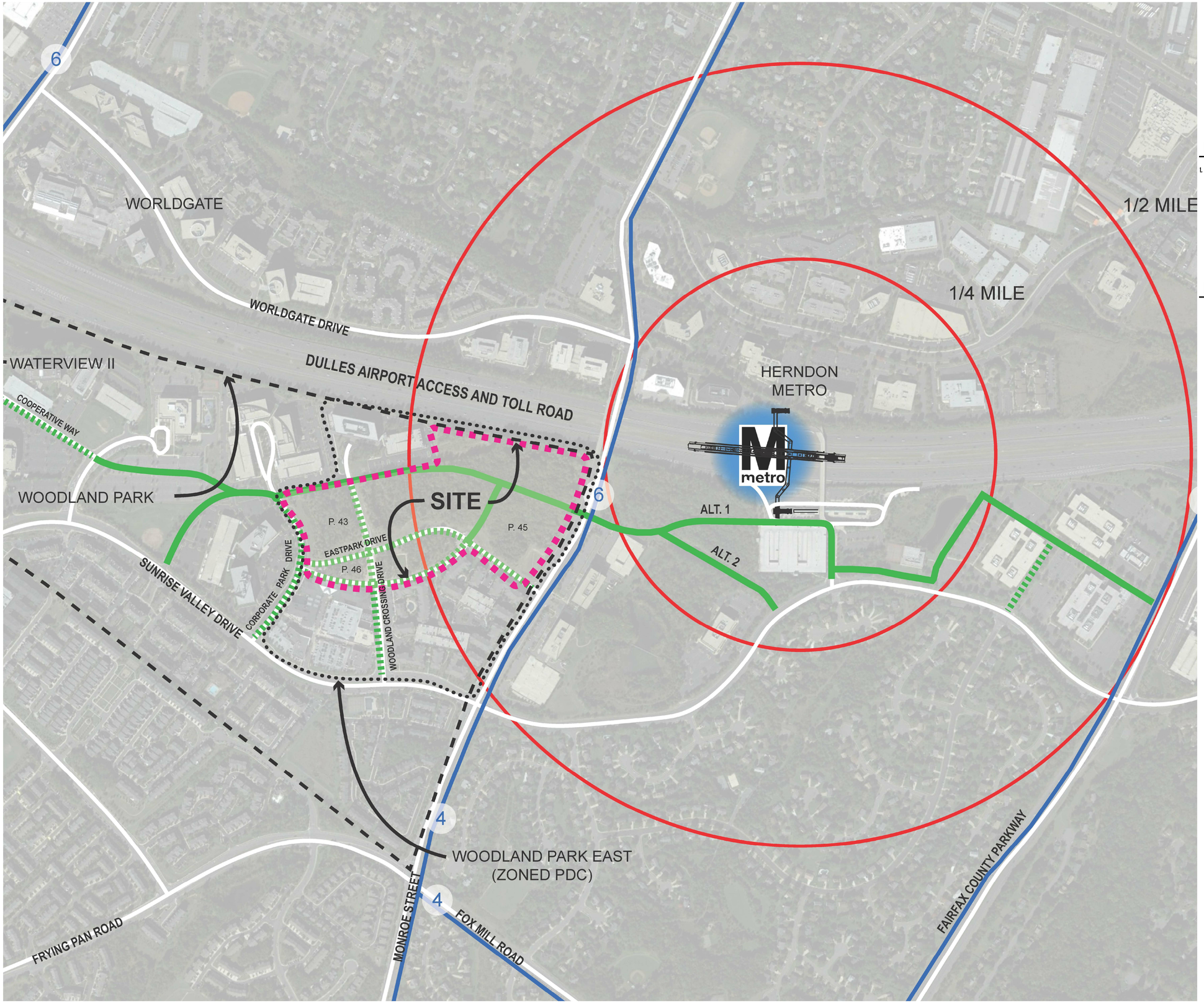

NORTH

0 150 300 600 900

SCALE: 1" = 300'

NOTES

1. THE "CONCEPTUAL ENHANCED STREET NETWORK" REFLECTS THE RECOMMENDED STREET CONFIGURATION FOR THE RESTON TRANSIT STATION AREA DESCRIBED IN THE COMPREHENSIVE PLAN (SOURCE IS FIGURE 29, PAGE 81). THE PLAN IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY, AND IS INTENDED TO DEMONSTRATE WOODLAND EAST COMPLIANCE TO THE PLAN RECOMMENDATIONS.

LEGEND

- PROPOSED HERNDON METRO STOP
- LOCAL OR COLLECTOR STREET (PROPOSED)
- LOCAL OR COLLECTOR STREET (EXISTING)
- ARTERIAL ROADWAY IMPROVEMENT*
- SITE BOUNDARY
- WOODLAND PARK EAST (ZONED PDC BOUNDARY)

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SEAL:

CONCEPTUAL ENHANCED STREET NETWORK

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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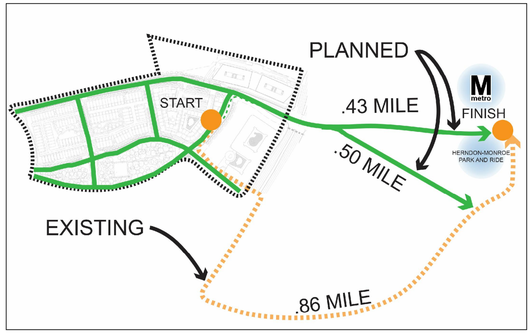
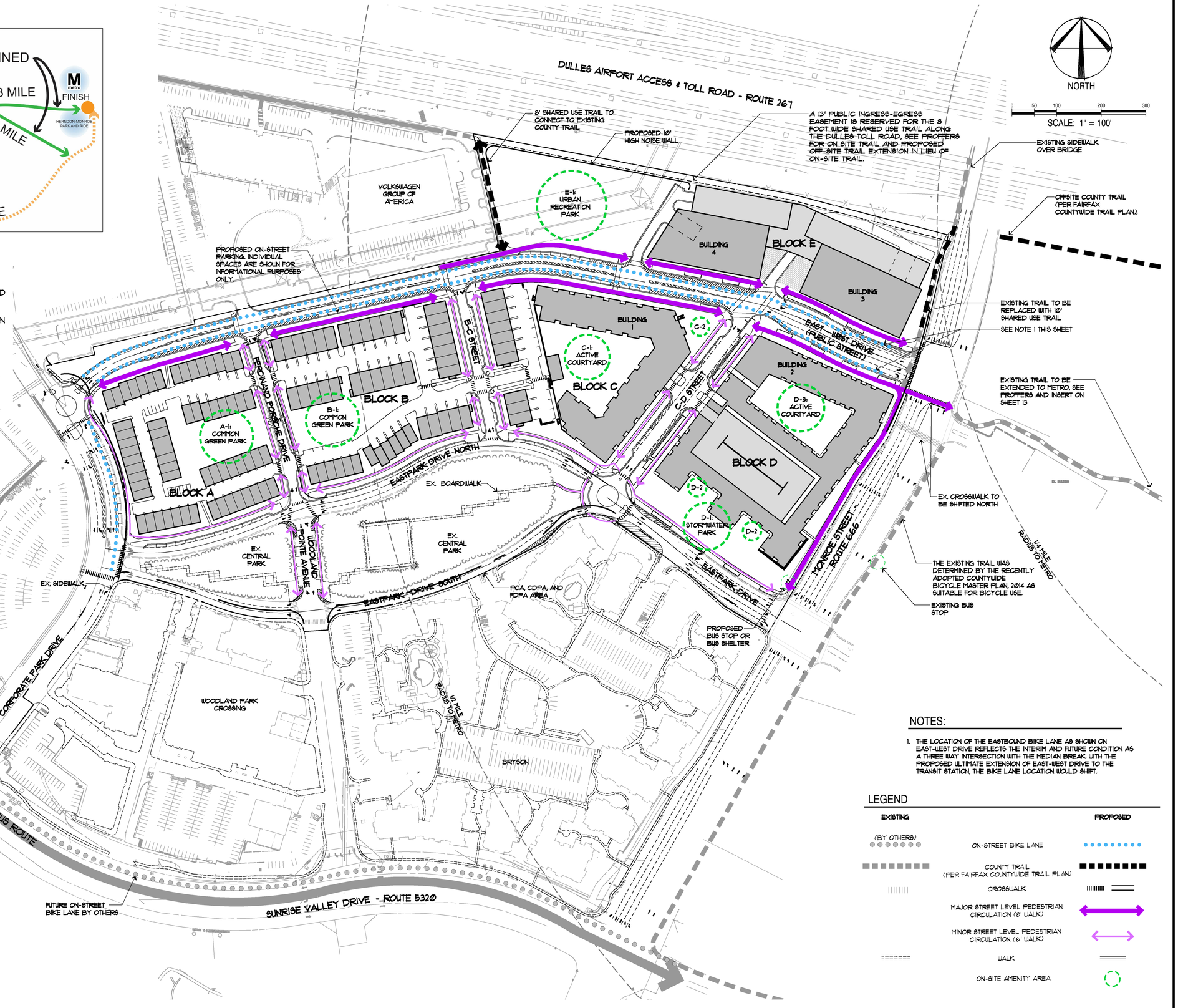
TRANSIT CONNECTIVITY MAP

NOT TO SCALE



DESIGN CONCEPT

IN ACCORDANCE WITH THE P DISTRICT DEVELOPMENT STANDARDS (ARTICLE 16-102.3), THE URBAN STREETS AND PEDESTRIAN CIRCULATION PATTERNS DEVELOPED FOR WOODLAND PARK EAST HAVE BEEN DESIGNED "TO AFFORD CONVENIENT ACCESS TO MASS TRANSPORTATION FACILITIES." THE MULTIMODAL PLAN DEPICTS A HIERARCHY OF ON-SITE MAJOR AND MINOR SIDEWALKS, ON-STREET BIKE LANES, TRAILS AND PEDESTRIAN CONNECTIONS TO EXISTING AND PROPOSED RECREATIONAL AMENITIES, OPEN SPACE, AND OFF-SITE CONNECTION TO PUBLIC FACILITIES, VEHICULAR ACCESS ROUTES, AND MASS TRANSPORTATION FACILITIES.



NOTES:

1. THE LOCATION OF THE EASTBOUND BIKE LANE AS SHOWN ON EAST-WEST DRIVE REFLECTS THE INTERIM AND FUTURE CONDITION AS A THREE WAY INTERSECTION WITH THE MEDIAN BREAK. WITH THE PROPOSED ULTIMATE EXTENSION OF EAST-WEST DRIVE TO THE TRANSIT STATION, THE BIKE LANE LOCATION WOULD SHIFT.

LEGEND

EXISTING		PROPOSED
(BY OTHERS)	ON-STREET BIKE LANE	
	COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)	
	CROSSWALK	
	MAJOR STREET LEVEL PEDESTRIAN CIRCULATION (8' WALK)	
	MINOR STREET LEVEL PEDESTRIAN CIRCULATION (6' WALK)	
	WALK	
	ON-SITE AMENITY AREA	

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4.	NOVEMBER 1, 2016	

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DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

MULTIMODAL PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
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HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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CADD:	0313-5214-L-PC-101.DWG
NCS:	--
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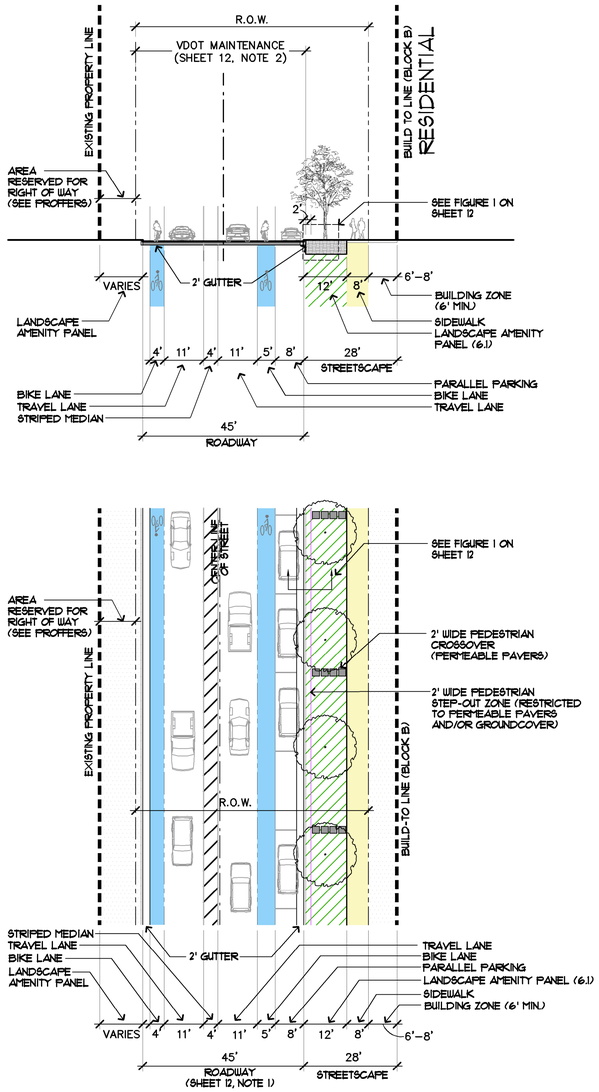
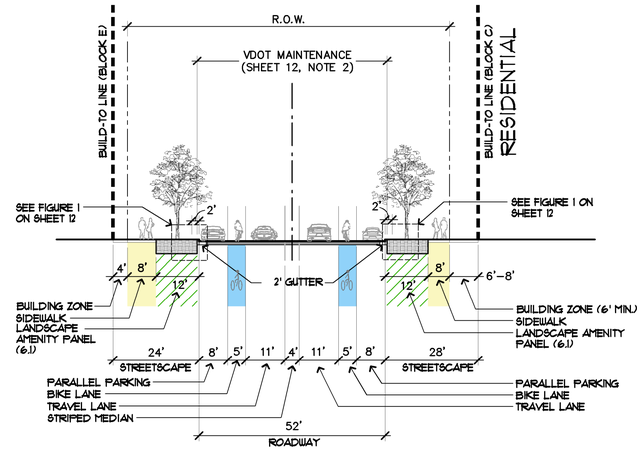
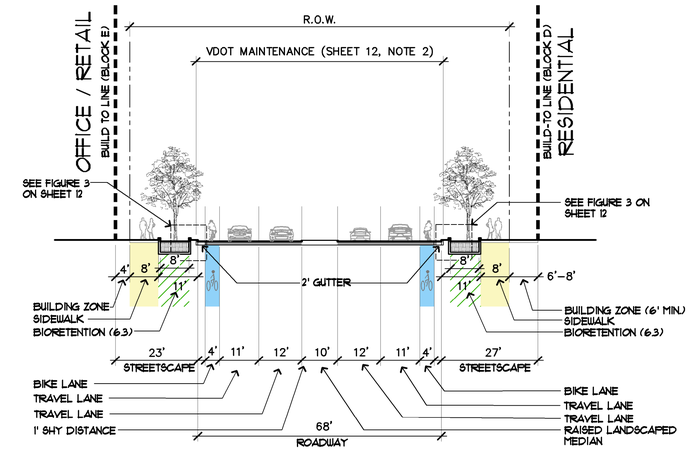
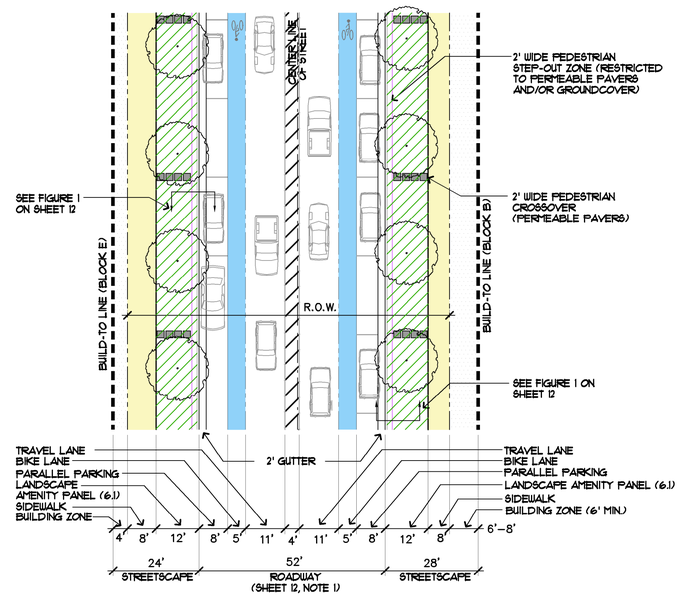
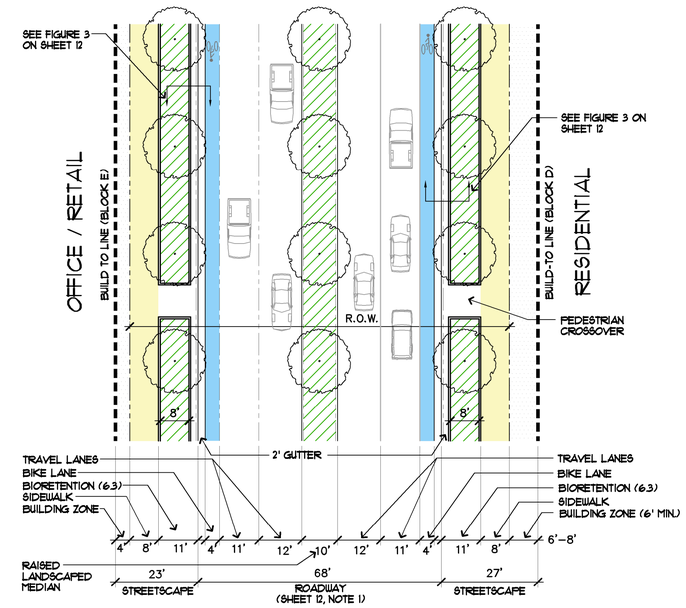










A EAST-WEST DRIVE (PUBLIC) (PARKING ONE SIDE)

TWO-WAY

B EAST-WEST DRIVE (PUBLIC) (PARKING BOTH SIDES)

TWO-WAY

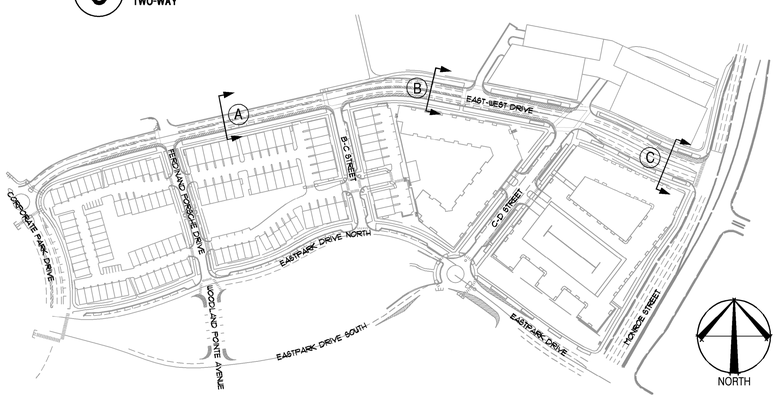
C EAST-WEST DRIVE (PUBLIC) (EAST ENTRANCE)

TWO-WAY

NOTES

1. SEE NOTE 8 ON SHEET 12 AND 'VDOT BIKE LANE STANDARDS' DIAGRAMS ON SHEET 11 FOR BIKE LANE STANDARDS.
2. ALL SIDEWALKS SHOWN ON PRIVATE STREETS SHALL BE A MINIMUM WIDTH OF 6'. THE EAST-WEST PUBLIC STREET SIDEWALK SHALL BE 8' WIDE.
3. BUILDING ZONE WIDTH VARIES FROM 6' TO 8' TO ALLOW FOR HORIZONTAL BUILDING OFFSETS.
4. (6.1), (6.2), (6.3) REFER TO THE LANDSCAPE AMENITY PANEL NOTES SHOWN ON SHEET 12

*ALL SECTIONS ON THIS SHEET ARE DRAWN AT A SCALE OF 1" = 20' - 0" UNLESS OTHERWISE NOTED



KEY MAP

SCALE: 1" = 200'

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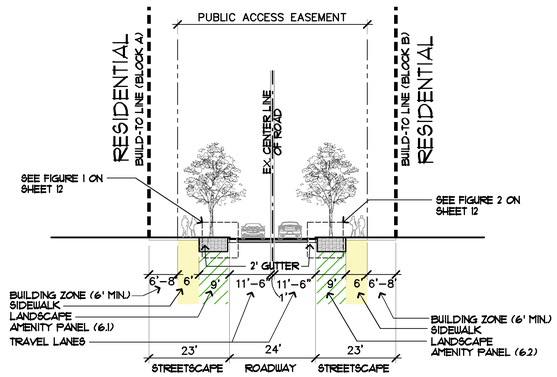
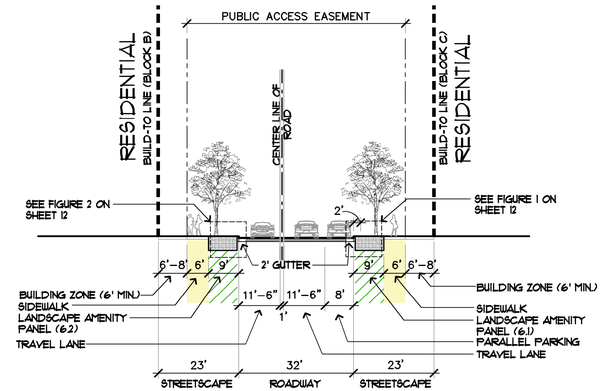
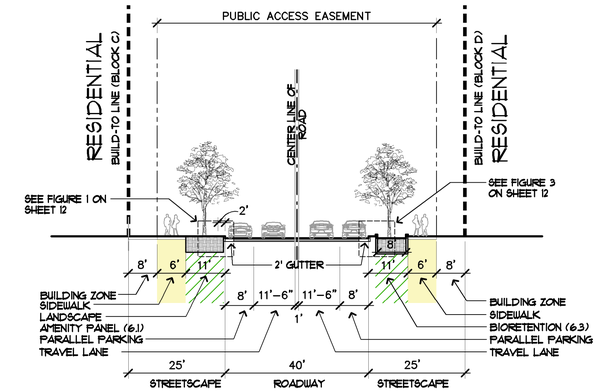
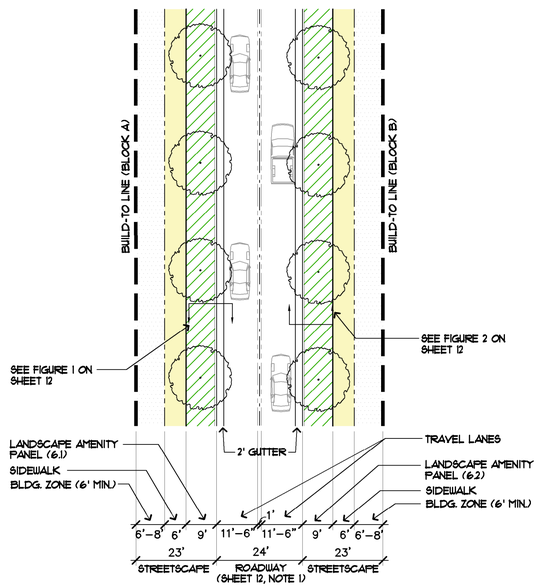


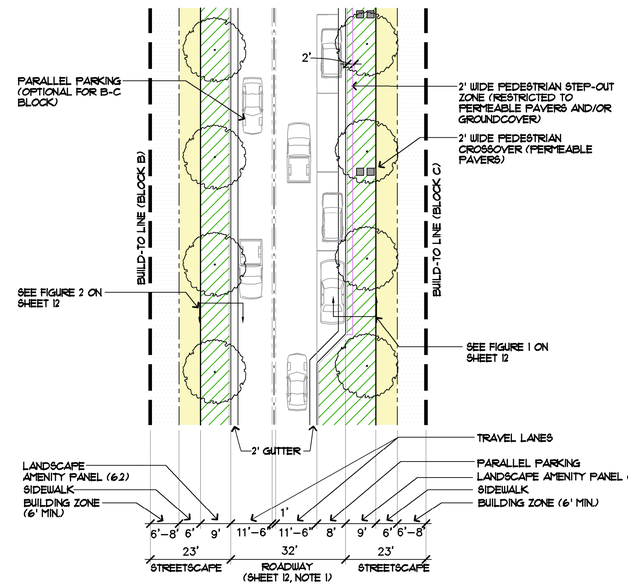






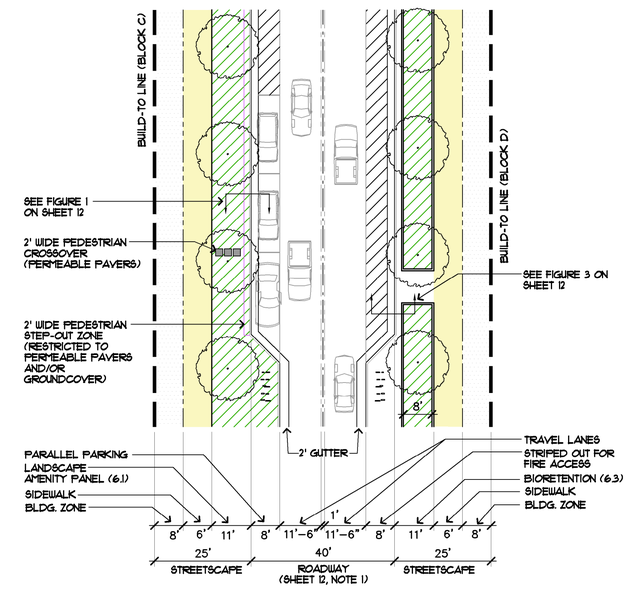
E FERDINAND PORSCHE DRIVE (PRIVATE)

TWO-WAY



F B-C STREET (PRIVATE)

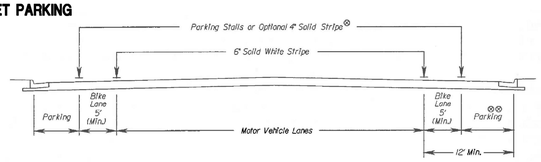
TWO-WAY



G C-D STREET (PRIVATE)

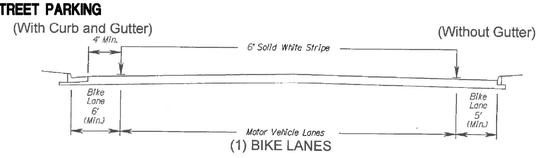
TWO-WAY

ON-STREET PARKING



A-80

NO ON-STREET PARKING



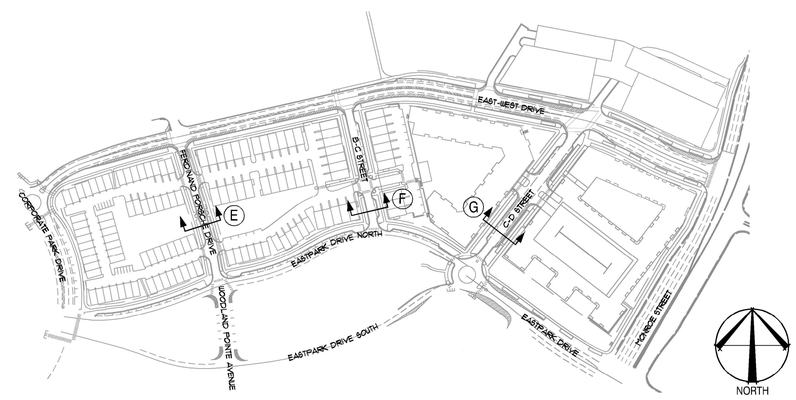
VDOT BIKE LANE STANDARDS

N.T.S.

NOTE

1. (6.1), (6.2), (6.3) REFER TO THE LANDSCAPE AMENITY PANEL NOTES SHOWN ON SHEET 12

*ALL SECTIONS ON THIS SHEET ARE DRAWN AT A SCALE OF 1"=20'-0" UNLESS OTHERWISE NOTED



KEY MAP

SCALE: 1" = 200'

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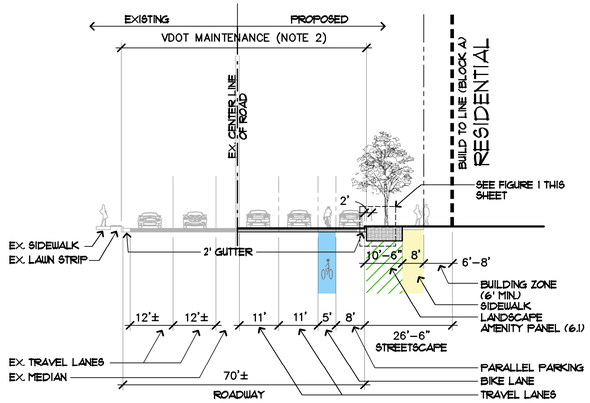
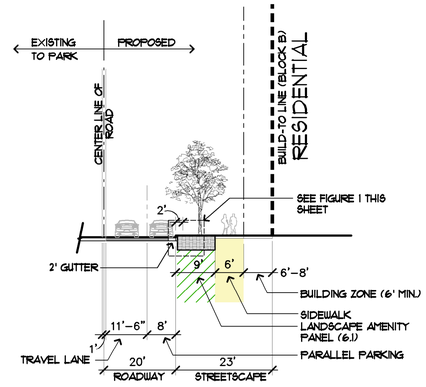
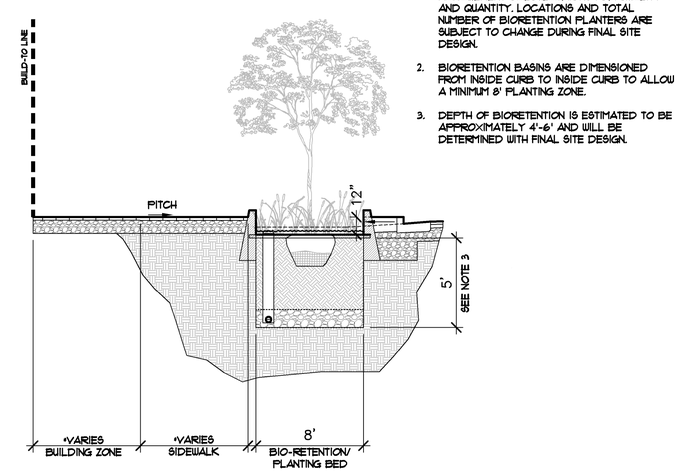




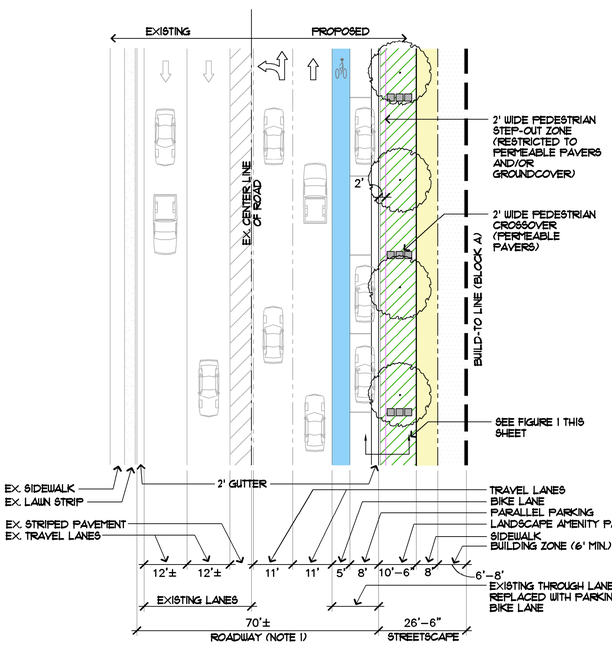


NOTES:

1. CURRENT BIORETENTION LOCATIONS ARE BASED ON PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS FOR QUALITY AND QUANTITY. LOCATIONS AND TOTAL NUMBER OF BIORETENTION PLANTERS ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN.
2. BIORETENTION BASINS ARE DIMENSIONED FROM INSIDE CURB TO INSIDE CURB TO ALLOW A MINIMUM 8' PLANTING ZONE.
3. DEPTH OF BIORETENTION IS ESTIMATED TO BE APPROXIMATELY 4'-6' AND WILL BE DETERMINED WITH FINAL SITE DESIGN.

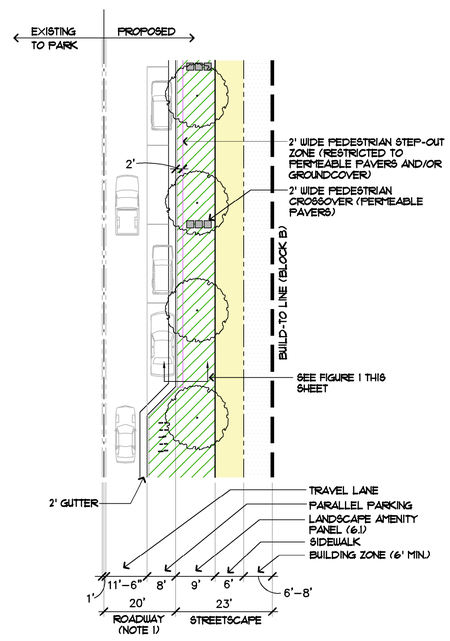
BIORETENTION PLANTER

SCALE: 3"=1'-0"



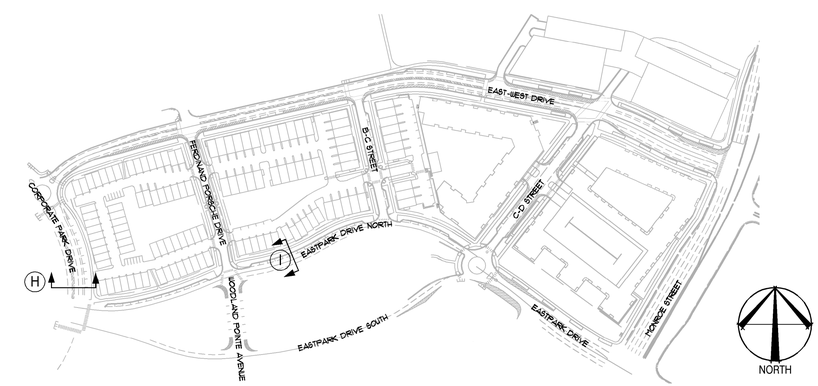
H CORPORATE PARK DRIVE (PRIVATE)

TWO-WAY



I EASTPARK DRIVE NORTH (PRIVATE)

ONE-WAY



KEY MAP

SCALE: 1" = 200'

NOTES

1. ALL ROADWAY AND STREETSCAPE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB.
2. SEE PROFFERS FOR DETAILS ON THE TIMING FOR THE CONSTRUCTION AND DEDICATION OF EAST-WEST DRIVE. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM 18' BEHIND BACK OF CURB ON BOTH SIDES OF EAST-WEST DRIVE.
3. SOME OF THE STREETS PRESENTED ON THIS SHEET ARE PRIVATELY OWNED AND MAINTAINED. THE SECTIONS FEATURE ON-STREET PARKING, WALKWAYS, AND STREET TREES WHICH WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL (PFM).
4. SEE KEY MAPS ON SHEETS 10-12 FOR ALL SECTION LOCATIONS.
5. BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON THE CDPA/FDPA TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL SHALL BE PERMITTED PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDPA/FDPA AND PROFFERS AS DETERMINED BY THE ZONING ADMINISTRATOR. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.
6. LANDSCAPE AMENITY PANEL NOTES:
   - 6.1 AS SHOWN IN FIGURE 1, WHERE ON STREET PARKING IS PROVIDED, THE LANDSCAPE AMENITY PANEL WILL MAINTAIN A MINIMUM 2 FOOT STRIP OF PERMEABLE PAVERS OR GROUNDCOVER FOR A PEDESTRIAN STEP-OUT ZONE.
   - 6.2. AS SHOWN IN FIGURE 2, WHERE THE LANDSCAPE AMENITY PANEL ABUTS THE STREET, THERE SHALL BE A 2 FOOT CLEAR ZONE WITH LANDSCAPING CONSISTING OF PERMEABLE PAVERS, GROUNDCOVER, OR LOW SHRUBS.
   - 6.3. AS SHOWN IN FIGURE 3, WHERE BIORETENTION IS PROVIDED IN THE LANDSCAPE AMENITY PANEL RESULTING IN A RAISED CURB, THERE SHALL BE A 2' CLEAR ZONE WITH LANDSCAPING CONSISTING OF PERMEABLE PAVERS, GROUNDCOVER, OR LOW SHRUBS.
   - 6.4. ANY LAWN AREAS IN THE LANDSCAPE AMENITY PANELS WILL BE RESTRICTED TO THE 2 FOOT STEP-OUT ZONE LOCATED ALONG THE STREET SIDE ONLY.
7. PEDESTRIAN CROSSOVERS ARE USED TO PROVIDE PAVED CONNECTIONS BETWEEN LANDSCAPE AMENITY PANELS/BIORETENTION PLANTERS AND THE SIDEWALK. LOCATIONS ARE APPROXIMATE, AND COULD CHANGE DURING FINAL SITE DESIGN. ACCESS POINTS ARE TO BE LOCATED NO GREATER THAN 80' APART, RECOGNIZING THE CONSTRAINTS OF UTILITY LOCATIONS.
8. THE BIKE LANES WIDTHS PROPOSED MEET VDOT MINIMUM 5 FOOT STANDARDS. WHEN THE BIKE LANE IS ADJACENT TO PARALLEL PARKING THEY ARE CALLED OUT IN THE SECTIONS AS 5 FEET WIDE. WHEN THERE IS NO ON-STREET PARKING, THE BIKE LANES ARE DIMENSIONED AND STRIPED 4 FEET OFF OF THE EDGE OF PAVEMENT WHEN DIRECTLY ABUTTING CURB AND GUTTER STREETS. SEE VDOT BIKE LANE STANDARDS ON SHEET 11 FOR MORE INFORMATION.

*ALL SECTIONS ON THIS SHEET ARE DRAWN AT A SCALE OF 1"=20'-0" UNLESS OTHERWISE NOTED

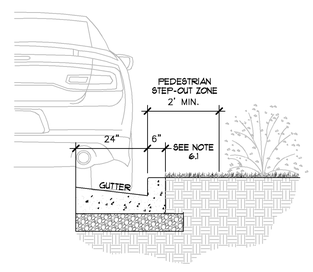


FIG. 1 LANDSCAPE AMENITY PANEL WITH PARKING
SCALE: 6" = 1'-0"

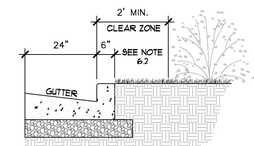


FIG. 2 LANDSCAPE AMENITY PANEL WITHOUT PARKING
SCALE: 6" = 1'-0"

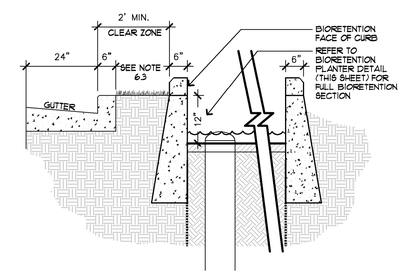


FIG. 3 BIORETENTION WITHOUT PARKING
SCALE: 6" = 1'-0"

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NUMBER:	12 OF 48

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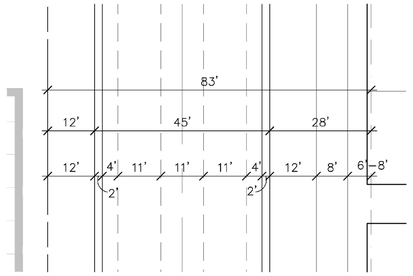
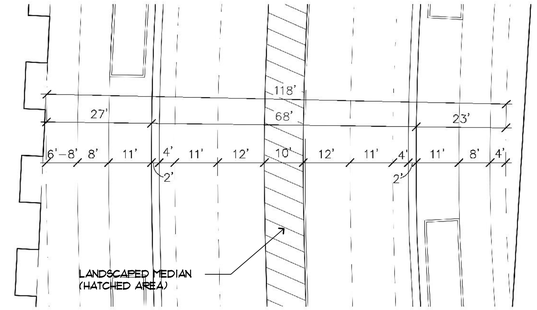
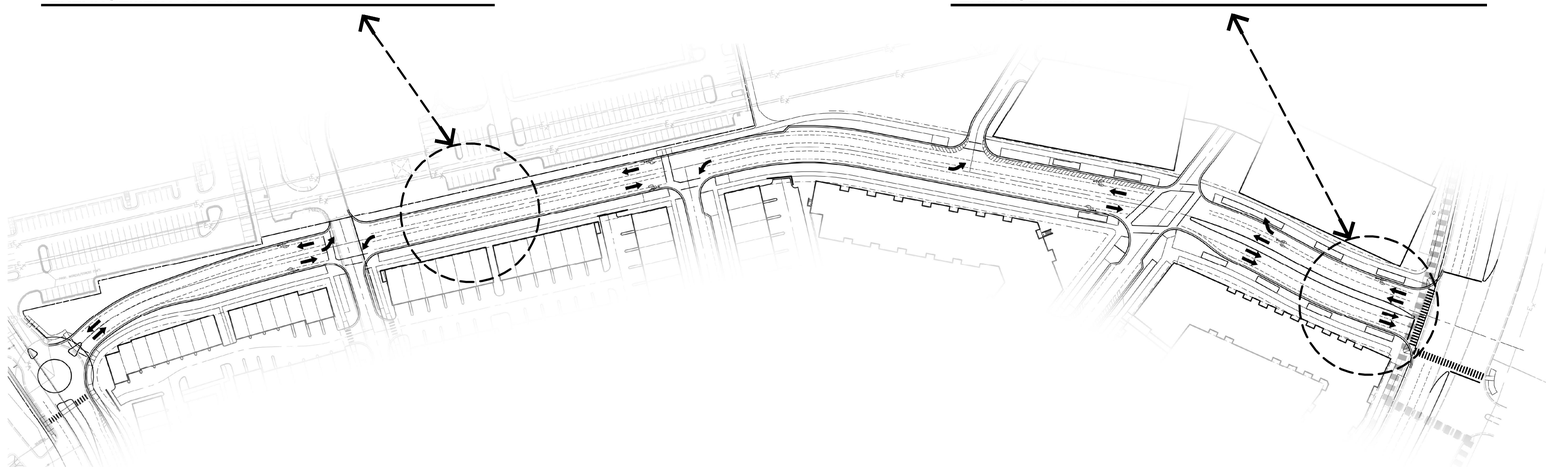


ENLARGEMENT (3-LANE)

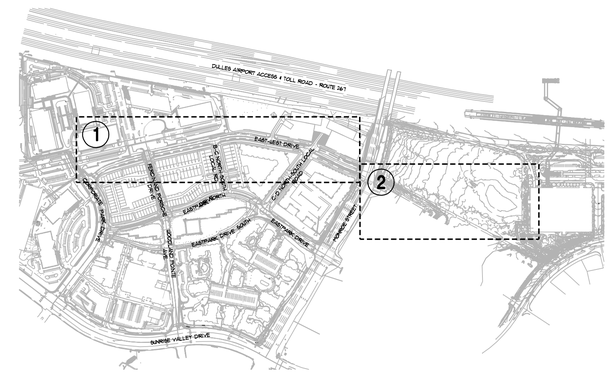


ENLARGEMENT (4-LANE)



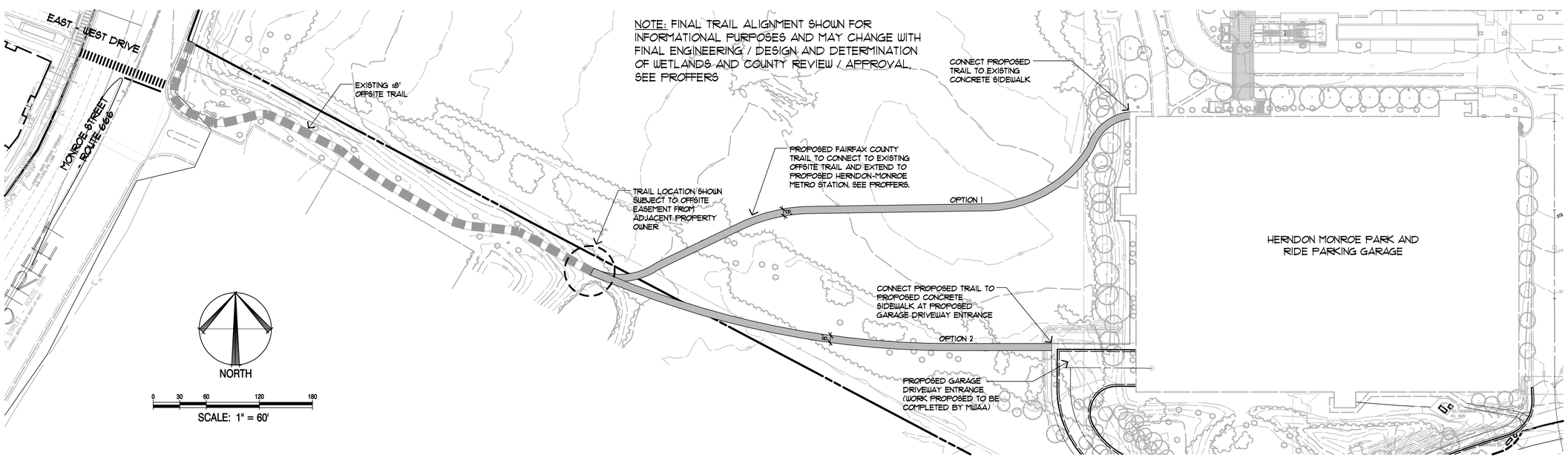
1 EAST-WEST DRIVE ALTERNATIVE PLAN (WITH CENTER TURNING LANE)

TWO-WAY PUBLIC



KEY MAP

SCALE: 1" = 200'



2 PROPOSED OFFSITE TRAIL ALIGNMENT

SCALE: 1"=60'

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3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
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EAST-WEST DRIVE ALTERNATIVE PLAN AND TRAIL

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: AS NOTED VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 0313-5214-L-SS-102.DWG
NCS: --
NUMBER: 13 OF 48

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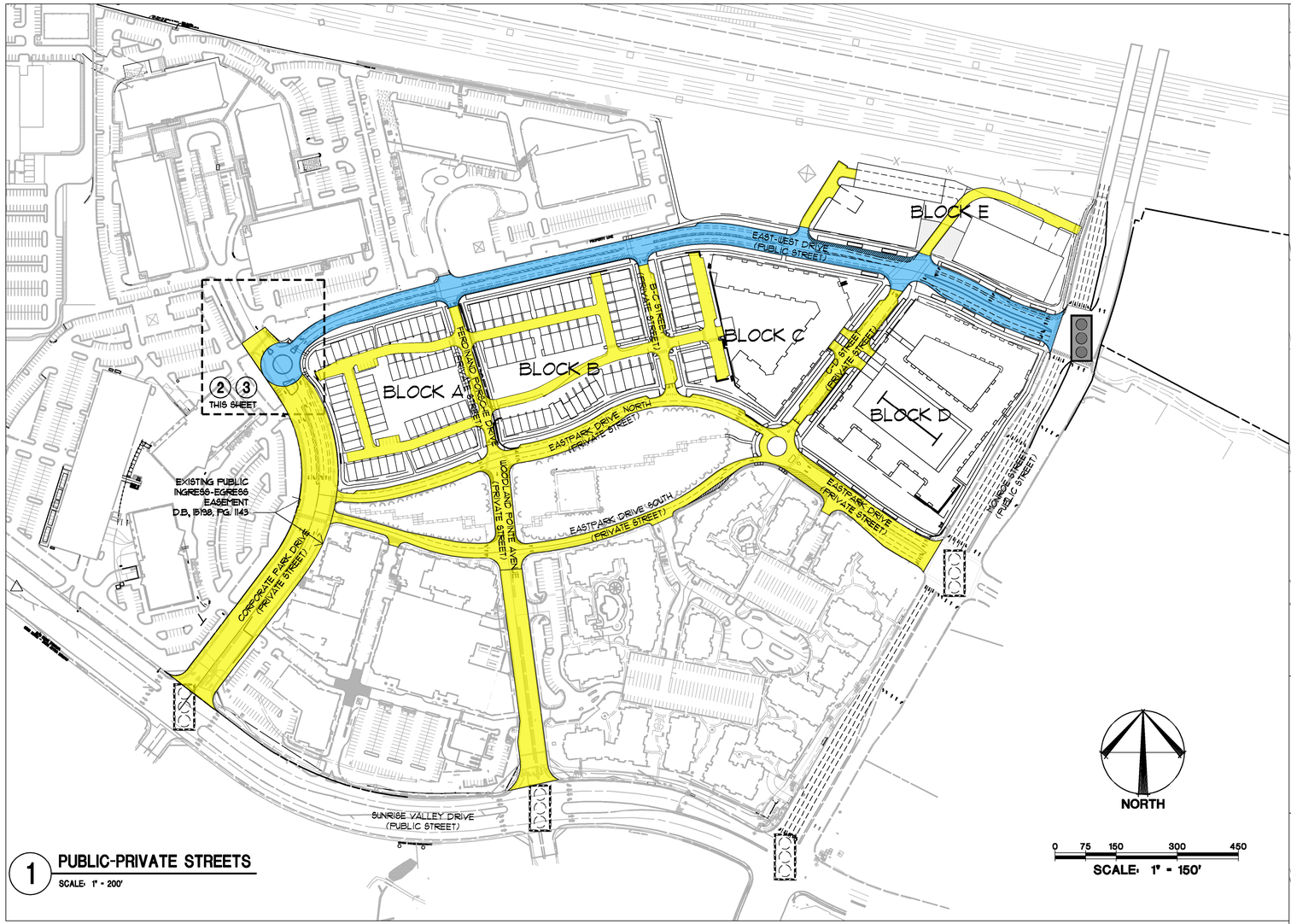
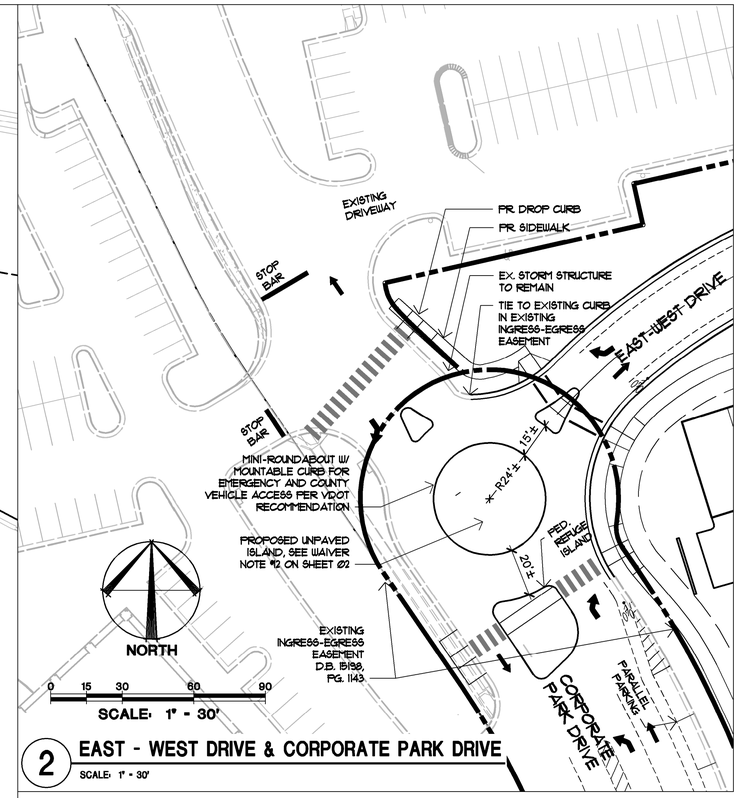


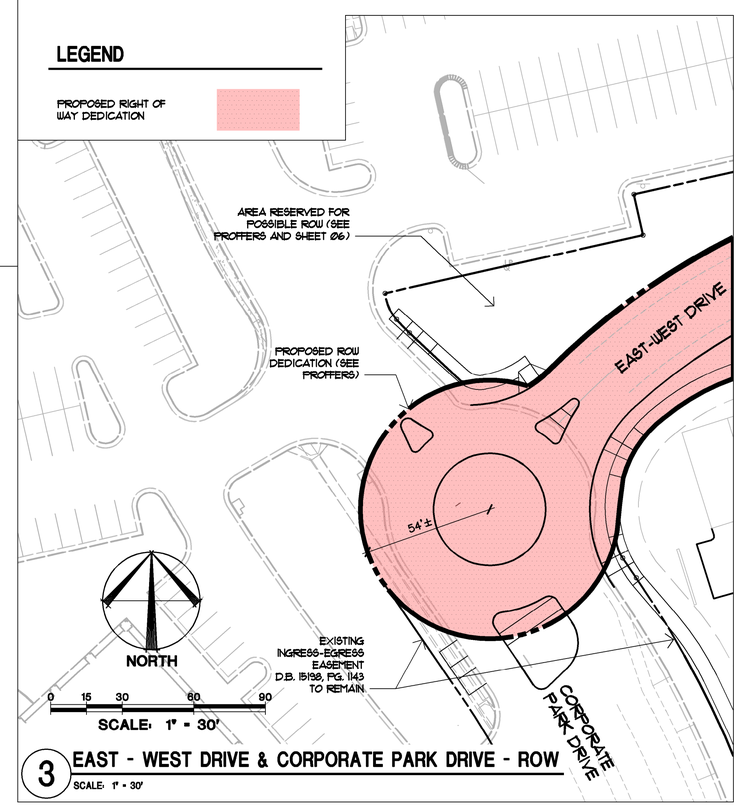
1 PUBLIC-PRIVATE STREETS

SCALE: 1" = 200'



2 EAST - WEST DRIVE & CORPORATE PARK DRIVE

SCALE: 1" = 30'



3 EAST - WEST DRIVE & CORPORATE PARK DRIVE - ROW

SCALE: 1" = 30'

EXISTING ROAD	POSTED SPEED	AVERAGE DAILY TRIPS
DULLES TOLL ROAD (RTE. 267)	55 MPH	97,000 VPD
MONROE STREET (RTE. 666)	35 MPH	22,000 VPD
SUNRISE VALLEY ROAD (RTE. 5320)	35 MPH	21,000 VPD
CENTERVILLE ROAD (RTE. 657)	40 MPH	41,000 VPD
FAIRFAX COUNTY PARKWAY (RTE. 286)		
•FOX MILL TO SUNRISE VALLEY	50 MPH	41,000 VPD
•SUNRISE VALLEY TO TOLL ROAD	50 MPH	50,000 VPD
FOX MILL ROAD (RTE. 665)	35 MPH	15,000 VPD
FRYING PAN ROAD (RTE. 665)	35 MPH	12,000 VPD

PROPOSED/MODIFIED ROAD	POSTED SPEED
EAST-WEST DRIVE (PUBLIC)	25 MPH
CORPORATE PARK DRIVE (PRIVATE)	25 MPH
FERDINAND PORSCHE DRIVE (PRIVATE)	25 MPH
WOODLAND POINTE AVENUE (PRIVATE)	25 MPH
B-C STREET (PRIVATE)	25 MPH
C-D STREET (PRIVATE)	25 MPH

NOTES:

1. REFER TO THE WELLS + ASSOCIATES STUDY "WOODLAND PARK EAST TRAFFIC IMPACT ANALYSIS", REVISED JUNE 24, 2016, FOR MORE INFORMATION ON AVERAGE DAILY TRIPS AND POSTED SPEEDS.
2. PER VDOT ROAD DESIGN MANUAL, APPENDIX B(1), THE PROPOSED CUL-DE-SAC LOCATED AT THE TERMINUS OF THE PUBLIC STREET (E-W DRIVE) INCLUDES AN UNPAVED CENTER ISLAND. THE PAVEMENT WIDTHS ALONG THE CIRCULAR TURNAROUND ARE CONSIDERED A ONE-WAY STREET AND IS DESIGNED TO ACCOMMODATE THE TURNING RADII OF A SINGLE UNIT TRUCK (SEE SHEET 34 - FIRE MANAGEMENT PLAN (BLOCKS A + B)). A RAISED, MOUNTABLE CURB IS PROPOSED ALONG THE CIRCUMFERENCE OF THE ISLAND. A MODIFICATION WILL NEED TO BE SUBMITTED TO ALLOW THE UNPAVED CENTER ISLAND TO ACCOMMODATE A RADIUS SMALLER THAN 30 FEET SUBJECT TO VDOT APPROVAL.

LEGEND

- ROAD CENTERLINE
- LANE DEMARCATIONS
- TRAFFIC ARROWS (FOR INFORMATION ONLY)
- PAVEMENT STRIPING
- PROPOSED TRAIL
- VDOT STANDARD PEDESTRIAN CROSSWALK
- ENHANCED PEDESTRIAN CROSSWALK
- PUBLIC ROAD
- PRIVATE ROAD
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION (WHEN WARRENTED)

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DRW: AJS	CHK: JSP

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VEHICULAR CIRCULATION PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: AS NOTED VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	5214-RDENL.DWG
NCS:	--
NUMBER:	14 OF 48

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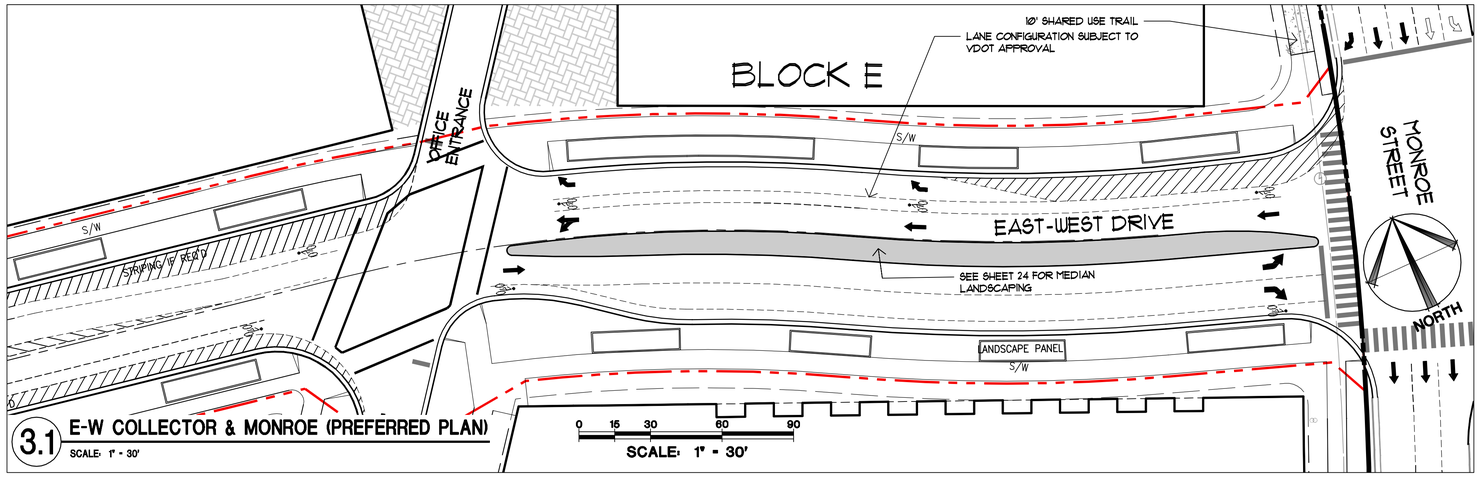
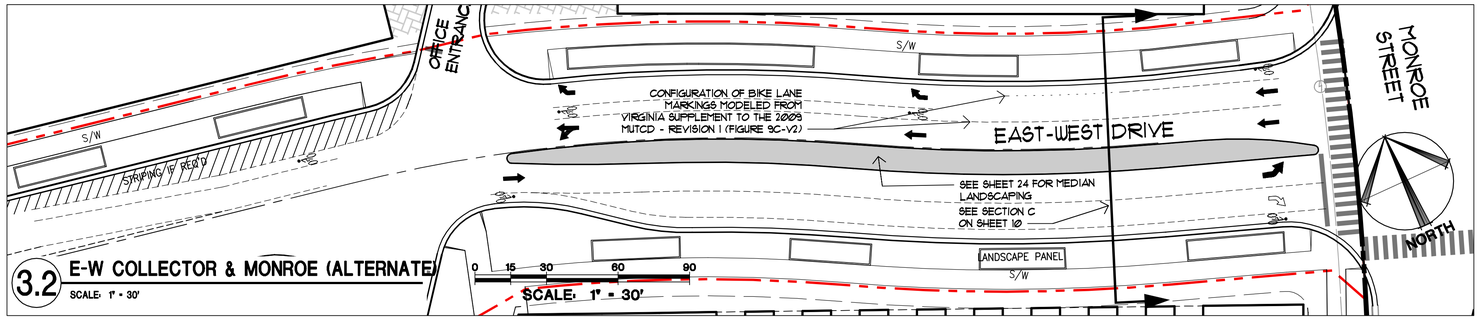
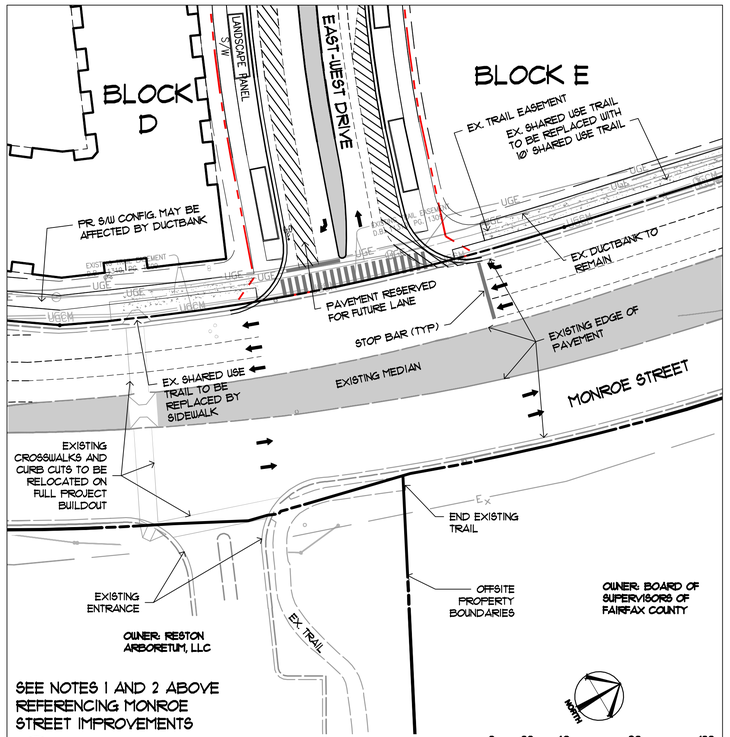


3.1 E-W COLLECTOR & MONROE (PREFERRED PLAN)
SCALE: 1" = 30'

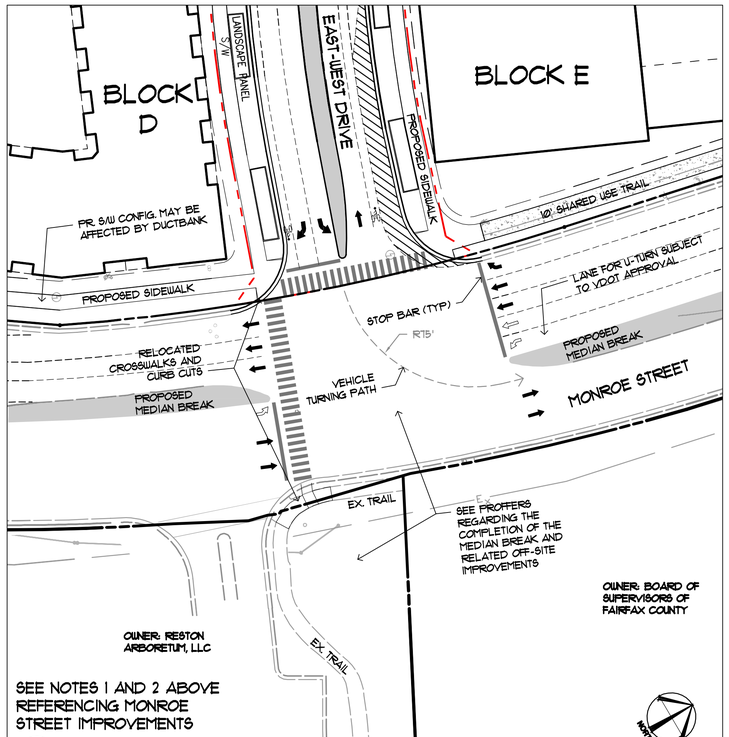


3.2 E-W COLLECTOR & MONROE (ALTERNATE)
SCALE: 1" = 30'



SEE NOTES 1 AND 2 ABOVE REFERENCING MONROE STREET IMPROVEMENTS

4 MONROE & E-W COLLECTOR INTERIM CONDITION (WITH NO MEDIAN BREAK)
SCALE: 1" = 40'



SEE NOTES 1 AND 2 ABOVE REFERENCING MONROE STREET IMPROVEMENTS

5 MONROE & E-W COLLECTOR FULL PROJECT BUILDOUT CONDITION (MEDIAN BREAK ADDED)
SCALE: 1" = 40'

LEGEND

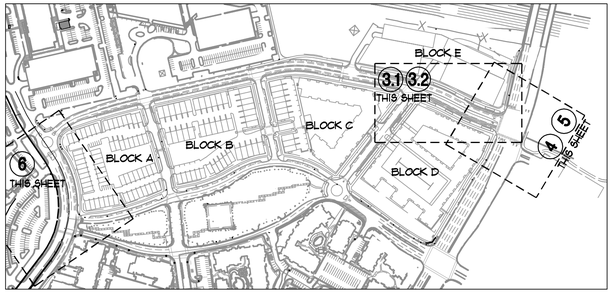
- ROAD CENTERLINE
- LANE DEMARCATIONS
- TRAFFIC ARROWS (FOR INFORMATION ONLY)
- FLOW ARROWS FOR FUTURE MEDIAN BREAK
- BUILD TO LINE
- PAVEMENT STRIPING
- PROPOSED TRAIL
- VDOT STANDARD PEDESTRIAN CROSSWALK
- ENHANCED PEDESTRIAN CROSSWALK
- STOP BAR
- PROPOSED RIGHT OF WAY DEDICATION

NOTES

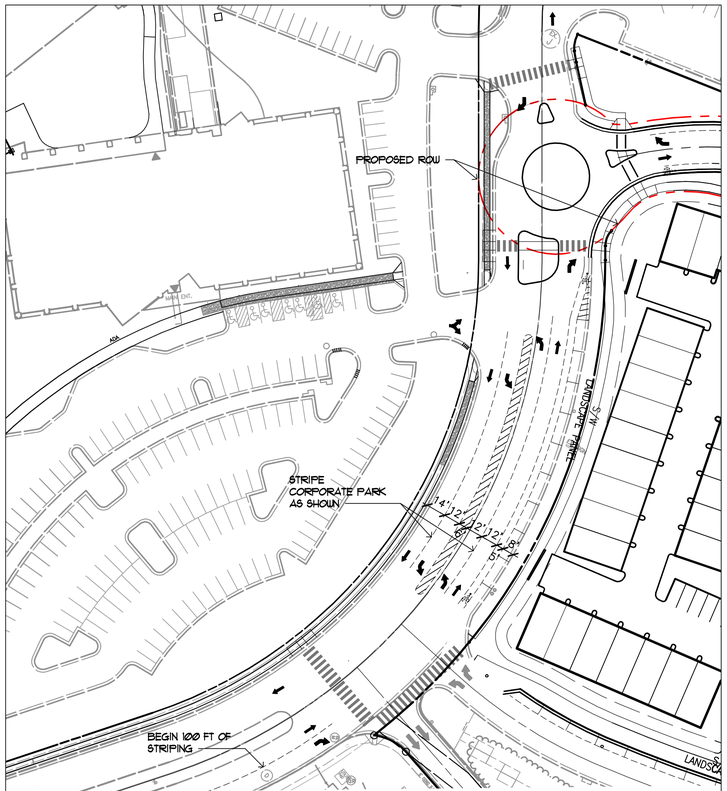
1. ENLARGEMENT 4 REFLECTS THE INTERIM CONDITION OF THE PROPOSED MONROE STREET AND E-W DRIVE INTERSECTION.
2. ENLARGEMENT 5 DEPICTS FULL PROJECT BUILD OUT AND PROPOSED IMPROVEMENTS WITH THREE SOUTHBOUND THROUGH LANES, A NEW MEDIAN BREAK FOR PROPOSED EAST-WEST DRIVE WITH A DEDICATED LEFT AND RIGHT TURN LANE. THE PROPOSED CURB RETURN TO ACCOMMODATE THE ULTIMATE EXTENSION OF E-W DRIVE WILL REQUIRE OFF-SITE RIGHT OF WAY.

   SEE PROFFERS REGARDING THE CONSTRUCTION TIMING OF THE PROPOSED MEDIAN BREAK.
3. REFER TO PROFFERS REGARDING THE PROPOSED ROAD IMPROVEMENTS AND PROPOSED PROJECT PHASING.

NORTH



KEY MAP
SCALE: 1" = 300'



6 CORPORATE PARK DRIVE LANE CONFIGURATION
SCALE: 1" = 50'

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DES: AJS
DRW: AJS
CHK: JSP

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SCOTT PETERSON
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INTERSECTION DETAILS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: AS NOTED VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
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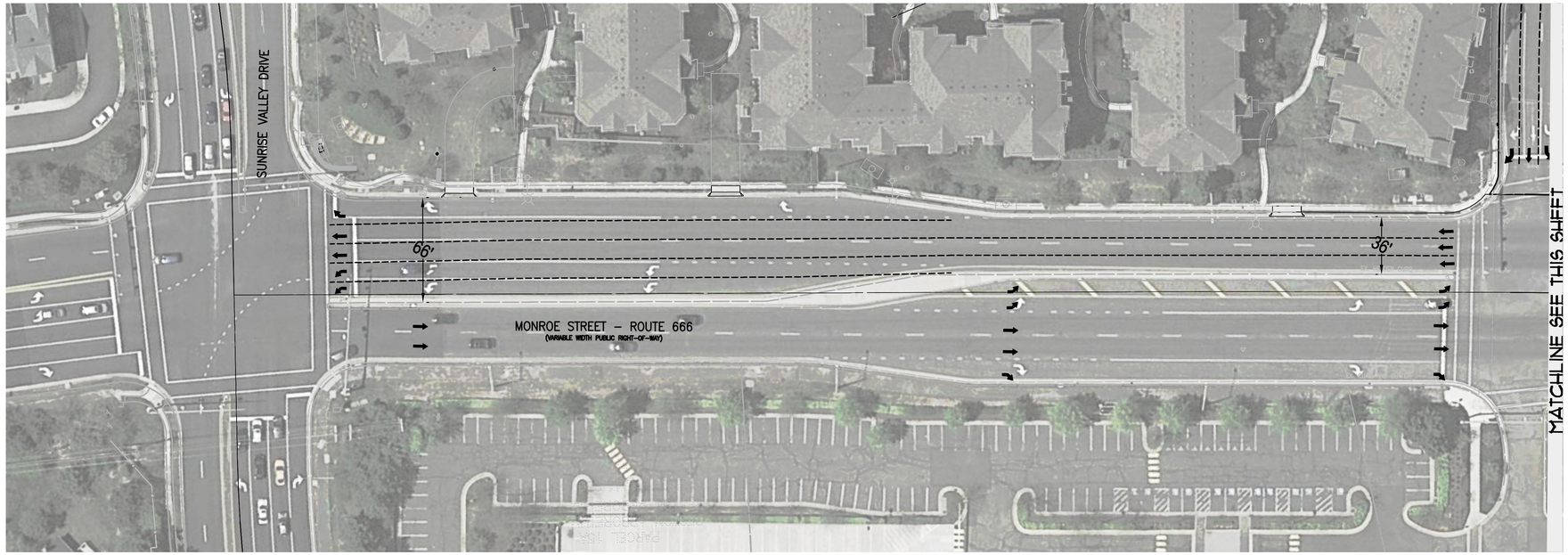
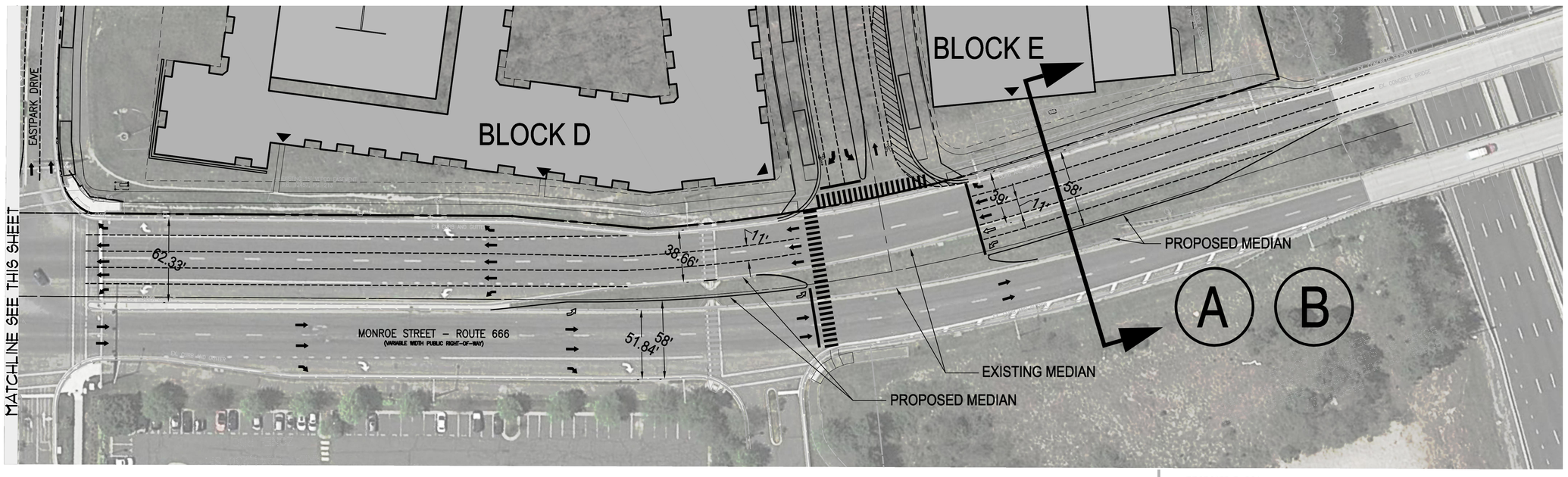
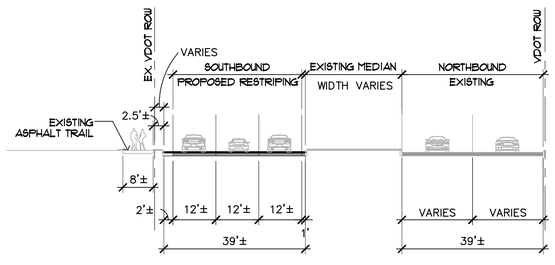


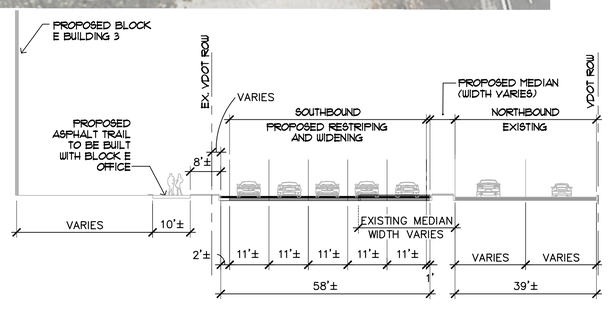


NOTE:
DIMENSIONS ARE LABELED FROM FACE OF CURB TO
FACE OF CURB FOR FULL SOUTHBOUND ROAD SECTIONS

0 20 40 80 120
SCALE: 1" = 40'



A MONROE STREET (PUBLIC) RESTRIPING (WITHOUT MEDIAN BREAK)
TWO-WAY (NOT TO SCALE)



B MONROE STREET (PUBLIC) RESTRIPING (WITH MEDIAN BREAK)
TWO-WAY (NOT TO SCALE)

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MONROE STREET IMPROVEMENTS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=40' VERT: N/A
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-RDENLG2.DWG
NCS:	16A
NUMBER:	16 OF 48

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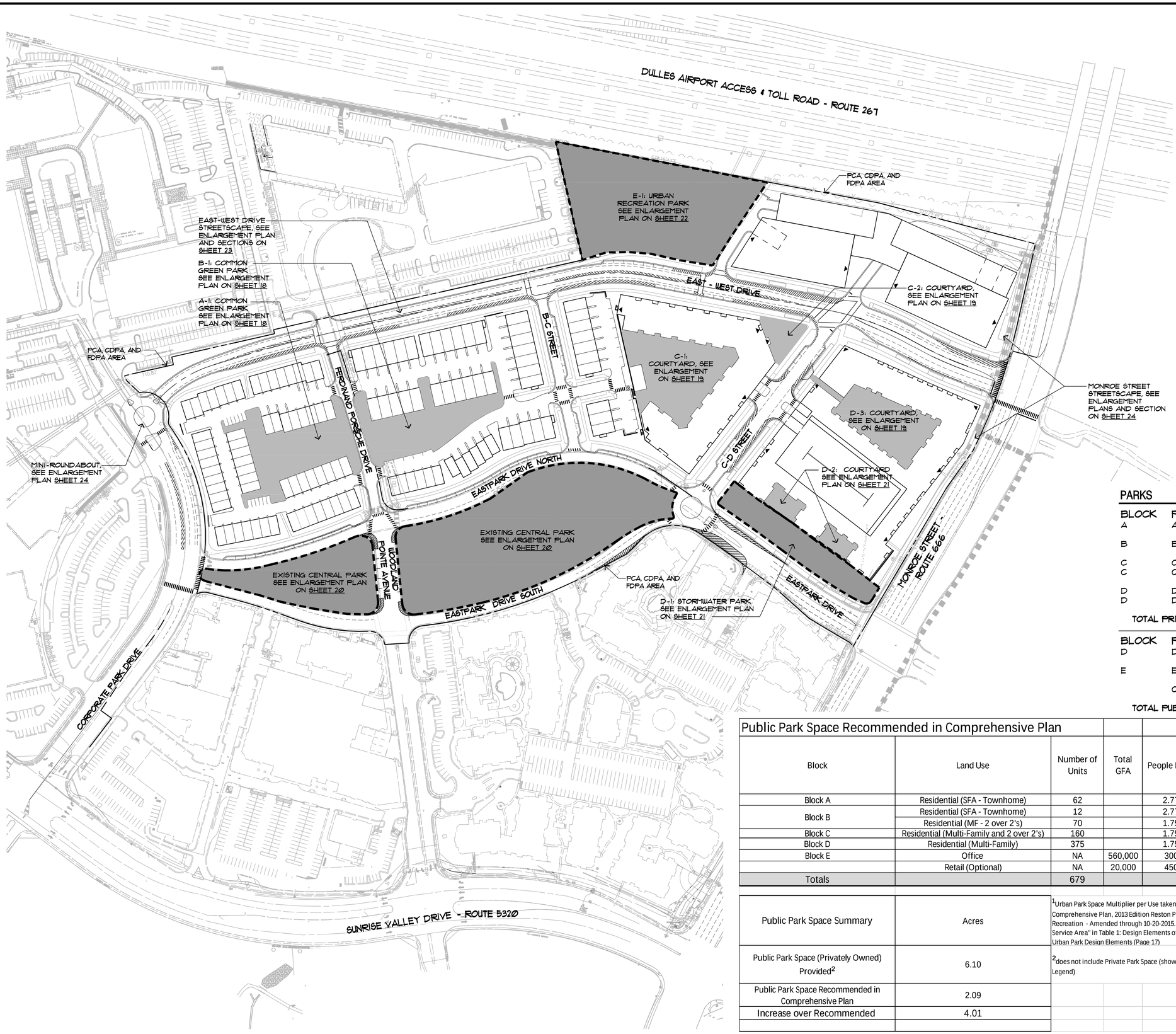

NORTH

0 50 100 200 300

SCALE: 1" = 100'

LEGEND

PRIVATELY-OWNED / PUBLICLY-ACCESSIBLE PARK SPACE

PRIVATE PARK SPACE

PARKS

BLOCK	PRIVATE PARK SPACE	≈SIZE
A	A-1: COMMON GREEN PARK	0.7 AC.
B	B-1: COMMON GREEN PARK	0.6 AC.
C	C-1: COURTYARD	0.7 AC.
C	C-2: COURTYARD	0.1 AC.
D	D-2:COURTYARD	0.2 AC.
D	D-3:COURTYARD	0.5 AC.
	TOTAL PRIVATE PARK AREA PROVIDED:	2.8 AC.

BLOCK	PUBLIC PARK SPACE	≈SIZE
D	D-1: STORMWATER PARK	0.6 AC.
E	E-1: URBAN RECREATION PARK	1.9 AC.
	CENTRAL PARK	3.6 AC.
	TOTAL PUBLIC PARK AREA PROVIDED:	6.1 AC.

Public Park Space Recommended in Comprehensive Plan

Block	Land Use	Number of Units	Total GFA	People Ratio	Total Number of People	Urban Park Space Multiplier[1]	Acres of Park Space Recommended in Comprehensive Plan
Block A	Residential (SFA - Townhome)	62		2.77	172	1.5/1,000	0.26
Block B	Residential (SFA - Townhome)	12		2.77	33	1.5/1,000	0.05
	Residential (MF - 2 over 2's)	70		1.75	123	1.5/1,000	0.18
Block C	Residential (Multi-Family and 2 over 2's)	160		1.75	280	1.5/1,000	0.42
Block D	Residential (Multi-Family)	375		1.75	656	1.5/1,000	0.98
Block E	Office	NA	560,000	300	1,867	1/10,000	0.19
	Retail (Optional)	NA	20,000	450	44		0.01
Totals		679			3,175		2.09

Public Park Space Summary	Acres
Public Park Space (Privately Owned) Provided[2]	6.10
Public Park Space Recommended in Comprehensive Plan	2.09
Increase over Recommended	4.01

[1]Urban Park Space Multiplier per Use taken from the Fairfax County Comprehensive Plan, 2013 Edition Reston POLICY PLAN Parks and Recreation - Amended through 10-20-2015. Reference "Size and Service Area" in Table 1: Design Elements of Appendix 2, Section A - Urban Park Design Elements (Page 17)

[2]does not include Private Park Space (shown in light gray hatch on Legend)

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LANDSCAPE ARCHITECT
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PARKS & OPEN SPACE PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=100' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
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LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BENCH
- FENCING
- SPECIALTY PAVERS
- LIGHTING

COMMON GREEN PARK DESIGN CONCEPT

THIS AREA IS DESIGNED AS AN UN-PROGRAMMED GREEN SPACE LOCATED WITHIN THE RESIDENTIAL USES TO SERVE THE ADJACENT RESIDENTS. THE USES ARE LARGELY PASSIVE FEATURING ENHANCED LANDSCAPING, BENCHES, A GAZEBO, AND A FOCAL ELEMENT. RESIDENTS LOCATED IN BLOCKS A AND B WILL HAVE DIRECT ACCESS AND VIEWS TO THE PARK WHILE RESIDENTS OF BLOCK C WILL HAVE ACCESS VIA A WALKWAY.

SEE SHEETS 26-27 FOR REQUIRED LANDSCAPE TREE PLANTINGS AND CALCULATIONS.

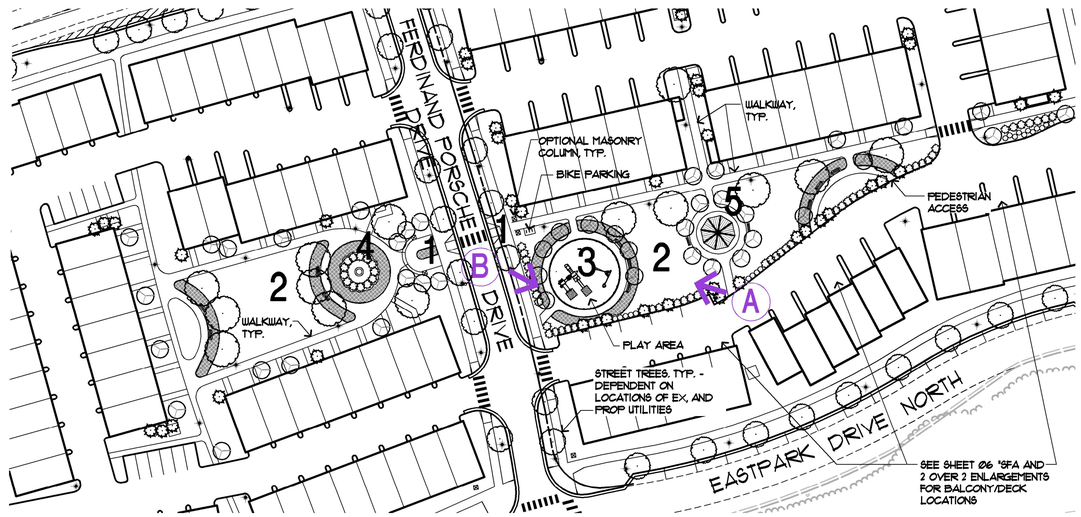
NORTH

0 25 50 100 150

SCALE: 1" = 50'

SPECIALTY PAVER ENTRY POINTS

COMMON GREEN AREA



NEIGHBORHOOD PLAY AREA

A

B

POTENTIAL CENTRAL FOCAL ELEMENT

GAZEBO/ CENTRAL GATHERING SPACE

THE CONCEPTS AND IMAGES SHOWN ARE CONCEPTUAL AND WILL CHANGE BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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CHK: SG

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COMMON GREEN PARK – BLOCKS A & B

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: AS NOTED VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 0313-5214-L-EN-402.DWG
NCS: --

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LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SCREENING
- UMBRELLA TABLES
- LIGHTING
- EMERGENCY ACCESS LANE
- LOBBY / MAIN ENTRANCE

NOTES

1. THE COURTYARD LAYOUT MAY BE FORMAL (RECTILINEAR) OR INFORMAL (CURVILINEAR) IN FORM, PROVIDED THAT THE GENERAL DESIGN QUALITY AND PROGRAM ELEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE PROGRAM ELEMENTS SHOWN.
2. THE CONCEPTS AND IMAGES SHOWN ARE CONCEPTUAL, AND WILL CHANGE BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

NORTH

0 15 30 60 90

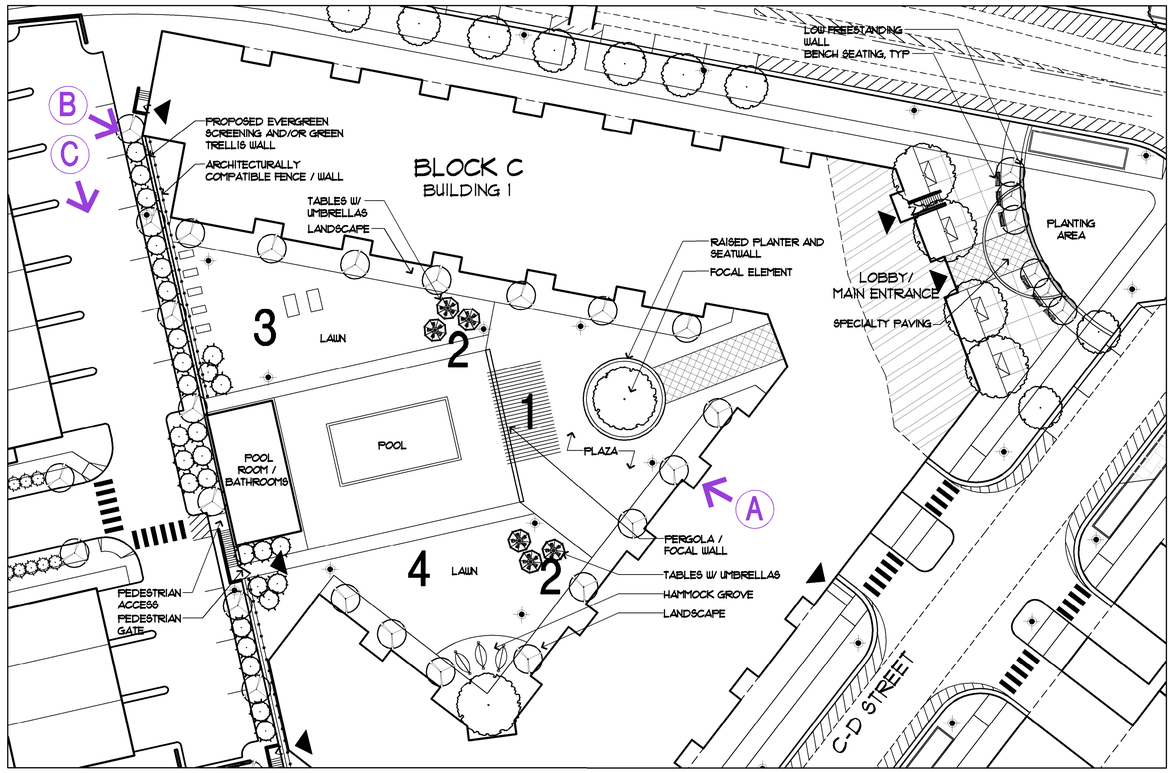
SCALE: 1" = 30'

A

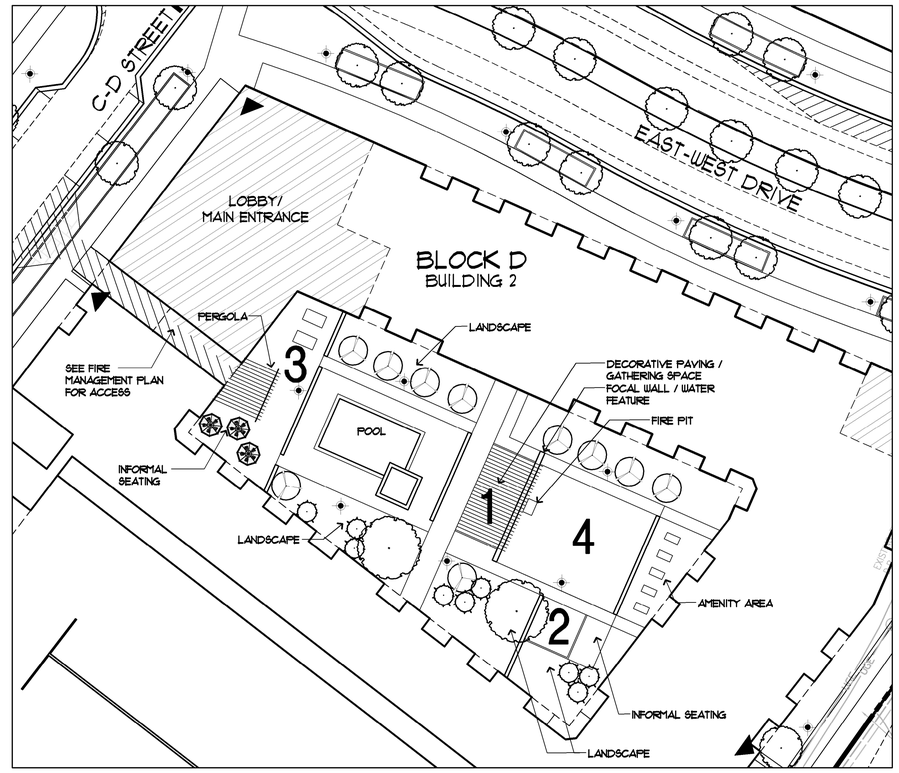
B

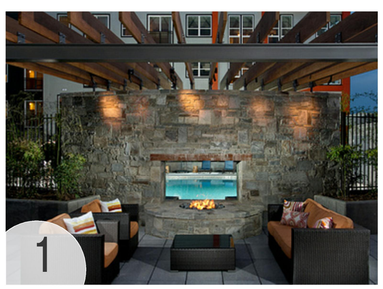
C

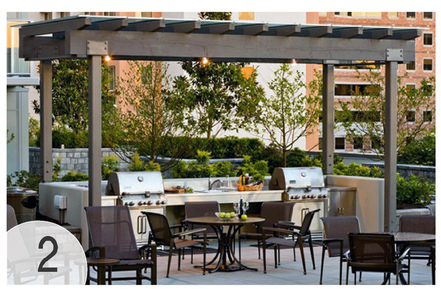
BLOCK C ACTIVE COURTYARD



BLOCK D ACTIVE COURTYARD







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REVISIONS

NUMBER	DATE	DESCRIPTION
1	OCTOBER 6, 2015	RESUBMISSION
2	JUNE 17, 2016	2ND SUBMISSION
3	SEPTEMBER 20, 2016	STAFFING COMMENTS
4	NOVEMBER 1, 2016	

SUR: GORDON	DES: BC
DRW: BC	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

PRIVATE COURTYARDS – BLOCKS C & D

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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PLAN:	PCA 2003
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NCS:	--
NUMBER:	19 OF 48

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LEGEND

EXISTING TREES

LIGHTING

NOTES:

1. SEE PROFFERS REGARDING TREE PRESERVATION WITHIN THE CENTRAL PARK AREA.

CONVERT PORTION OF STREET TO PARALLEL PARKING

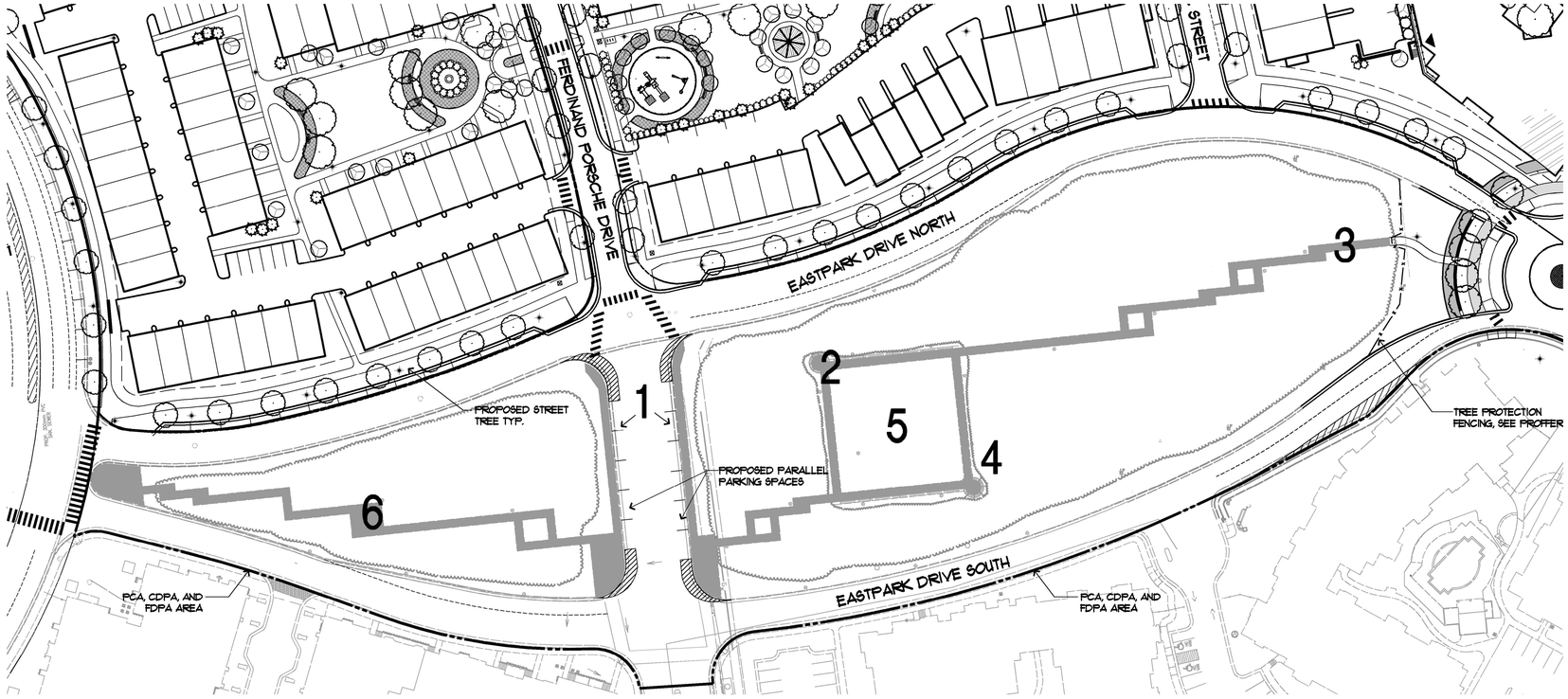
EXISTING WATER FEATURE

EXISTING METAL BOARDWALK

NORTH

0 25 50 100 150

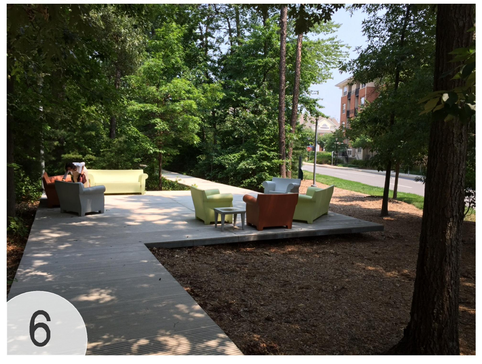
SCALE: 1" = 50'



EXISTING SHADE STRUCTURE/ PUBLIC ART

EXISTING UNPROGRAMMED OPEN SPACE/ CENTRAL PUBLIC GATHERING SPACE

EXISTING GATHERING AREA



CENTRAL PARK DESIGN CONCEPT

THE CENTRAL PARK WAS INITIALLY CREATED TO PRESERVE THE SITE'S NATIVE TREES, SERVING AS A FOCAL POINT AND OPEN SPACE AMENITY FOR THE ENTIRE WOODLAND EAST CAMPUS. THE PARK FEATURES VARIOUS AREAS THAT SUPPORT BOTH ACTIVE AND PASSIVE USES, INCLUDING A BOARDWALK, PUBLIC ART DISPLAY, AND OUTDOOR SEATING FOR SMALL AND LARGE GROUPS TO SUPPORT THE PROPOSED RESIDENTIAL USES.

THE CENTRAL PARK WILL CONTINUE TO FUNCTION PRIMARILY AS AN AREA FOR TREE PRESERVATION. IN ADDITION, EXISTING VEGETATION THAT LIES OUTSIDE OF THE CENTRAL PARK THAT IS SUITABLE FOR TRANSPLANTATION MAY BE RELOCATED TO THE CENTRAL PARK.

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STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

EXISTING CENTRAL PARK

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
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HARD SURFACE/ STONE DUST PATHS

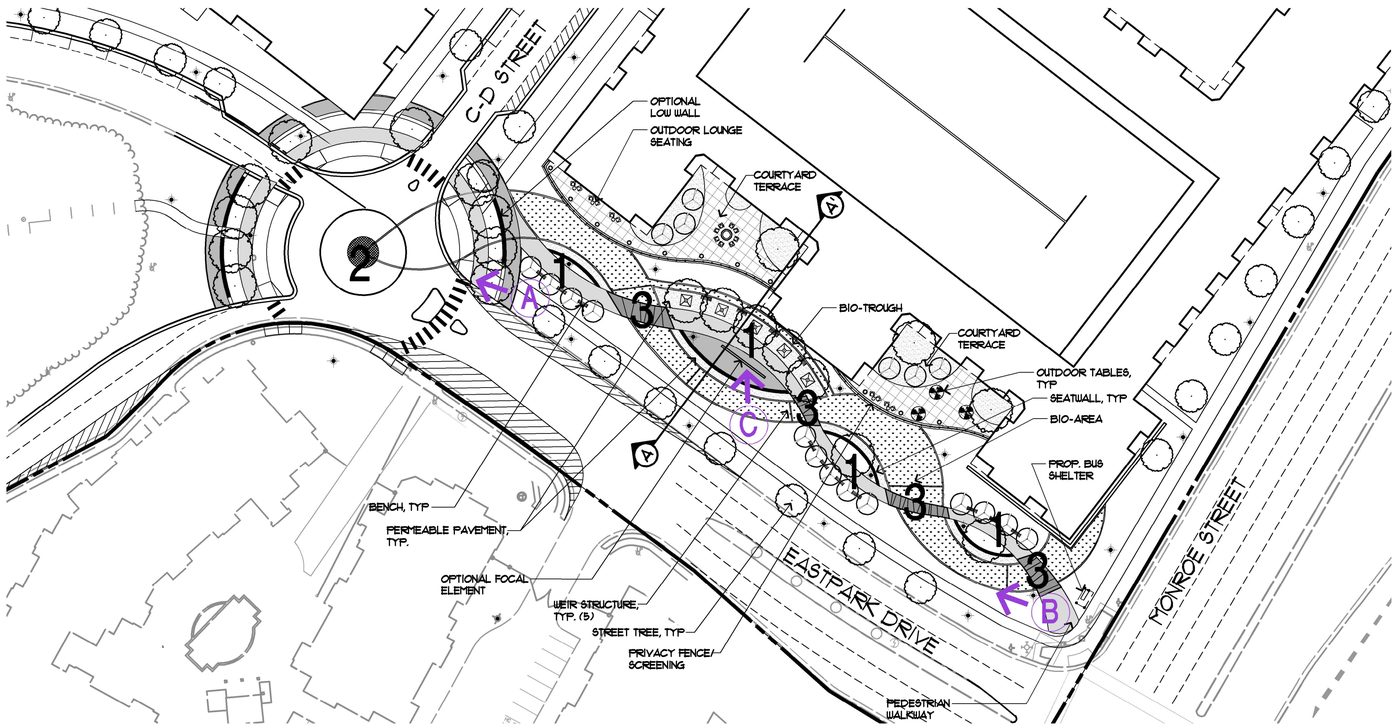
FOCAL ELEMENT

BRIDGE OVER BIO AREA

THE CONCEPTS AND IMAGES SHOWN ARE CONCEPTUAL AND WILL CHANGE BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

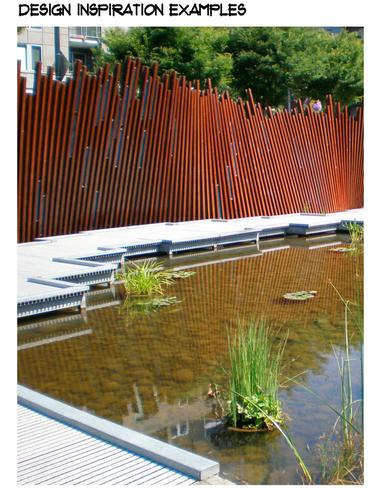
STORMWATER PARK DESIGN CONCEPT

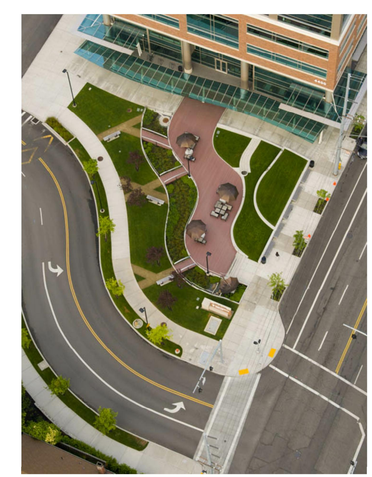
THIS LINEAR PARK IS ENVISIONED TO BE A PLACE FOR INTERACTION BETWEEN PUBLIC LIFE AND BIOLOGICAL PROCESSES IN A PLAYFUL ATMOSPHERE. THE PARK IS WITHIN WALKING DISTANCE OF THE PROPOSED HERNDON MONROE METRO STATION, AND PROVIDES A GREEN PEDESTRIAN CONNECTION FOR RESIDENTS AND PASSERSBY. PARTICIPANTS WEAVE OVER INFILTRATION GARDENS AND UNDER SHADE TREES ALL WHILE TRAVERSING A PERMEABLE GROUND PLANE. SEAT WALLS AND FOCAL ELEMENTS CREATE FLEXIBLE SEATING AREAS AND CENTERS OF ACTIVITY WITHIN THE INTERTWINED PATHS. THE ACTIVITY IN THE PRIVATE COURTYARDS FOR RESIDENTS AND THE LIFE OF A RIPARIAN ECOLOGY WILL SHARE THE SWEEPING CURVES OF THE RETAINING WALL, ALLOWING SHARED VIEWS AND INTERACTION BETWEEN PEOPLE AND THE WATER.



BIORETENTION AREAS

DESIGN INSPIRATION EXAMPLES





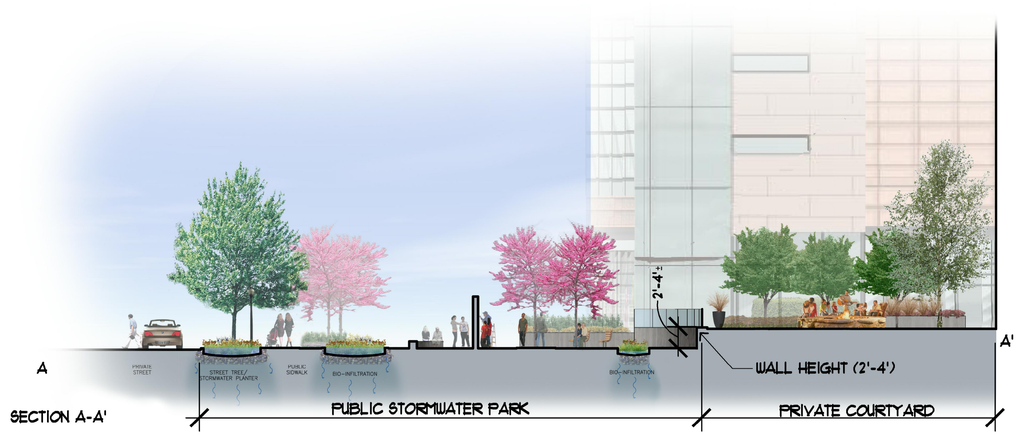
LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BENCH
- FENCING
- LIGHTING
- BIORETENTION AREA

NORTH

0 20 40 80 120

SCALE: 1" = 40'



SECTION A-A'

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DRW: BC	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

STORMWATER PARK – BLOCK D

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
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CADD:	0313-5214-L-EN-402.DWG
NCS:	--

NUMBER: 21 OF 48

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A

B

1

SHADE STRUCTURE

2

TYPICAL TABLE

3

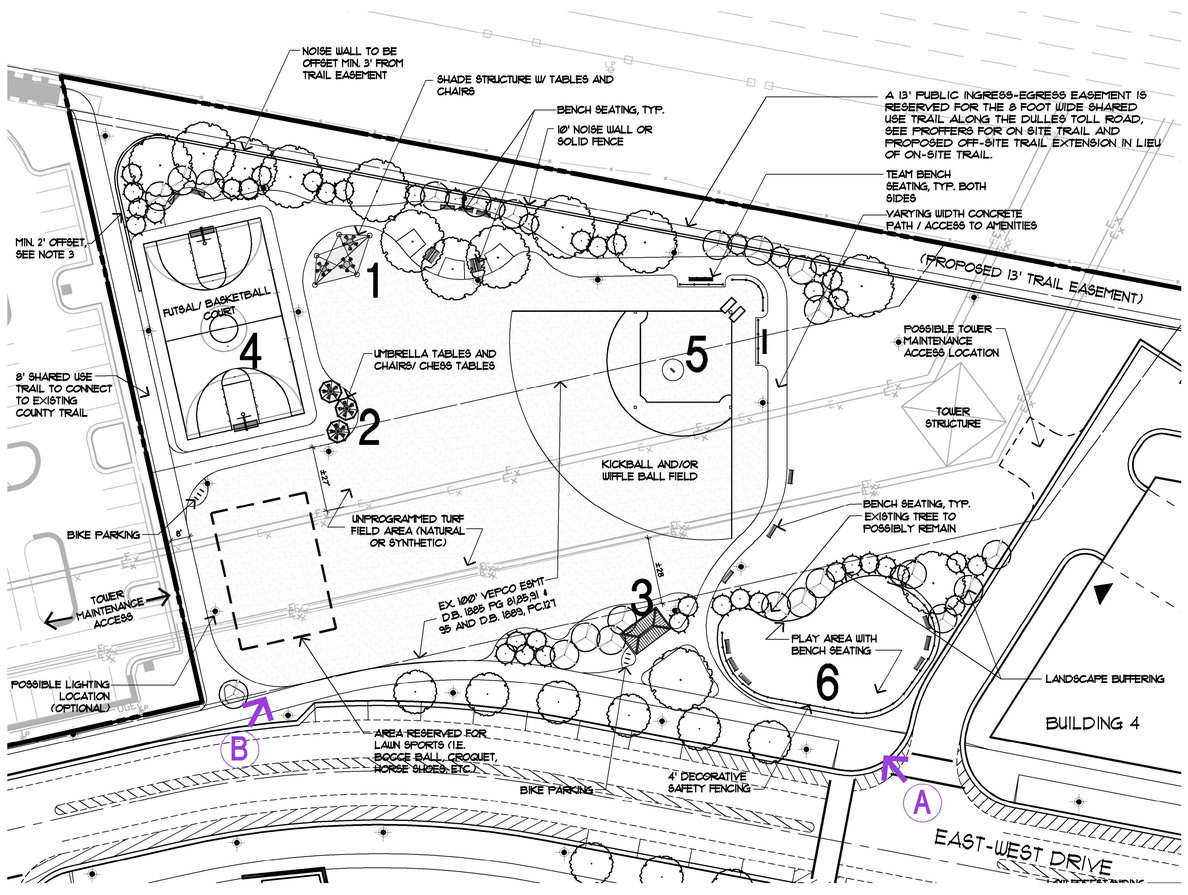
PORTABLE RESTROOM WITH ENCLOSURE

4

FUTSAL COURT

5

WIFFLE BALL FIELD



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SCREEING
- PICNIC TABLES
- BENCHES
- LIGHTING (OPTIONAL)

NORTH

0 15 30 60 90

SCALE: 1" = 30'

NOTES

1. CONSTRUCTION OF THE RECREATION FACILITIES SHOWN ON THIS PLAN THAT LIE WITHIN THE DOMINION VIRGINIA POWER EASEMENT (LISTED HEREON AS VIRGINIA ELECTRIC AND POWER COMPANY (VEPCO) HAS BEEN ISSUED A 'CONSENT AGREEMENT FOR RIGHT OF WAY ENCROACHMENT.'
2. AN ARCHITECTURALLY SOLID FENCE, WALL OR BERM, A MINIMUM OF TEN (10') IN HEIGHT, TO SHIELD THE PLAY AREAS FROM ROADWAY NOISE SHALL BE PROVIDED.
3. PER THE FPM, THE ARCHITECTURALLY SOLID FENCE, WALL OR BERM SHALL BE A MINIMUM 2' SETBACK FROM PROPOSED COUNTY TRAIL.

6

PLAY EQUIPMENT

URBAN PARK DESIGN STYLE

URBAN RECREATION PARK DESIGN CONCEPT

THE URBAN RECREATION PARK NORTH OF EAST-WEST DRIVE IS PROGRAMMED TO SUPPORT A WIDE VARIETY OF USES THAT WILL APPEAL TO ALL AGE GROUPS AND DEMOGRAPHICS. THE PARK AS SHOWN, WILL CONTAIN TRAILS, A MIXED AGE GROUP PLAYGROUND AREA, ONE FULL SIZE COURT THAT SUPPORTS FUTSAL/BASKETBALL, AND AN OPEN LAWN AREA. THE OPEN LAWN AREA WILL SUPPORT BOTH UNPROGRAMMED PLAY ACTIVITIES AND PROGRAMMED PLAY ACTIVITIES SUCH AS KICKBALL AND WIFFLE BALL. THE PARK FEATURES A NOISE WALL THAT WILL BE INTEGRATED WITH TRAILS, BENCHES AND SHADE STRUCTURES.

THE CONCEPTS AND IMAGES SHOWN ARE CONCEPTUAL AND WILL CHANGE BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

URBAN RECREATION PARK – BLOCK E

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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SCALE: VERT:	
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NCS:	--
NUMBER:	22 OF 48

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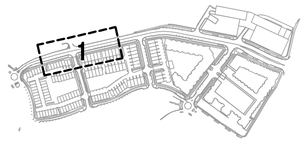


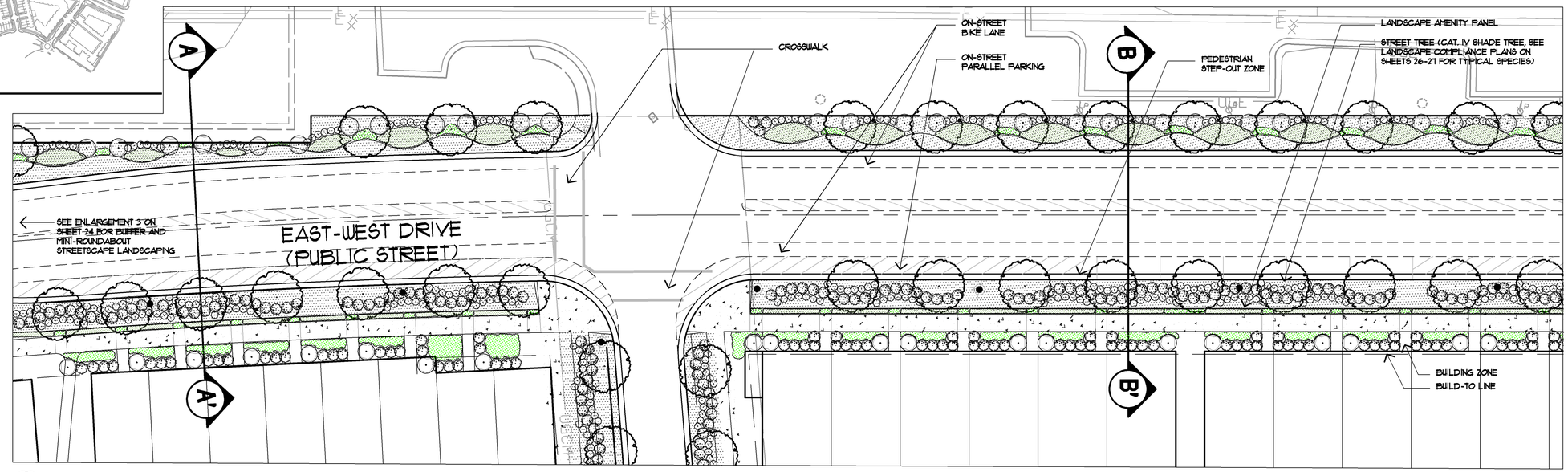
NORTH

KEY MAP

SCALE: 1" = 500'

LEGEND

- DECIDUOUS TREE (CATEGORY III/IV)
- SHRUBS
- GROUND COVER AND / OR ANNUALS / PERENNIALS
- DROUGHT-TOLERANT GROUNDCOVER
- STREET LIGHT



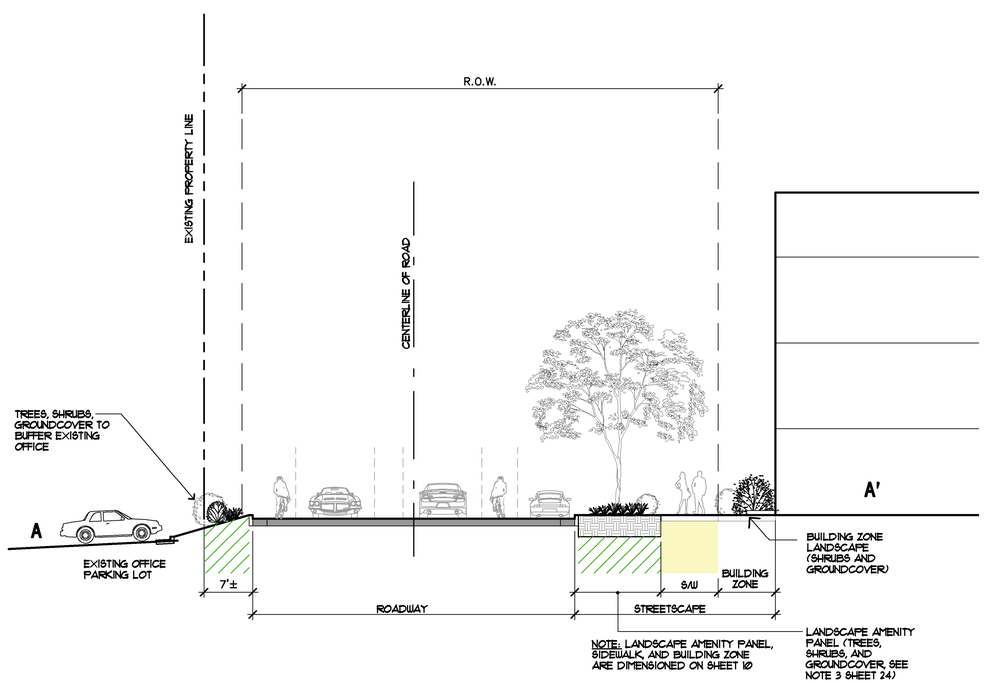
1 EAST-WEST DRIVE (PARKING ONE SIDE)

TWO-WAY PUBLIC

NORTH

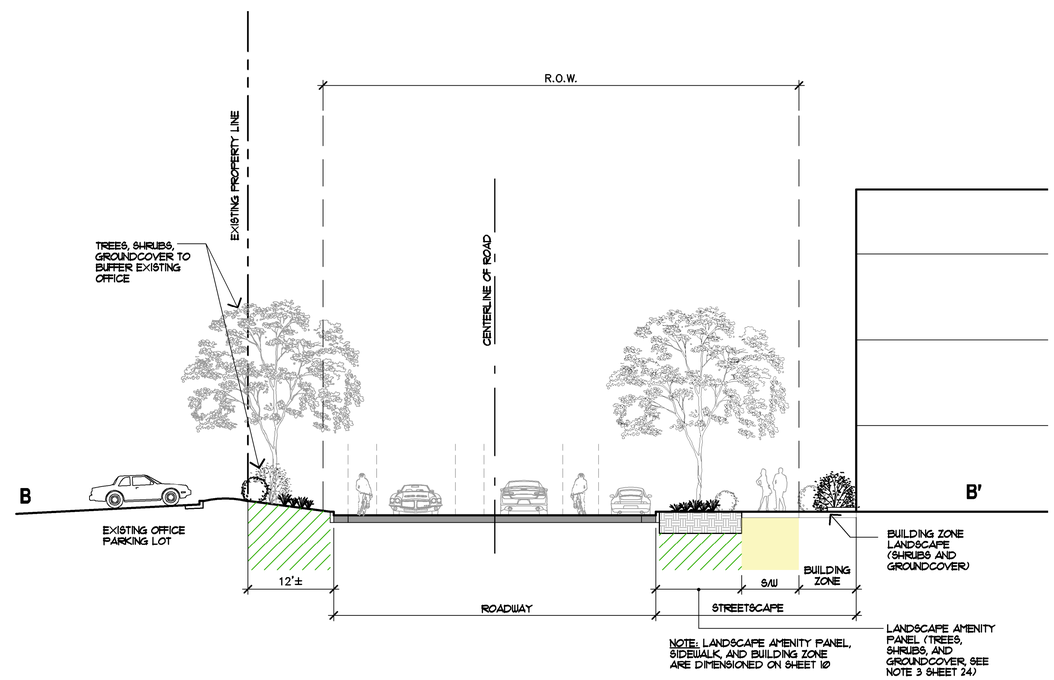
0 10 20 40 60

SCALE: 1' = 20'



A EAST-WEST DRIVE STREETSCAPE SECTION (BLOCK A)

SCALE: 1"=10'



B EAST-WEST DRIVE STREETSCAPE SECTION (BLOCK B)

SCALE: 1"=10'

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STREETSCAPE DETAILS

WOODLAND PARK EAST

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NCS:	--
NUMBER:	23 OF 48

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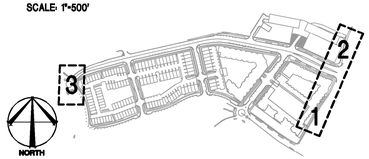
KEY MAP

SCALE: 1"=500'

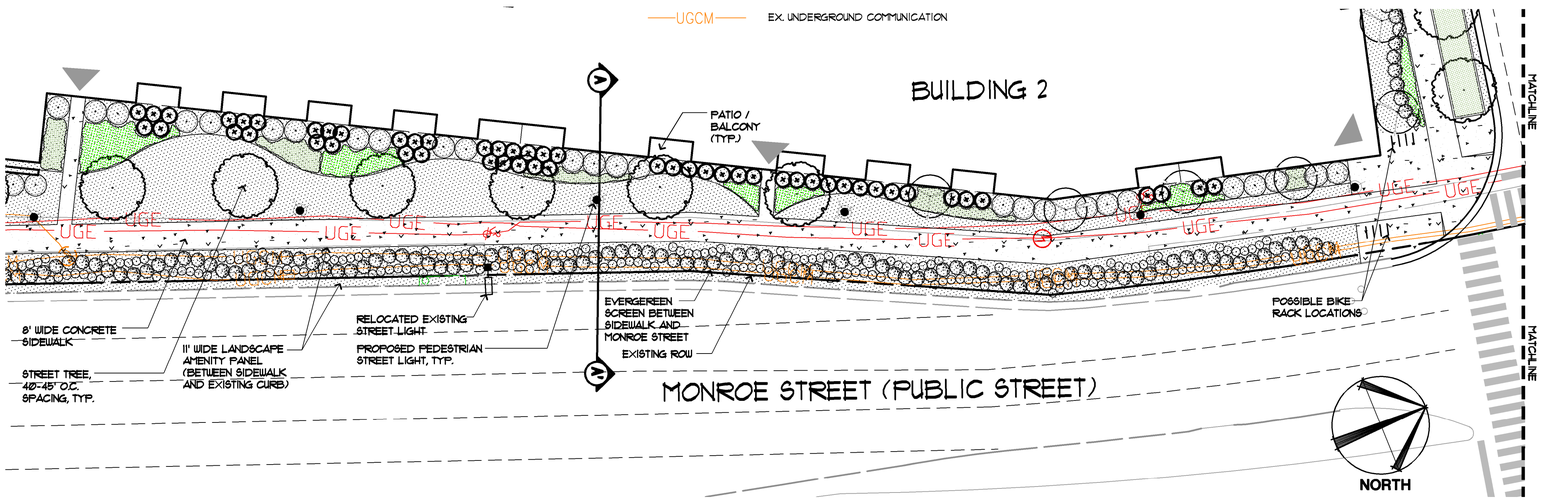


LEGEND

- DECIDUOUS TREE (CATEGORY III/IV)
- DECIDUOUS TREE (CATEGORY I/II)
- SHRUBS
- GROUND COVER AND / OR ANNUALS / PERENNIALS
- DROUGHT-TOLERANT GROUNDCOVER
- STREET LIGHT
- PEDESTRIAN STREET LIGHT
- BUILDING ENTRANCE
- UGE — EX. UNDERGROUND ELECTRIC
- UGCM — EX. UNDERGROUND COMMUNICATION

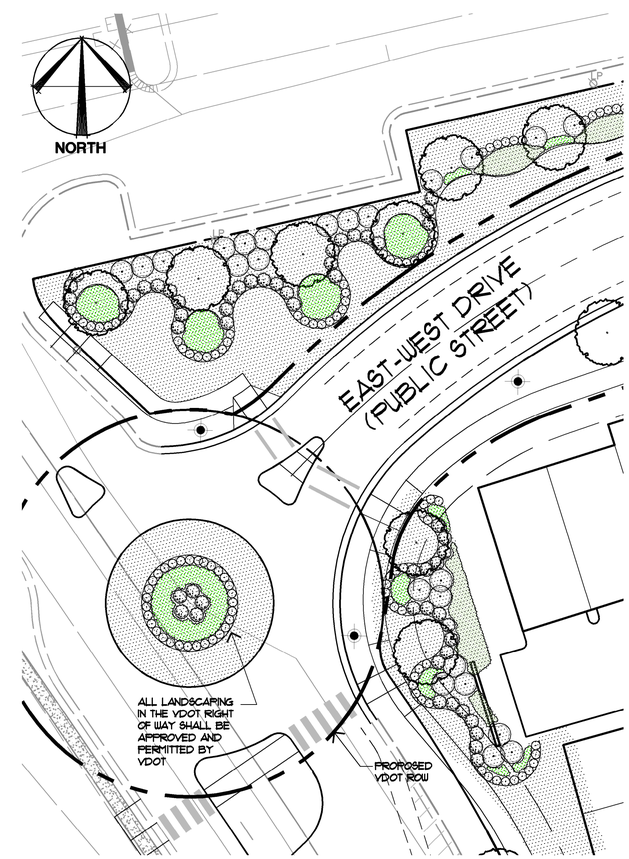
NOTES

1. PEDESTRIAN CROSSOVERS ARE APPROXIMATE, AND COULD CHANGED DURING FINAL SITE DESIGN. ACCESS POINTS ARE TO BE LOCATED NO GREATER THAN 80' APART, RECOGNIZING THE CONSTRAINTS OF UTILITY LOCATIONS. FOR FURTHER INFORMATION ON PEDESTRIAN CROSSOVERS, REFER TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN, PAGE 65.
2. UTILITIES SHOWN ON THIS SHEET ARE BASED ON FIELD SURVEY LOCATING FOR INFORMATION PURPOSES ONLY. REFER TO SHEETS 38-39 FOR DETAILED UTILITY INFORMATION.
3. ALL LANDSCAPE MATERIALS SHOWN WITHIN THE PROPOSED SIGHT DISTANCE EASEMENT WILL COMPLY WITH VDOT ROAD DESIGN MANUAL APPENDIX B2. ALL STREET TREES WILL BE PRUNED OR LIMBED UP TO PROVIDE A MINIMUM OF 8' VERTICAL CLEARANCE. ALL SHRUBS, PRIVACY FENCING, WALLS, SIGNS, ETC. WILL NOT EXCEED 3.5 FEET IN HEIGHT.



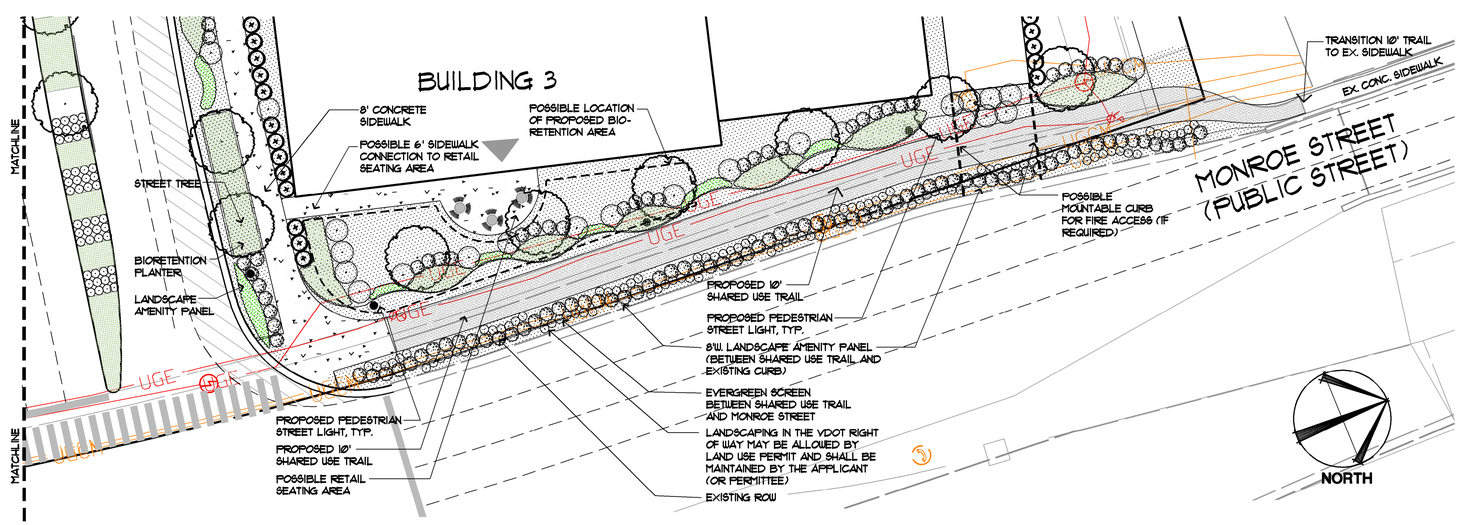
1 BLOCK D STREETSCAPE

SCALE: 1"=20'



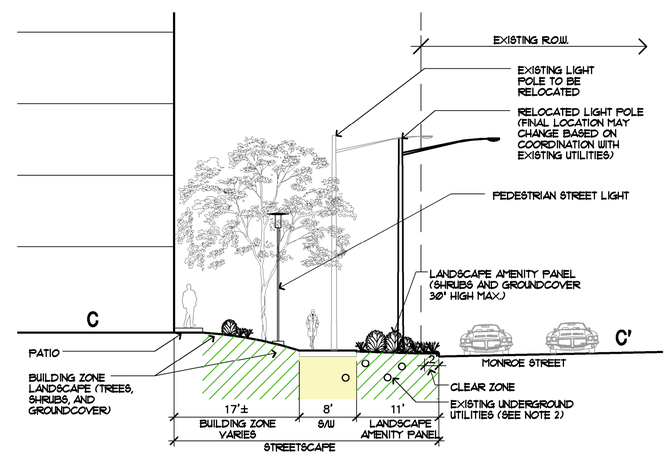
3 EAST-WEST DRIVE AND MINI-ROUNDABOUT STREETSCAPE

SCALE: 1"=10'



2 BLOCK E STREETSCAPE

SCALE: 1"=20'



A MONROE STREET STREETSCAPE SECTION

SCALE: 1"=10'

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STREETSCAPE DETAILS

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SCALE:	HORIZ: 1"=30' VERT:
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PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-SS-101.DWG
NCS:	--
NUMBER:	24 OF 48

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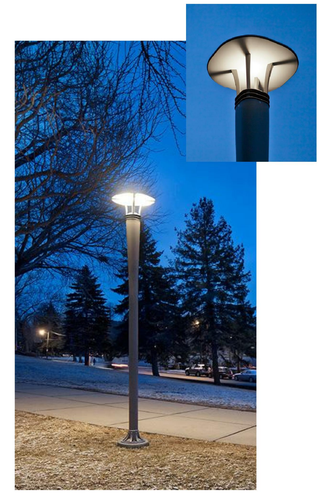
BENCHES

* HEIGHT: 10'-16'

STREET LIGHT FIXTURES

* TYSON'S RECOMMENDS 15'-20' MOUNTING HEIGHT



HEIGHT: 8'-12'

COMMON AREA LIGHT FIXTURES

BIKE RACKS

DOG WASTE DISPOSAL

TRASH & RECYCLING RECEPTACLES

ENTRY SIGN

WAYFINDING SIGN

SIGNAGE

ENHANCED PEDESTRIAN CROSSWALKS

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REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON	DES: --
DRW: --	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

SITE FURNISHINGS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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NCS:	--

NUMBER: 25 OF 48

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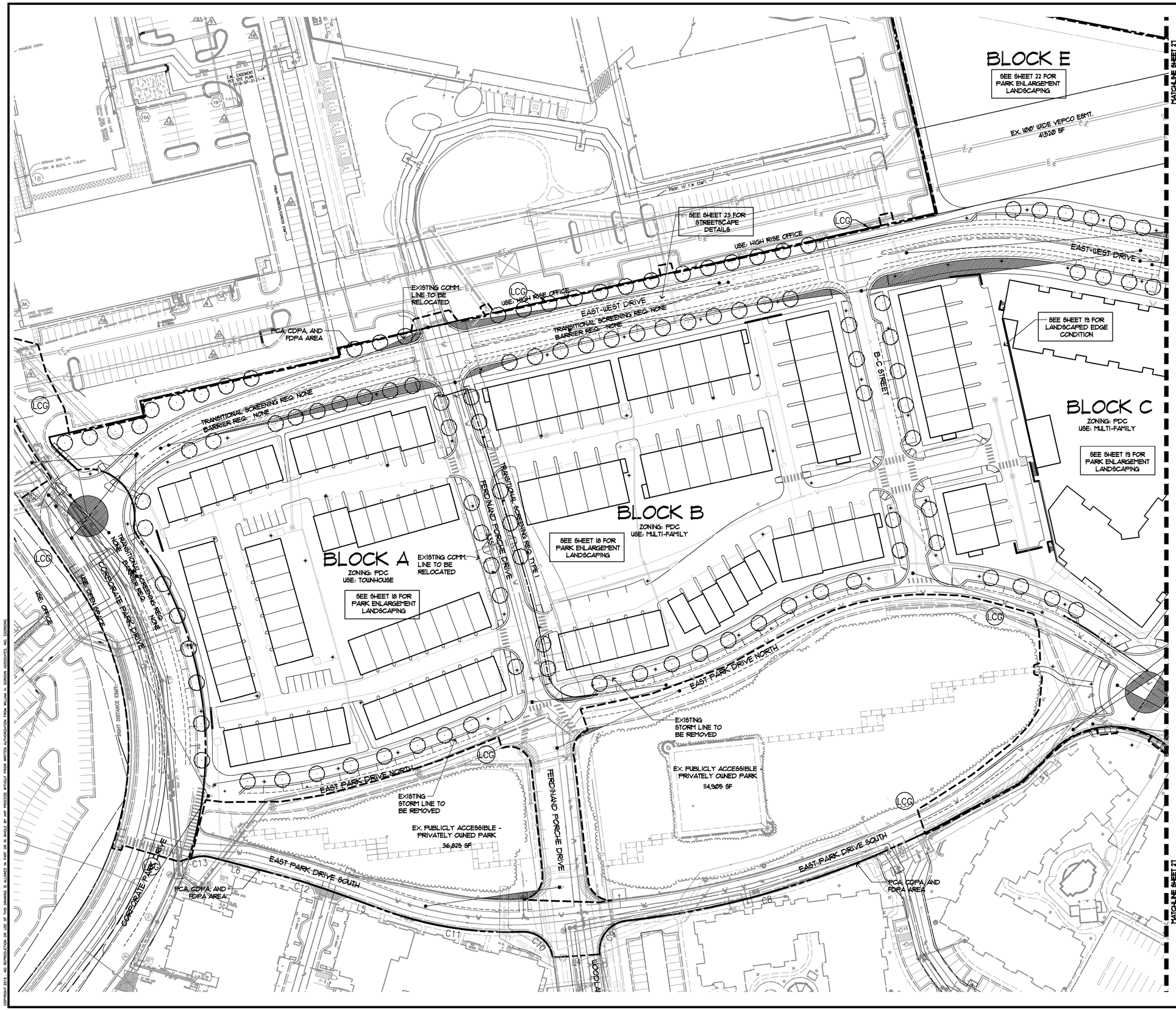

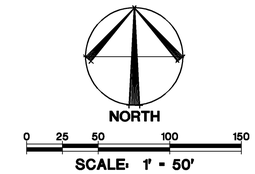

LEGEND

- CAT. IV SHADE TREE (TYPICAL TREES: WILLOW OAK, RED MAPLE, ZELKOVA, CHINESE ELM, LONDON PLANE)
- STREET LIGHT (15' POLE)
- SIGHT DISTANCE TRIANGLE

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LANDSCAPE PLAN

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
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HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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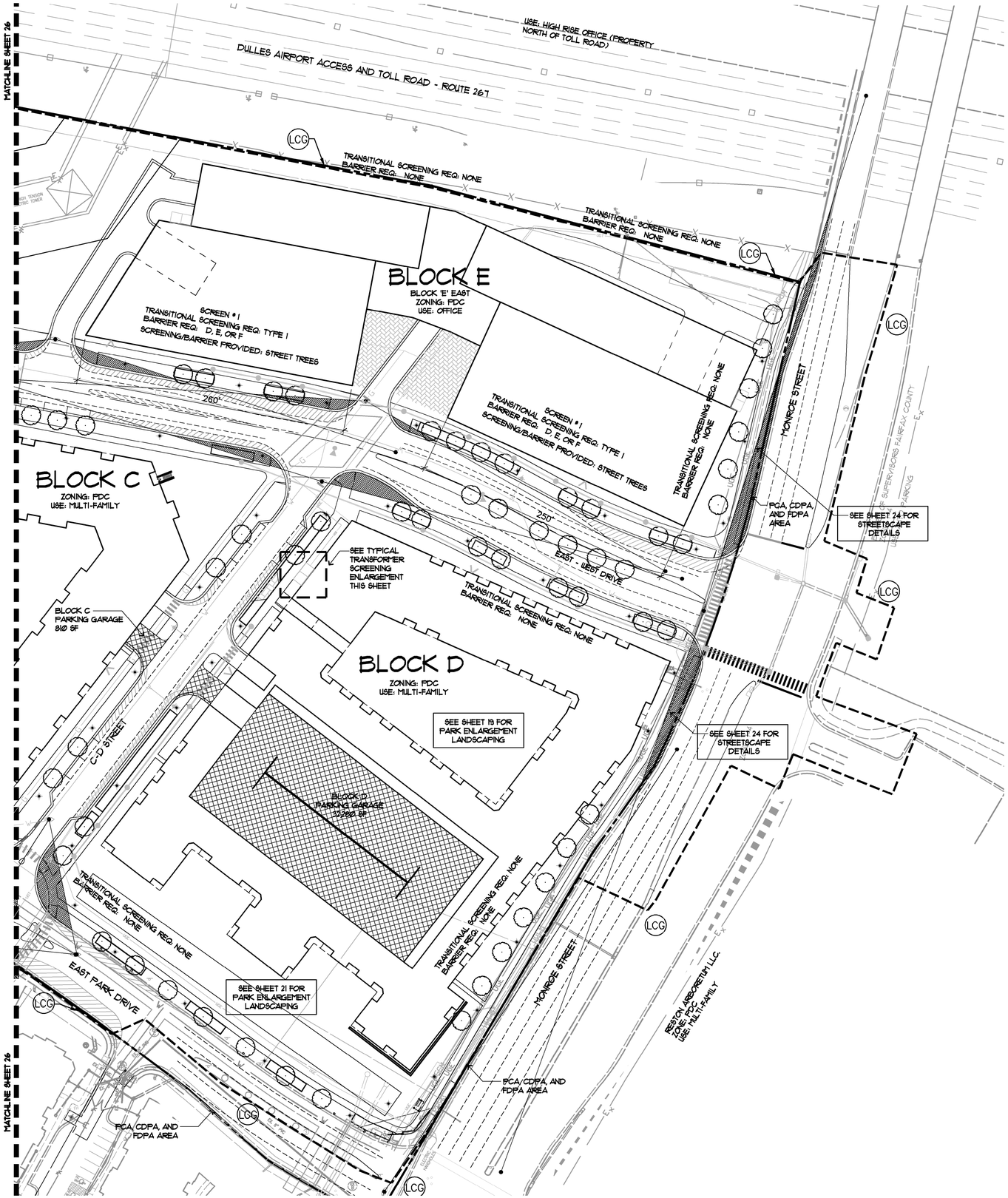


COMPUTATIONS

13-202: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

AREA TO BE COUNTED

BLOCK 'C' PARKING TRAVELWAY	810 SF
BLOCK 'D' PARKING GARAGE & TRAVELWAY	32,280 SF
TOTAL AREA TO BE COUNTED	33,090 SF
* INTERIOR LANDSCAPING REQUIRED (5%)	1,655 SF
TOTAL SHADE TREE COVER PROVIDED: (0 TREES @ 250 SF) =	0 SF

TREE AREA PROVIDED LESS THAN TREE AREA REQUIRED

* (SEE WAIVER OF INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR STRUCTURED PARKING BASED ON ADDITIONAL TREE CANOPY COVERAGE PROVIDED THROUGH TREE PLANTING)

13-300: TRANSITIONAL SCREENING CALCULATIONS

BLOCK E EAST

USE 8 OFFICE ADJACENT TO USE 3 MULTI-FAMILY
TRANSITIONAL SCREENING REQ: TYPE 1
BARRIER REQUIRED: D, E, OR F
BARRIER PROVIDED: (SEE WAIVER)

BLOCK E WEST

USE 8 OFFICE ADJACENT TO USE 3 MULTI-FAMILY
TRANSITIONAL SCREENING REQ: TYPE 1
BARRIER REQUIRED: D, E, OR F
BARRIER PROVIDED: (SEE WAIVER)

BLOCK B

USE 3 MULTI-FAMILY ADJACENT TO USE 2 TOWNHOUSE
TRANSITIONAL SCREENING REQ: TYPE 1
BARRIER REQUIRED: D, E, OR F
BARRIER PROVIDED: (SEE WAIVER)

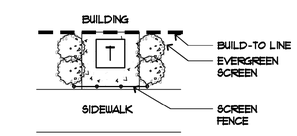
NOTES

1. STREET TREES IN THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES. SIGHT DISTANCES ARE SUBJECT TO VDOT PERMIT AND APPROVAL.
2. TREE SPECIES AND PLANTING AREAS SHOWN IN THE CDPA/FDPA, SUBJECT TO REVISION AS MAY BE APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION. FOR THE STREET TREES AND TREES THAT ARE CALCULATED TO MEET THE COUNTY TREE COVERAGE REQUIREMENT, THE PLANTING BED WIDTHS WILL PROVIDE A MINIMUM OF 8 FEET.
3. SOIL VOLUME FOR CATEGORY III AND CATEGORY IV TREES (AS DEFINED IN TABLE 12.19 OF THE PUBLIC FACILITIES MANUAL) SHALL BE A MINIMUM OF 1,000 CUBIC FEET PER TREE FOR SINGLE TREES, BUT MAY BE REDUCED TO A MINIMUM OF 400 CUBIC FEET WHERE UTILITY LOCATIONS PRECLUDE GREATER SOIL VOLUMES. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 1,200 CUBIC FEET SHALL BE PROVIDED. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS AREA, THE SOIL VOLUME SHALL EQUAL AT LEAST 500 CUBIC FEET PER TREE. A CONTIGUOUS AREA SHALL BE ANY AREA THAT PROVIDES ROOT ACCESS AND SOIL CONDITIONS FAVORABLE FOR ROOT GROWTH THROUGHOUT THE ENTIRE AREA.
4. THE PLANT LIST SHALL CONSIST OF ONLY NON-INVASIVE SPECIES AS DEFINED ON THE VIRGINIA INVASIVE PLANT SPECIES LIST. TREE SPECIES SHALL BE LOCALLY NATIVE SPECIES TO THE GREATEST EXTENT POSSIBLE, SUPPLEMENTED BY NON-NATIVE SPECIES FROM THE FAIRFAX COUNTY FPM AS REQUIRED TO ACHIEVE THE DESIRED HABIT, AESTHETICS, AND DIVERSITY.
5. THE SOIL IN THE BIORETENTION PLANTERS SHALL BE A MIX THAT IS SUITABLE FOR TREES TO GROW AND THRIVE, SHALL PROVIDE ADEQUATE DRAINAGE FOR STORMWATER PURPOSES, AND SHALL BE APPROVED BY DEQ. AT THE TIME OF FINAL SITE PLAN.
6. ONLY TREES COUNTED TOWARD 10-YEAR TREE CANOPY HAVE BEEN SHOWN ON SHEETS 26 AND 27. FOR TREES AND OTHER PLANTINGS SHOWN ON SITE, PLEASE SEE ENLARGEMENTS ON SHEETS 18-22.

LEGEND

- CAT. IV SHADE TREE (TYPICAL TREES: WILLOW OAK, RED MAPLE, ZELKOVA, CHINESE ELM, LONDON PLANE)
- INTERIOR SURFACE AREA
- STREET LIGHT (15' POLE)
- SIGHT DISTANCE TRIANGLE

TYPICAL TRANSFORMER SCREENING



NORTH

0 25 50 100 150

SCALE: 1' = 50'

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COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
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LANDSCAPE ARCHITECT
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LANDSCAPE PLAN AND TABULATIONS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

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BLOCK E

SEE SHEET 22 FOR PARK ENLARGEMENT LANDSCAPING

MATCHLINE SHEET 23

EX. 100' WIDE VEPCO ESMT. 415310 SF

PROP. 15' F.W. ESMT.

SEE SHEET 23 FOR STREETSCAPE DETAILS

USE: HIGH RISE OFFICE

EAST-WEST DRIVE

EXISTING COMM. LINE TO BE RELOCATED

USE: HIGH RISE OFFICE

EAST-WEST DRIVE

TRANSITIONAL SCREENING REQ: NONE
BARRIER REQ: NONE

PCA, CDPA, AND FDPA AREA

SEE SHEET 19 FOR LANDSCAPED EDGE CONDITION

B-C STREET

BLOCK C

ZONING: PDC
USE: MULTI-FAMILY

SEE SHEET 19 FOR PARK ENLARGEMENT LANDSCAPING

TRANSITIONAL SCREENING REQ: NONE
BARRIER REQ: NONE

TRANSITIONAL SCREENING REQ: TYPE 1

FERDINAND PORCHE DRIVE

BLOCK B

ZONING: PDC
USE: MULTI-FAMILY

SEE SHEET 18 FOR PARK ENLARGEMENT LANDSCAPING

BLOCK A

ZONING: PDC
USE: TOWNHOUSE

EXISTING COMM. LINE TO BE RELOCATED

SEE SHEET 18 FOR PARK ENLARGEMENT LANDSCAPING

TRANSITIONAL SCREENING REQ: NONE
BARRIER REQ: NONE

USE: OFFICE

USE: GREENSPACE

CORPORATE PARK DRIVE

RIGHT DISTANCE EMPTY

EAST PARK DRIVE NORTH

EXISTING STORM LINE TO BE REMOVED

28,191 SF

EX. PUBLICLY ACCESSIBLE - PRIVATELY OWNED PARK

36,825 SF

FERDINAND PORCHE DRIVE

EXISTING STORM LINE TO BE REMOVED

EX. PUBLICLY ACCESSIBLE PRIVATELY OWNED PARK

114,925 SF

86,423 SF

TREE PROTECTION FENCING, SEE PROFFERS

EAST PARK DRIVE SOUTH

PCA, CDPA, AND FDPA AREA

PCA, CDPA, AND FDPA AREA

MATCHLINE SHEET 23

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NORTH

0 25 50 100 150

SCALE: 1' = 50'

LEGEND

- CAT. IV SHADE TREE (TYPICAL TREES: WILLOW OAK, RED MAPLE ZELKOVA, CHINESE ELM, LONDON PLANE)
- TREE PRESERVATION AREA
- STREET LIGHT (15' POLE)
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TREE PRESERVATION PLAN

WOODLAND PARK EAST

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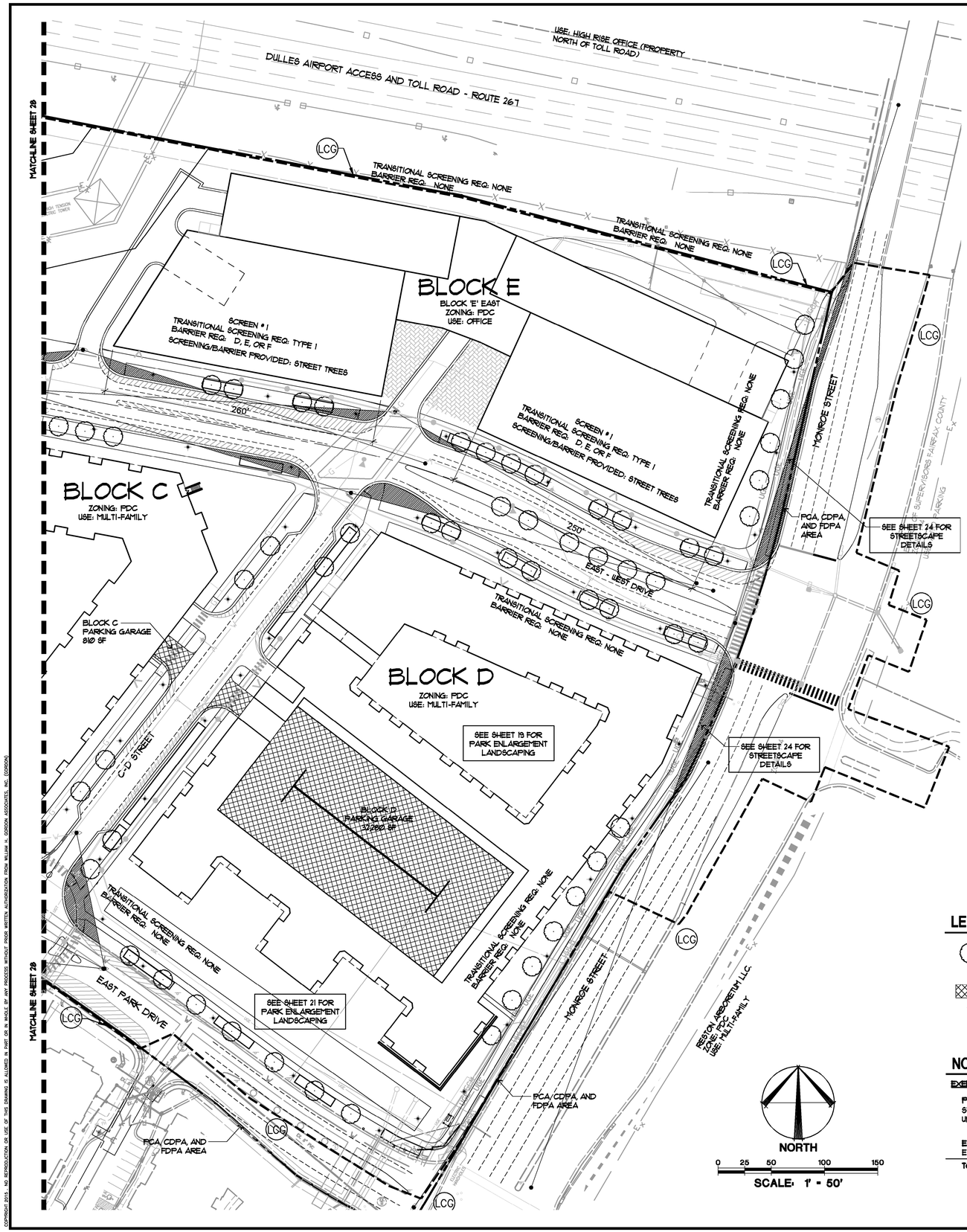

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	1,001,880 or 23.0 AC
B	Percentage of gross site area covered by existing tree canopy =	71.9%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PDC District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	71.9%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	113%
F	Has the Tree Preservation Target minimum been met?	Yes
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	N/A
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		**Totals**	**Reference**
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	71.9%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,376,322	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B2a	Road Dedication	106,404	See Notes
B3	Subtract area of exemptions =	106,404	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	1,269,918	
B5	Identify site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	**126,992**	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	91,307	(71.9% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	114,614	
C3	C2 x 1.25 =	143,268	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-	
C9	C8 x 1.0 =	-	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	**143,268**	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	(16,276)	
D2	Area of canopy planted for air quality benefits =	-	
D3	x 1.5 =	-	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	-	
D9	x 1.5 =	-	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		
D13	x 1.25 =	-	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0 =	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	-	
	x 1.0 =	-	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0)=	**42,000**	(Included Reduced Credits)
D17 *	Total of canopy area provided through tree planting =	**42,000**	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	**143,268**	No Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	**42,000**	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	**185,268**	Total of E1 through E3. Area should meet or exceed area required by B7

* NOTE FOR ROW D-11: TOTAL AREA OF CANOPY CALCULATED BASED ON 250 SF OF CREDIT (BASED ON 3" CALIPER CATEGORY IV TREE). REFER TO TABLE 12.11 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL FOR MORE INFORMATION.

LEGEND

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- INTERIOR SURFACE AREA
- STREET LIGHT (15' POLE)

NOTES

EXEMPTIONS:

PARKS:

STORMWATER PARK	23,966 SF
URBAN RECREATION PARK (AREA EXCLUDES VEPCO EASEMENT)	40,918 SF

EASEMENTS:

EXISTING 100' VEPCO EASEMENT	41,520 SF
TOTAL EXEMPTIONS:	106,404 SF

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1 TOWNHOME ILLUSTRATIVE ELEVATION

SCALE: NTS

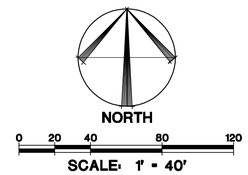
2 TWO-OVER-TWO FRONT ILLUSTRATIVE ELEVATION

SCALE: NTS

3 TWO-OVER-TWO FRONT ILLUSTRATIVE ELEVATION

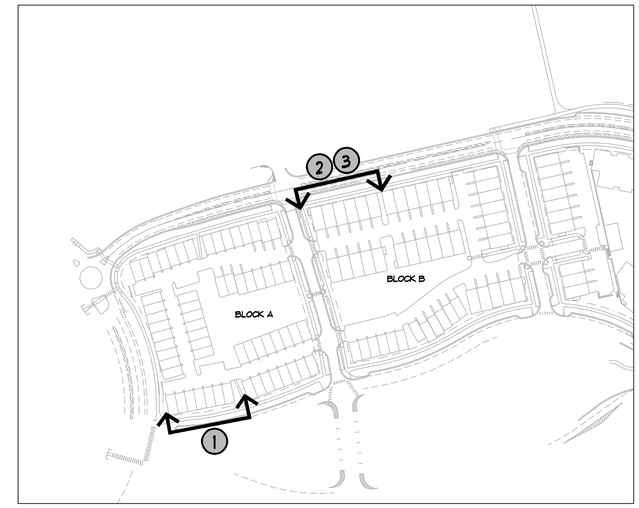
SCALE: NTS

NOTE: PLAN SHOWN FOR INFORMATION PURPOSES ONLY



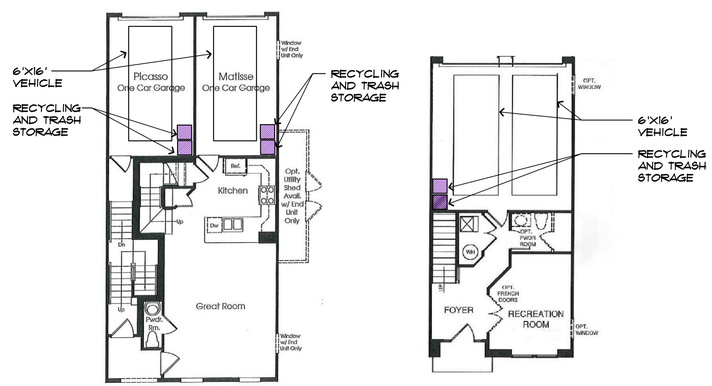
NOTE:

THE ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE HEIGHT AND GENERAL ARCHITECTURAL TREATMENT OF THE UNITS. THE SPECIFIC DESIGN, MATERIALS AND COLORS ARE SUBJECT TO CHANGE, SEE PROFFERS.



KEY MAP

SCALE: 1"=150'



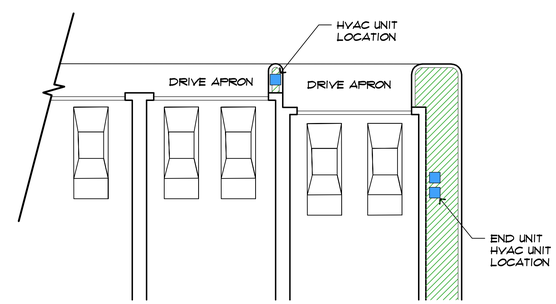
TWO OVER TWO

TOWNHOUSE

NOTE: THE GARAGE LAYOUT IS TO DEMONSTRATE OPTIMAL LOCATIONS FOR TRASH AND RECYCLING BINS. THE FLOORPLAN IS SHOWN FOR INFORMATIONAL PURPOSES.

TYPICAL GARAGE LAYOUTS

SCALE: 1"=10'



TYPICAL TOWNHOME HVAC LAYOUT

SCALE: 1"=10'

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Chantilly, VA 20151
Phone: 703-263-1900
www.gordon.us.com

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON
DES: KTGY
DRW: IB
CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

ELEVATIONS – BLOCKS A & B

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: AS NOTED VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 0313-5214-L-ARCH.DWG
NCS: --
NUMBER: 30 OF 48

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1 BLOCK C EAST ELEVATION

SCALE: NTS

2 BLOCK C NORTH ELEVATION

SCALE: NTS

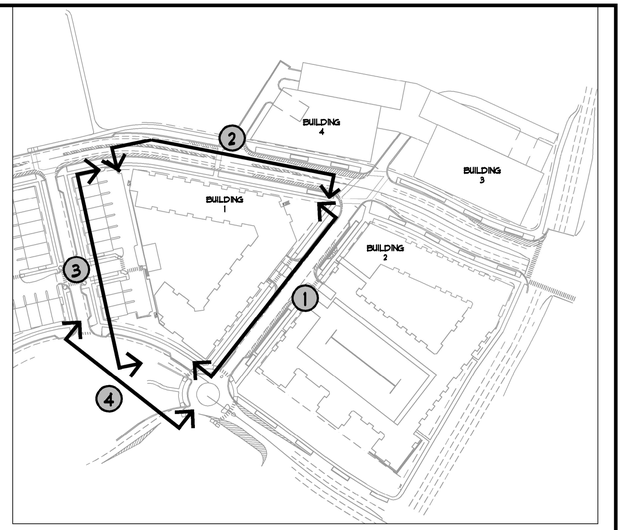
3 BLOCK C WEST ELEVATION

SCALE: NTS

4 BLOCK C SOUTH ELEVATION

SCALE: NTS

NOTE: PLAN SHOWN FOR INFORMATION PURPOSES ONLY



KEY MAP

SCALE: 1"=150'

NOTE:

THE ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE HEIGHT AND GENERAL ARCHITECTURAL TREATMENT OF THE UNITS. THE SPECIFIC DESIGN, MATERIALS AND COLORS ARE SUBJECT TO CHANGE, SEE PROFFERS.

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SUR: GORDON	DES: KTGY
DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

ELEVATIONS – BLOCK C

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=100' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-ARCH.DWG
NCS:	--
NUMBER:	31 OF 48

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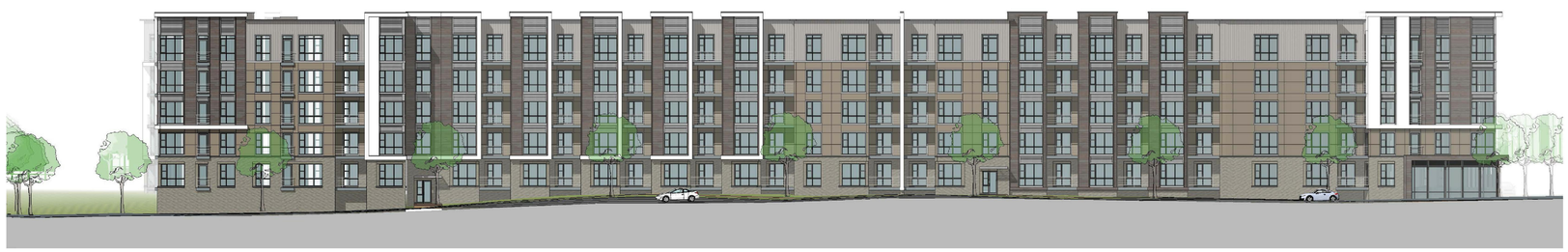
1 BLOCK D EAST ELEVATION

SCALE: NTS

2 BLOCK D NORTH ELEVATION

SCALE: NTS



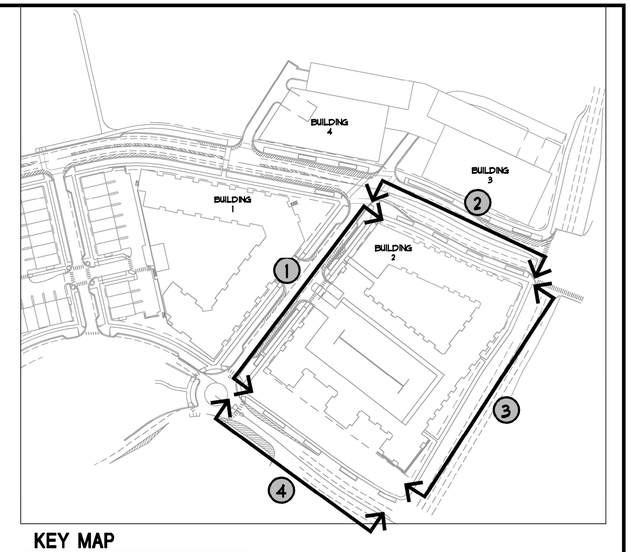
3 BLOCK D WEST ELEVATION

SCALE: NTS

4 BLOCK D SOUTH ELEVATION

SCALE: NTS

NOTE: PLAN SHOWN FOR INFORMATION PURPOSES ONLY



KEY MAP

SCALE: 1"=150'

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4	NOVEMBER 1, 2016	

SUR: GORDON	DES: NAME
DRW: NAME	CHK: NAME

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

ELEVATIONS – BLOCK D

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=100' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-ARCH.DWG
NCS:	--
NUMBER:	31A OF 48

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1 BLOCK E FRONT ELEVATION

SCALE: NTS

2 BLOCK E SIDE ELEVATION

SCALE: NTS

3 BLOCK E MONROE STREET VIEW

SCALE: NTS

NORTH

0 20 40 80 120

SCALE: 1' = 40'

NOTE:

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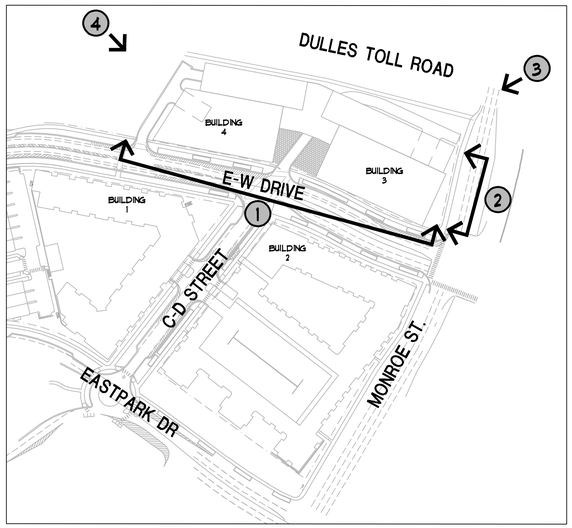
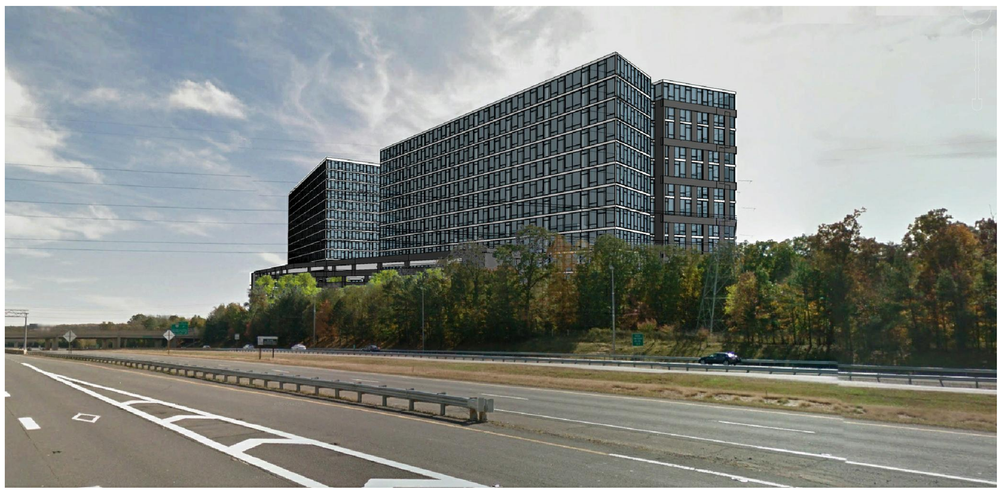


KEY MAP

SCALE: 1"=150'



4 BLOCK E DULLES TOLL ROAD VIEW

SCALE: NTS

NOTE: PLAN SHOWN FOR INFORMATION PURPOSES ONLY

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3. SEPTEMBER 20, 2016 STAFFING COMMENTS		
4. NOVEMBER 1, 2016		

SUR: GORDON
DES: DCS
DRW: IB
CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

ELEVATIONS – BLOCK E

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-048
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: AS NOTED VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 0313-5214-L-ARCH.DWG
NCS: --

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1 BLOCK C PERSPECTIVE

SCALE: NTS

2 BLOCK C-D PERSPECTIVE

SCALE: NTS

3 BLOCK D PERSPECTIVE

SCALE: NTS

NORTH

0 20 40 80 120

SCALE: 1' = 40'

NOTE:

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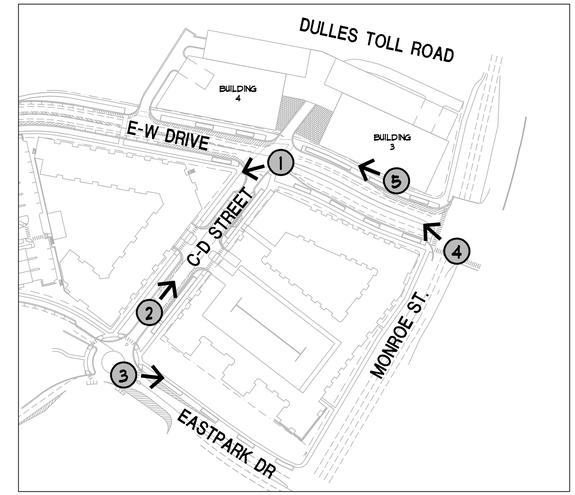

KEY MAP

SCALE: 1"=150'

4 BLOCK E PERSPECTIVE

SCALE: NTS

5 BLOCK E PERSPECTIVE

SCALE: NTS

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COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
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PERSPECTIVE VIEWS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: N/A VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-ARCH.DWG
NCS:	--
NUMBER:	32A OF 48

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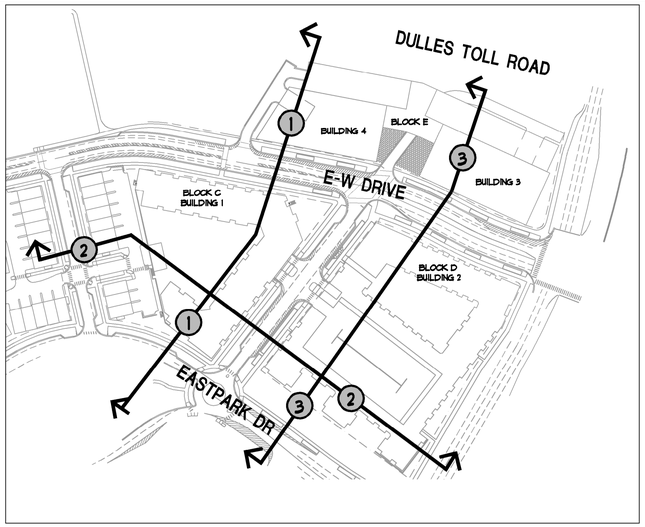
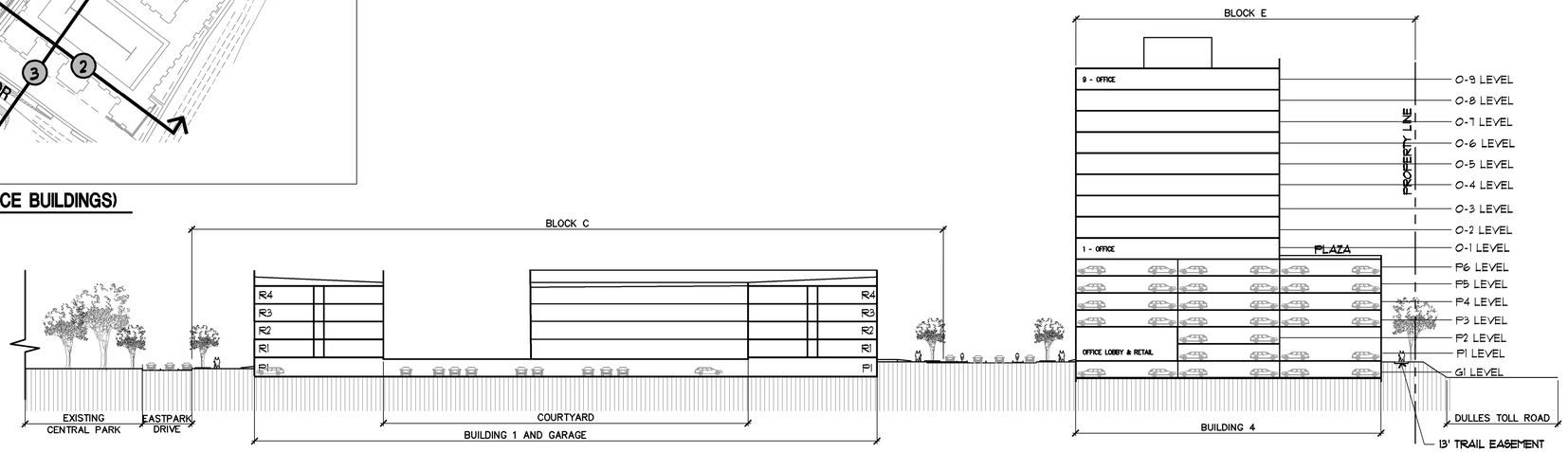


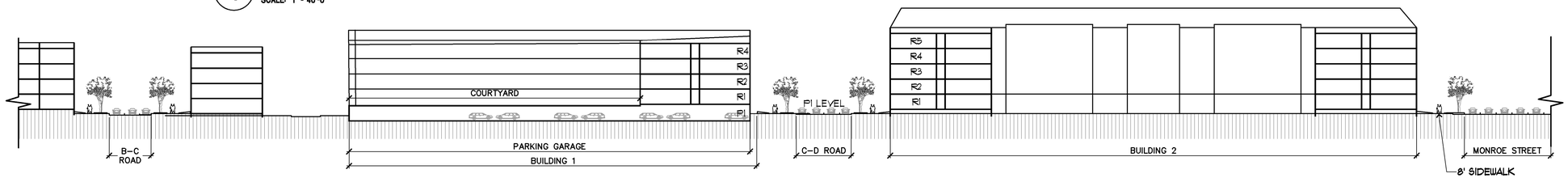
KEY MAP OPTION 1 (2 OFFICE BUILDINGS)

SCALE: 1"=150'



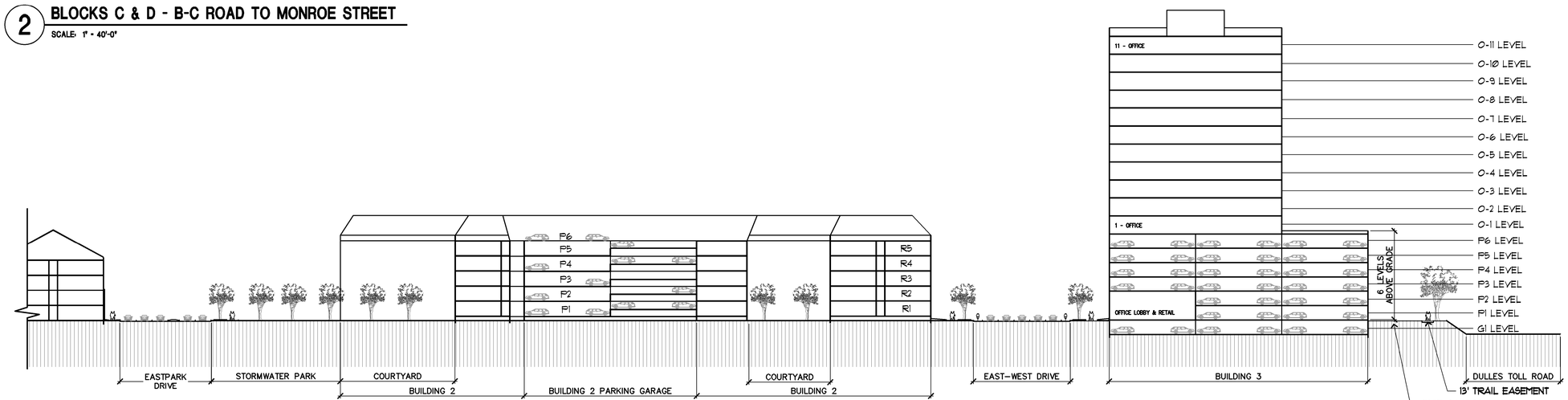
1 BLOCKS C & E - EASTPARK DRIVE TO DULLES TOLL ROAD

SCALE: 1" = 40'-0"



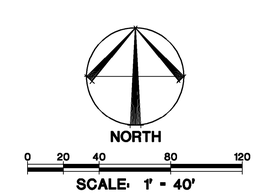
2 BLOCKS C & D - B-C ROAD TO MONROE STREET

SCALE: 1" = 40'-0"



3 BLOCKS D & E - DULLES TOLL ROAD TO EASTPARK DRIVE

SCALE: 1" = 40'-0"



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3. SEPTEMBER 20, 2016 STAFFING COMMENTS		
4. NOVEMBER 1, 2016		

SUR: GORDON	DES: DCS/KTGY
DRW: IB	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

CROSS SECTIONS – BLOCKS C, D & E

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: AS NOTED VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-ARCH.DWG
NCS:	--
NUMBER:	33 OF 48

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NOTES

1. TYPICAL STREET SECTIONS BASED ON FAIRFAX COUNTY'S COMPREHENSIVE PLAN.
2. THIS FIRE SERVICE PLAN IS CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT WITH FINAL ENGINEERING DESIGN.
3. LOCATIONS OF FDC'S AND FIRE HYDRANTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FURTHER DESIGN.
4. 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.
5. THE FOLLOWING CODE MODIFICATIONS WILL BE SUBMITTED AT TIME OF SITE PLAN.
   - 5.1. CODE MODIFICATION TO ALLOW ACCESS TO BUILDINGS LESS THAN 50 FEET IN HEIGHT TO BE GREATER THAN 100 FEET TO THE MAIN ENTRANCE (9-0102.2J(1)).
   - 5.2. CODE MODIFICATION TO ALLOW FIRE ACCESS ALONG 50% OF BUILDINGS GREATER THAN 50 FT IN HEIGHT IN LIEU OF FRONT AND REAR AS STATED IN THE FAIRFAX PFM. (9-0102.2J(2)).
   - 5.3. CODE MODIFICATION FOR A FIRE LANE ON A DEAD END STREET GREATER THAN 100 FEET (9-0102.2J(6)).
   - 5.4. CODE MODIFICATION FOR A 12-FOOT WIDE ACCESS LANE TO GREATER THAN 50 FEET TO THE EDGE OF SWIMMING POOLS (9-0102.2J(7)).

LEGEND

ROAD CENTERLINE

LANE DEMARCATIONS

FLOW ARROWS

BUILD TO LINE

WATERLINE

FIRE HYDRANT

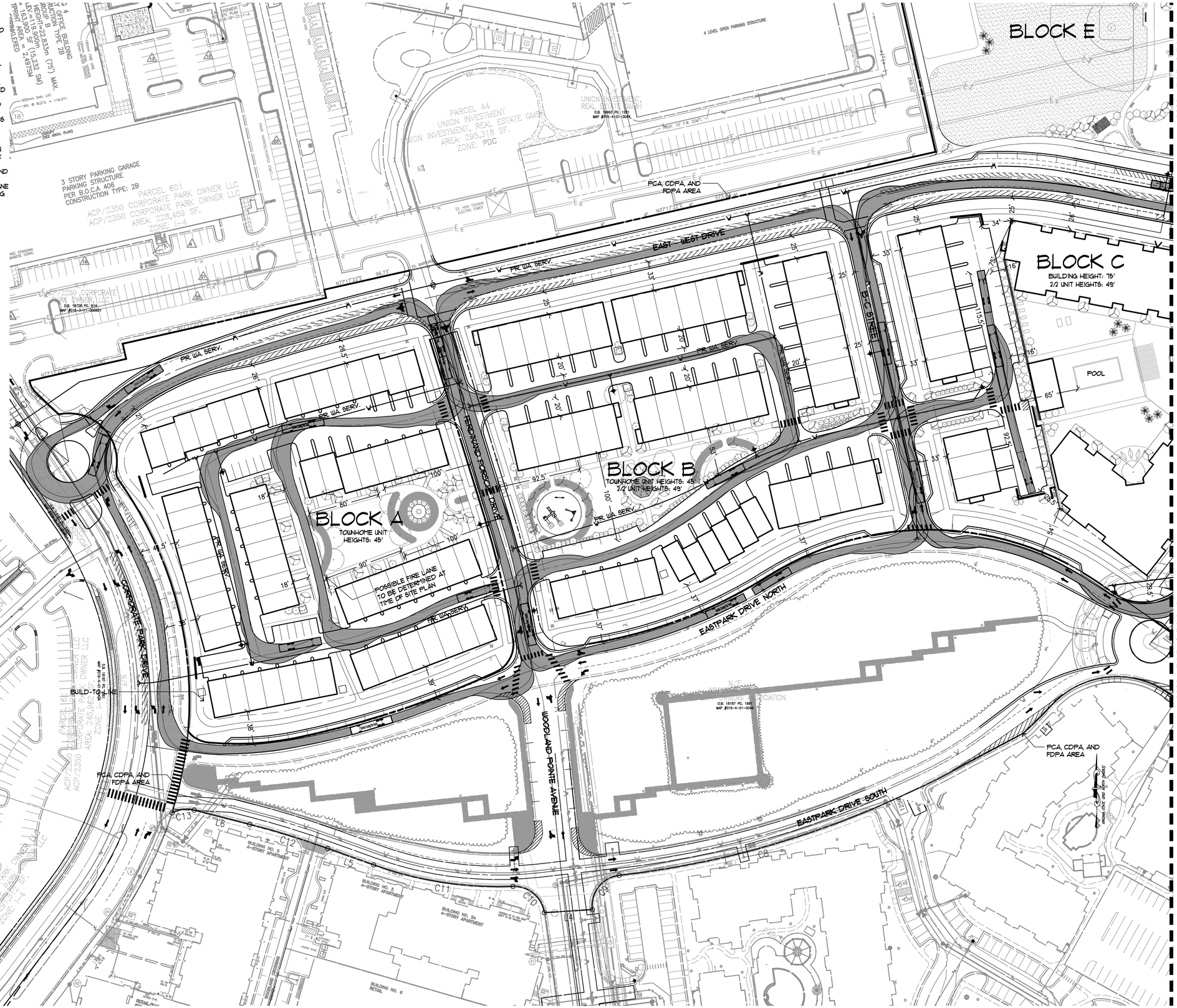
SIAMESE (FDC) CONNECTION

BUILDING ENTRANCE

STRIPING OF PAVEMENT RESERVED FOR FIRE LANE

FIRE TRUCK VEHICLE PATH (47.5', 8', R21', R45', R38', WHEEL PATH, EDGE OF CAB)

AMBULANCE VEHICLE PATH (24.5', 8', R15.5', R30', R27.5', WHEEL PATH, EDGE OF CAB)



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4.	NOVEMBER 1, 2016	

SUR: GORDON	DES: JSP
DRW: AJS	CHK: JSP

COMMONWEALTH OF VIRGINIA
SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

FIRE MANAGEMENT PLAN (BLOCKS A & B)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=50' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	5214-FLP.DWG
NCS:	--
NUMBER:	34 OF 48

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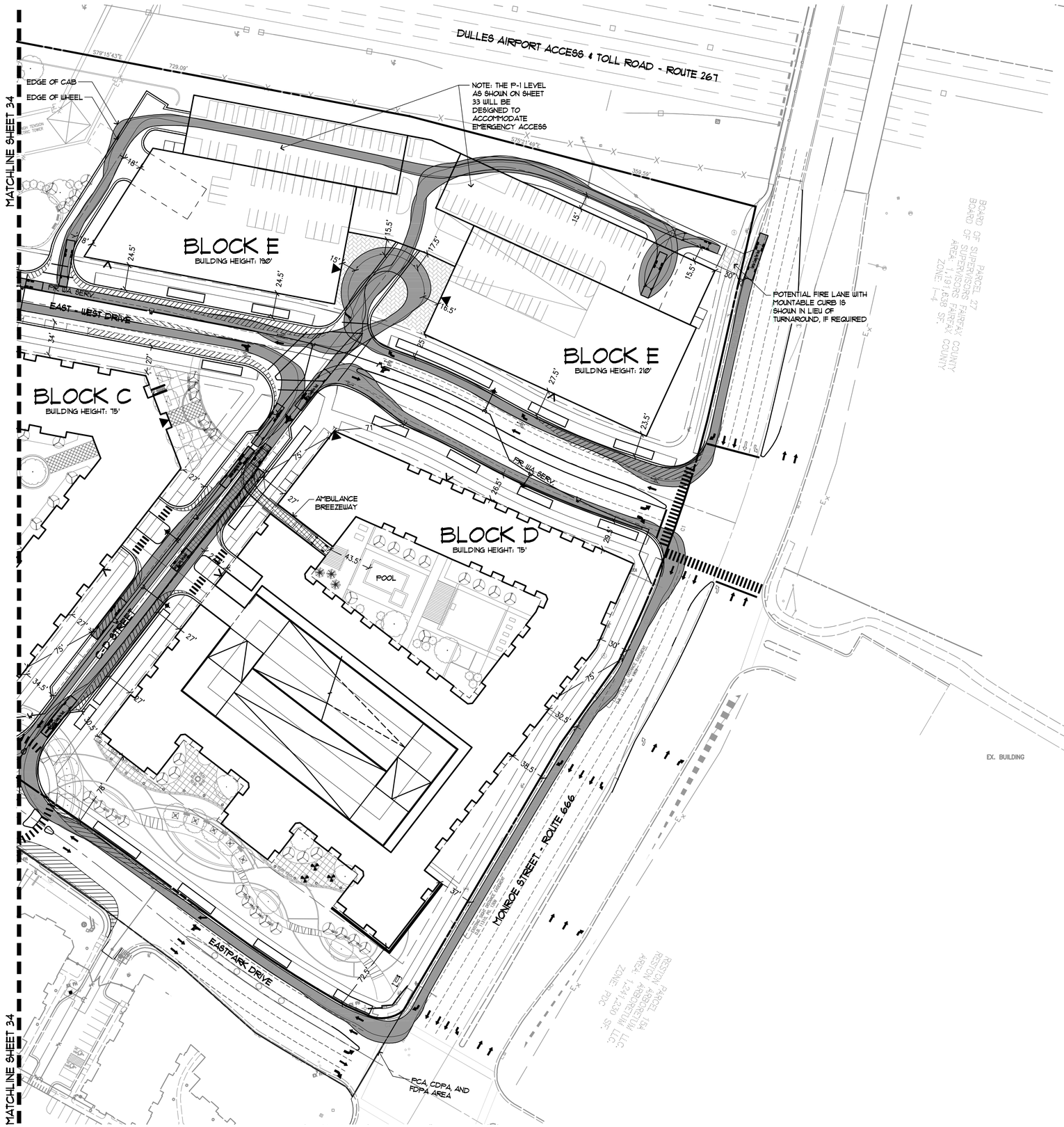

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LEGEND

- ROAD CENTERLINE
- LANE DEMARCATIONS
- FLOW ARROWS
- BUILD TO LINE
- WATERLINE
- FIRE HYDRANT
- SIAMESE (FDC) CONNECTION
- BUILDING ENTRANCE
- STRIPING OF PAVEMENT RESERVED FOR FIRE LANE
- FIRE TRUCK VEHICLE PATH (47.5', 8', R21', R45', R38', WHEEL PATH, EDGE OF CAB)
- AMBULANCE VEHICLE PATH (24.5', 8', R15.5', R30', R27.5', WHEEL PATH, EDGE OF CAB)

NORTH

0 25 50 100 200

SCALE: 1" = 50'

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3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 7, 2016	

SUR: GORDON
DES: AJS
DRW: AJS
CHK: JSP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

FIRE MANAGEMENT PLAN (BLOCKS C, D & E)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=50' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-FLP.DWG
NCS: XX
NUMBER: 35 OF 48

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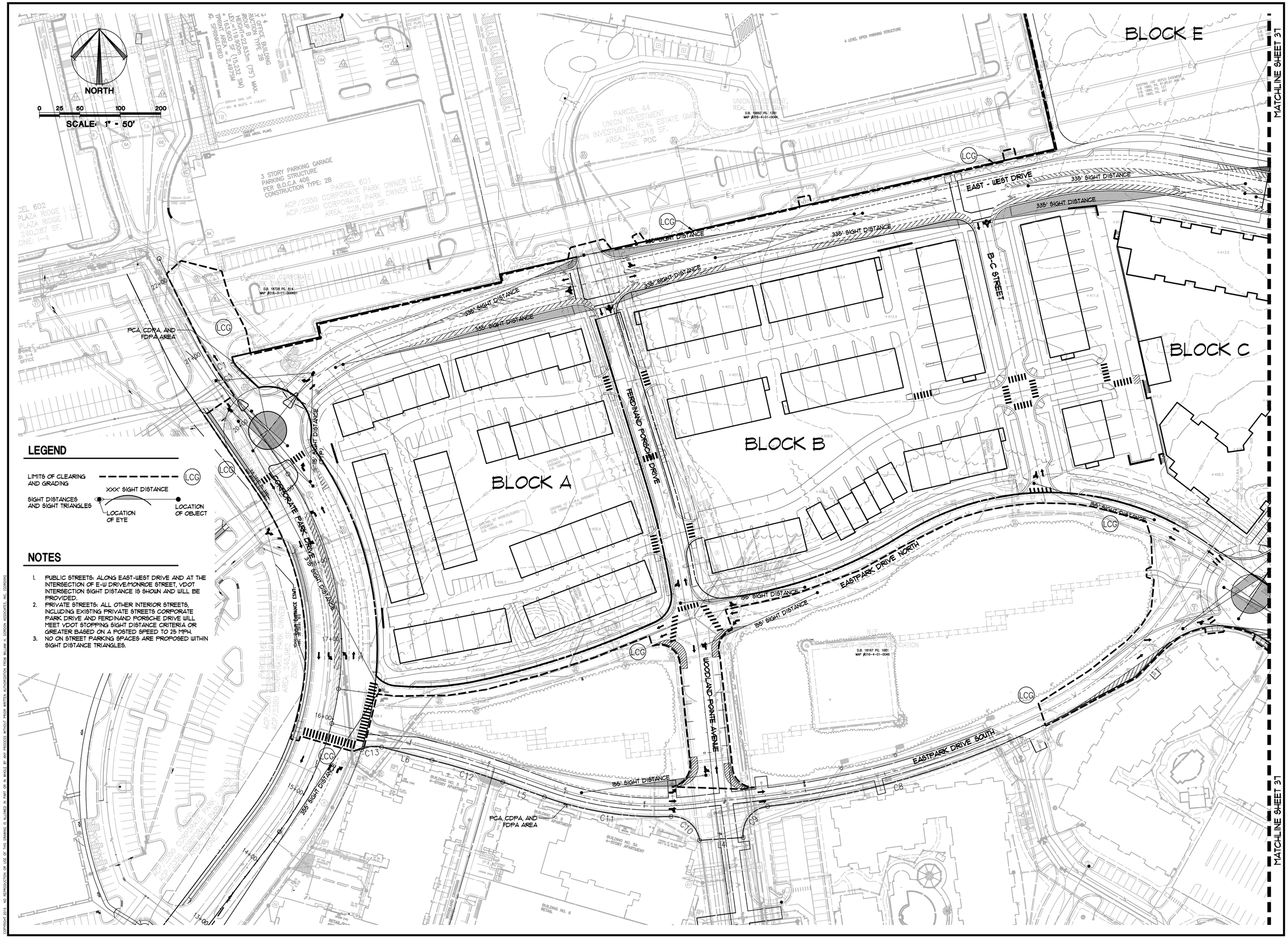

LEGEND

LIMITS OF CLEARING AND GRADING — — — — — — — — LCG

SIGHT DISTANCES AND SIGHT TRIANGLES — XXX' SIGHT DISTANCE — LOCATION OF EYE — LOCATION OF OBJECT

NOTES

1. PUBLIC STREETS: ALONG EAST-WEST DRIVE AND AT THE INTERSECTION OF E-W DRIVE/MONROE STREET, VDOT INTERSECTION SIGHT DISTANCE IS SHOWN AND WILL BE PROVIDED.
2. PRIVATE STREETS: ALL OTHER INTERIOR STREETS, INCLUDING EXISTING PRIVATE STREETS CORPORATE PARK DRIVE AND FERDINAND PORSCHE DRIVE WILL MEET VDOT STOPPING SIGHT DISTANCE CRITERIA OR GREATER BASED ON A POSTED SPEED TO 25 MPH.
3. NO ON STREET PARKING SPACES ARE PROPOSED WITHIN SIGHT DISTANCE TRIANGLES.

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CIVIL ENGINEERING
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REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON	DES: AJS
DRW: AJS	CHK: JSP

COMMONWEALTH OF VIRGINIA
SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

LIMITS OF DISTURBANCE AND SIGHT DISTANCE PLAN (BLOCKS A & B)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=50' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	5214-SP.DWG
NCS:	--
NUMBER:	36 OF 48

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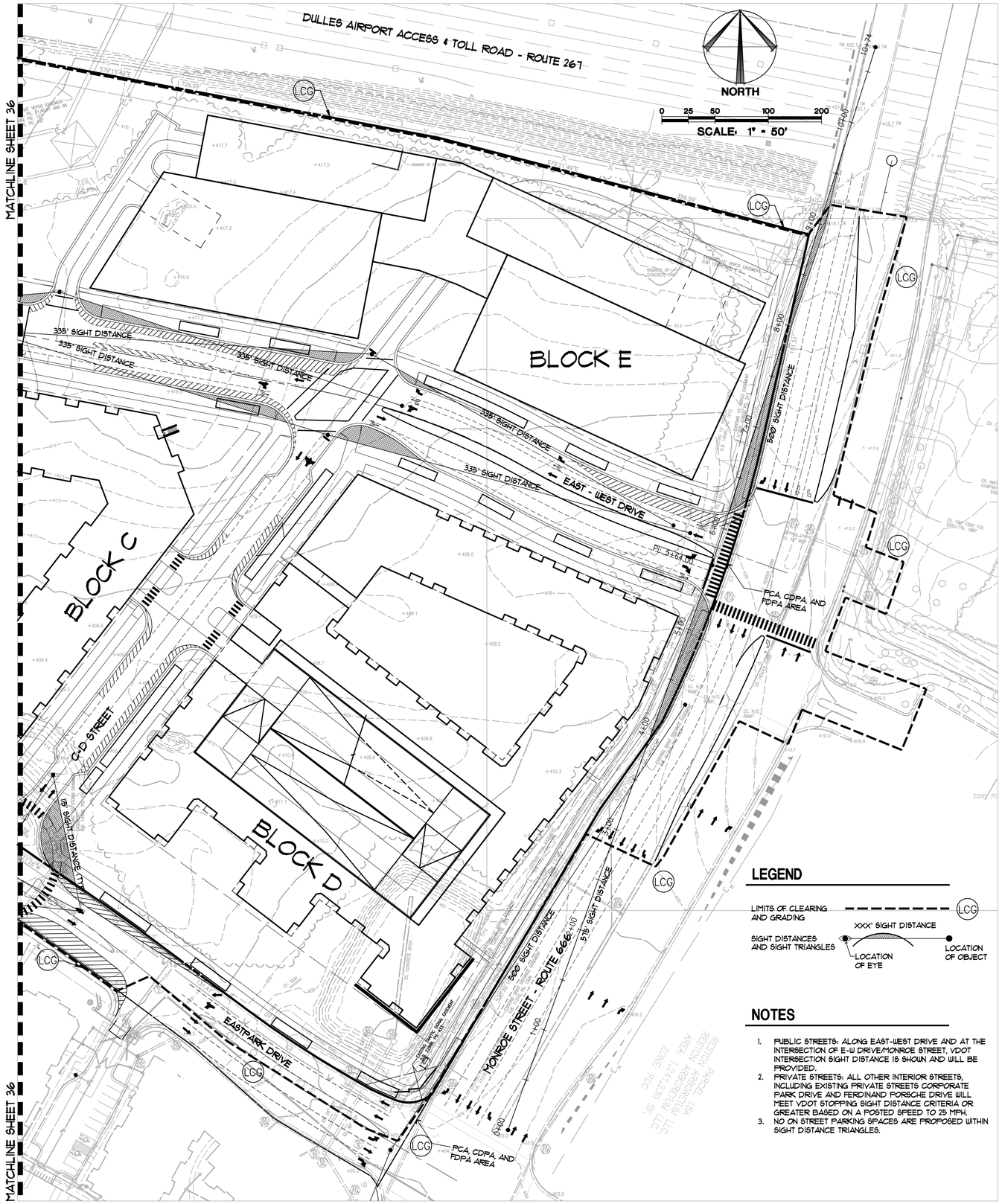

NOTES

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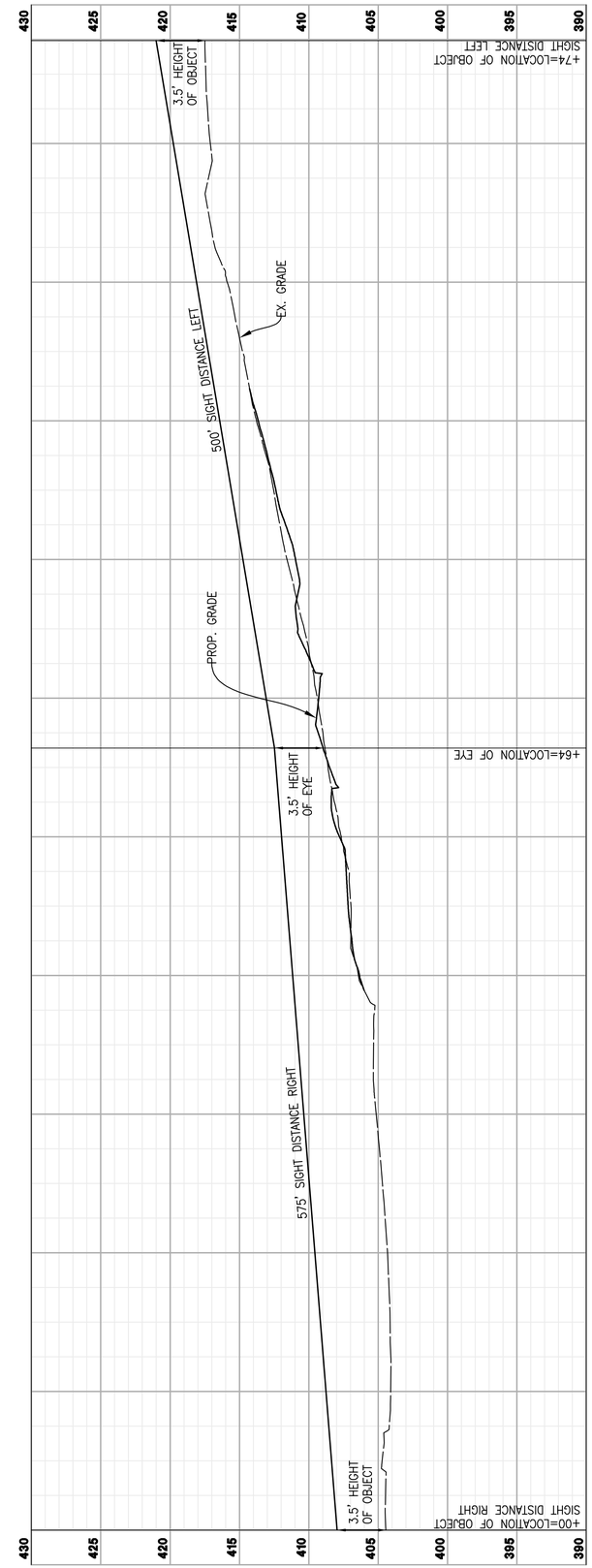

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4.	NOVEMBER 7, 2016	

SUR: GORDON
DES: AJS
DRW: AJS
CHK: JSP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

LIMITS OF DISTURBANCE AND SIGHT DISTANCE PLAN (BLOCKS C, D, & E)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT PCA 2000-HM-044-2 & PCA 2003-HM-046 HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=50' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-SP.DWG
NCS: --
NUMBER: 37 OF 48

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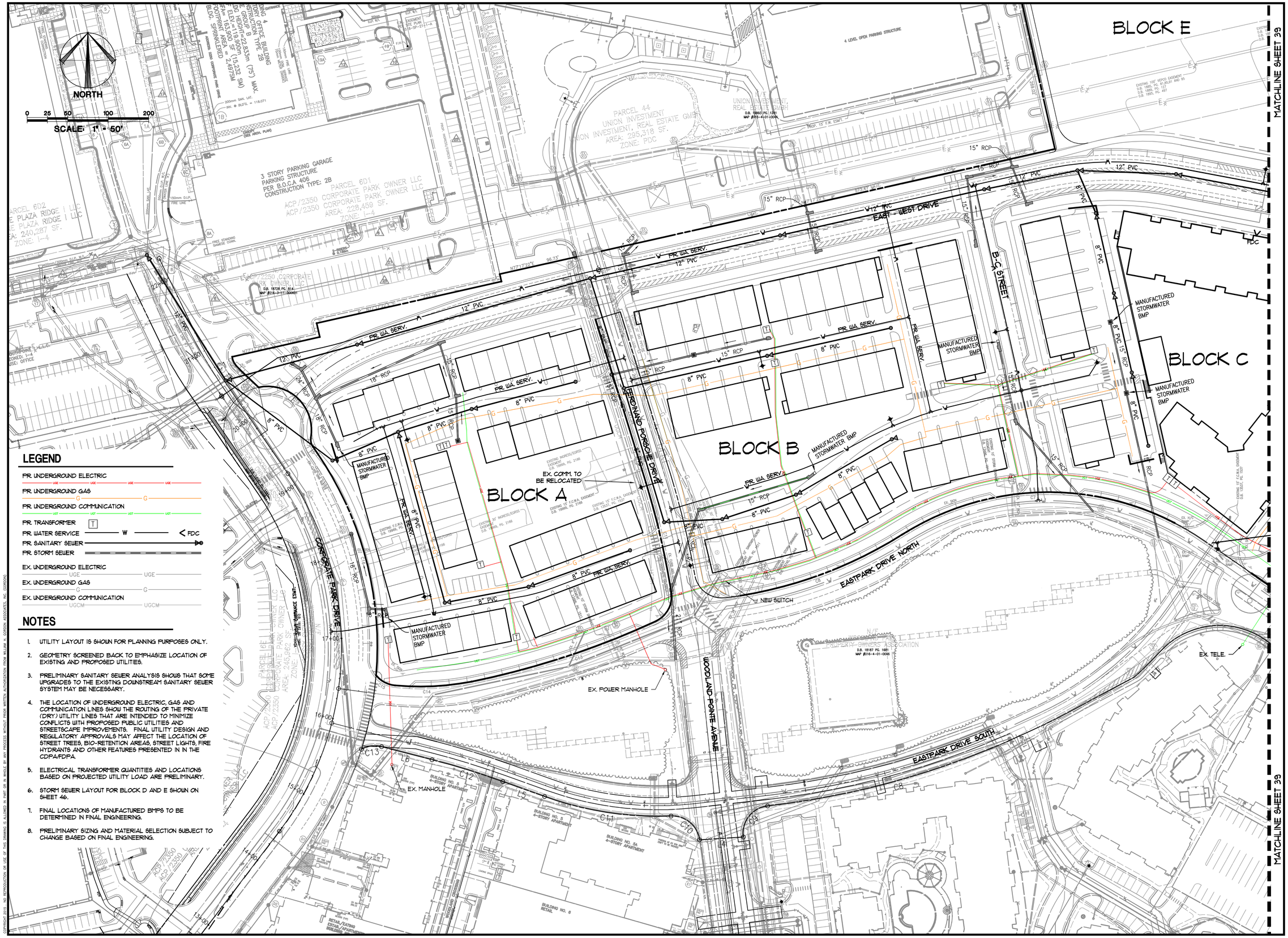
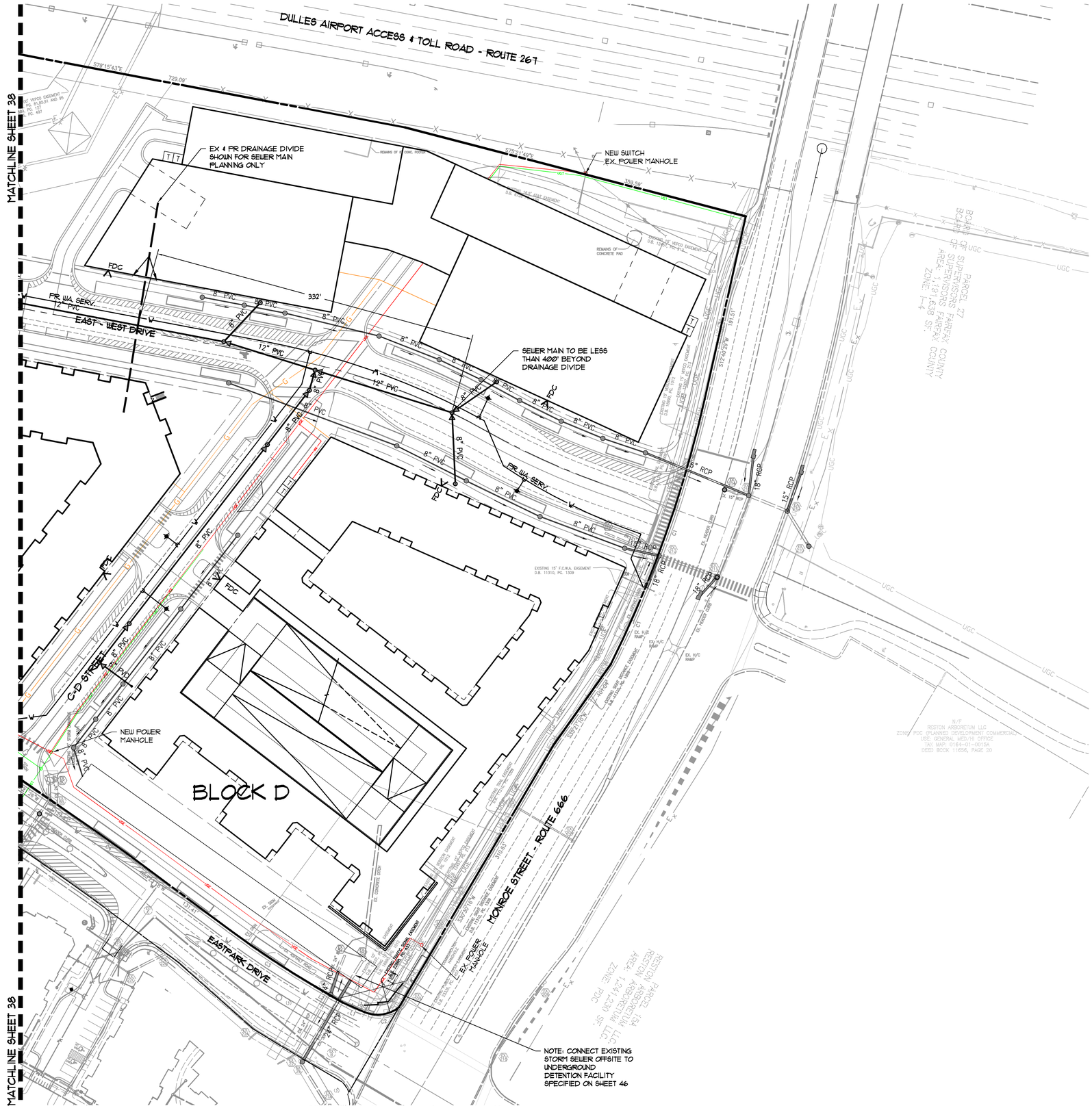

NORTH
0 25 50 100 200
SCALE: 1" = 50'
BLOCK A
BLOCK B
BLOCK C
BLOCK E
MATCHLINE SHEET 39
3 STORY PARKING GARAGE
PARKING STRUCTURE
PER B.O.C.A 406
CONSTRUCTION TYPE: 2B
4 LEVEL OPEN PARKING STRUCTURE
PARCEL 44
UNION INVESTMENT
UNION INVESTMENT, REAL ESTATE GMBH
AREA: 295,318 SF.
ZONE: PDC
PARCEL 6D1
CORPORATE PARK OWNER LLC
AREA: 228,466 SF.
ZONE: I-4
PARCEL 6D2
PLAZA RIDGE I LLC
AREA: 240,287 SF.
ZONE: I-4
EAST - WEST DRIVE
B-C STREET
FERDINAND PORSCHE DRIVE
CORPORATE PARK DRIVE
WOODLAND POINTE AVENUE
EASTPARK DRIVE NORTH
EASTPARK DRIVE SOUTH
MANUFACTURED STORMWATER BMP
EX. COMM. TO BE RELOCATED
NEW SWITCH
EX. POWER MANHOLE
EX. MANHOLE
EX. TELE.
FR. WA. SERV.
12" PVC
8" PVC
15" RCP
18" RCP
24" RCP
FDC
PDC
BUILDING NO. 5 4-STORY APARTMENT
BUILDING NO. 5A 4-STORY APARTMENT
BUILDING NO. 6 RETAIL
RETAIL/CATHO ESTATE APARTMENTS
EXPLORER SPIRERS ASSOCIATION
D.B. 18187 PG. 1681
MAP #016-4-01-0046
D.B. 18728 PG. 814
MAP #016-3-11-000001
D.B. 19993 PG. 1281
MAP #016-4-01-0046
EXISTING 100' VEPCO EASEMENT
D.B. 1865, PG. 81,83,91 AND 93
D.B. 1895, PG. 127
D.B. 1895, PG. 497
EXISTING 10' F.W. EMT.
EXISTING 15' F.C.W.A. EASEMENT
D.B. 13537, PG. 1537
EXISTING 30' INGRESS/EGRESS EASEMENT
D.B. 19998, PG. 2166
EXISTING 20' INGRESS/EGRESS EASEMENT
D.B. 19998, PG. 2166
EXISTING 20' INGRESS/EGRESS EASEMENT
D.B. 19998, PG. 2166
EXISTING 20' INGRESS/EGRESS EASEMENT
D.B. 19998, PG. 2166
EXISTING 20' INGRESS/EGRESS EASEMENT
D.B. 19998, PG. 2166
EXISTING 10' F.C.W.A. EASEMENT
D.B. 13537, PG. 1537
EXISTING 15



LEGEND

- PR. UNDERGROUND ELECTRIC
- PR. UNDERGROUND GAS
- PR. UNDERGROUND COMMUNICATION
- PR. TRANSFORMER
- PR. WATER SERVICE
- PR. SANITARY SEWER
- PR. STORM SEWER
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND GAS
- EX. UNDERGROUND COMMUNICATION

NOTES

1. UTILITY LAYOUT IS SHOWN FOR PLANNING PURPOSES ONLY.
2. GEOMETRY SCREENED BACK TO EMPHASIZE LOCATION OF EXISTING AND PROPOSED UTILITIES.
3. PRELIMINARY SANITARY SEWER ANALYSIS SHOWS THAT SOME UPGRADES TO THE EXISTING DOWNSTREAM SANITARY SEWER SYSTEM MAY BE NECESSARY.
4. THE LOCATION OF UNDERGROUND ELECTRIC, GAS AND COMMUNICATION LINES SHOW THE ROUTING OF THE PRIVATE (DRY) UTILITY LINES THAT ARE INTENDED TO MINIMIZE CONFLICTS WITH PROPOSED PUBLIC UTILITIES AND STREETSCAPE IMPROVEMENTS. FINAL UTILITY DESIGN AND REGULATORY APPROVALS MAY AFFECT THE LOCATION OF STREET TREES, BIO-RETENTION AREAS, STREET LIGHTS, FIRE HYDRANTS AND OTHER FEATURES PRESENTED IN IN THE CDPA/FDPA.
5. ELECTRICAL TRANSFORMER QUANTITIES AND LOCATIONS BASED ON PROJECTED UTILITY LOAD ARE PRELIMINARY.
6. STORM SEWER LAYOUT FOR BLOCK D AND E SHOWN ON SHEET 46.
7. FINAL LOCATIONS OF MANUFACTURED BMPS TO BE DETERMINED IN FINAL ENGINEERING.
8. PRELIMINARY SIZING AND MATERIAL SELECTION SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

NORTH

0 25 50 100 200

SCALE: 1" = 50'

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DRW: AJS	CHK: JSP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

PRELIMINARY UTILITY PLAN (BLOCKS C, D & E)

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=50' VERT:
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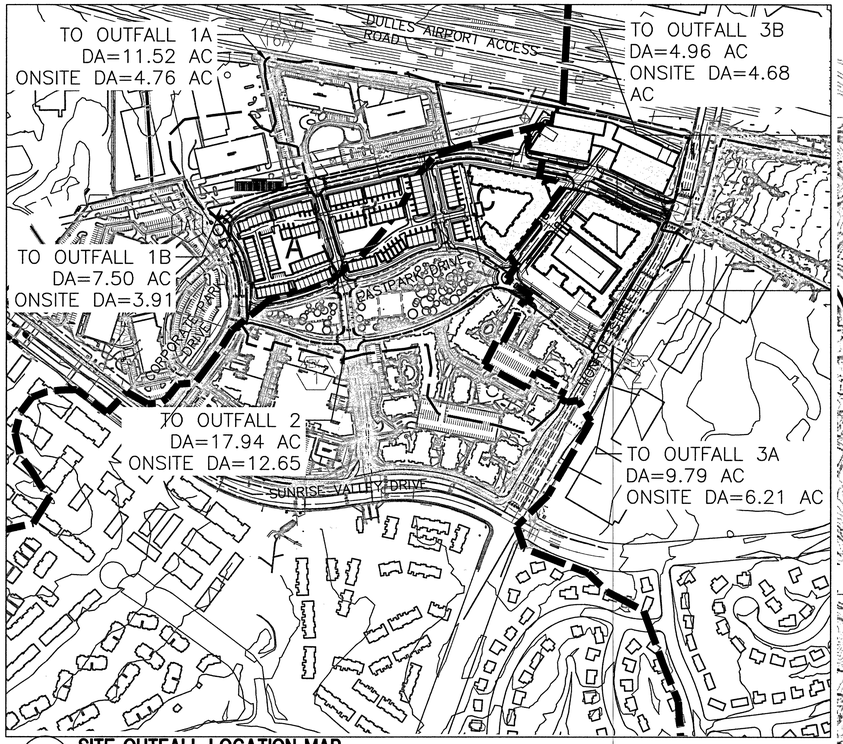


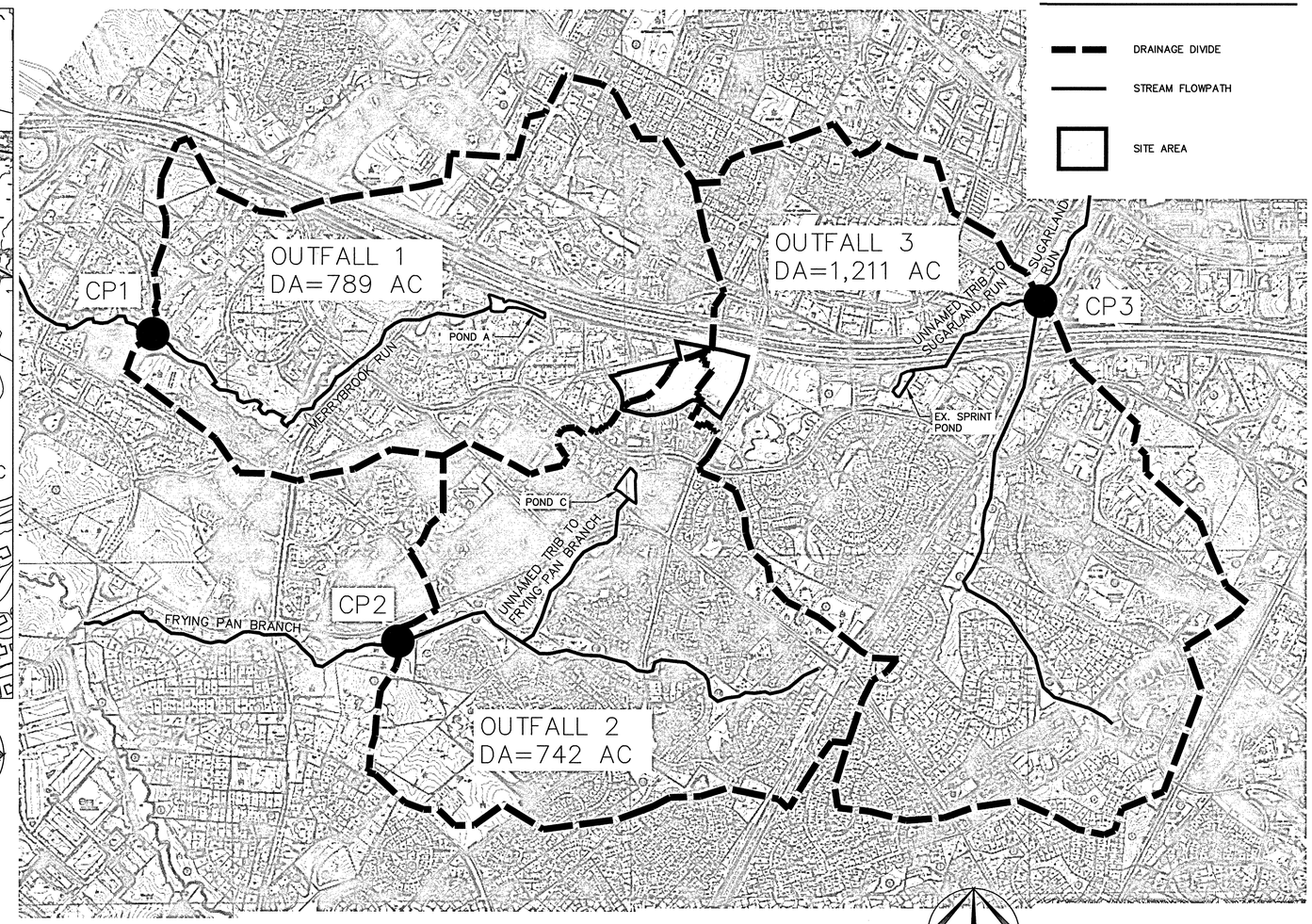
2 SITE OUTFALL LOCATION MAP

SCALE: 1" = 300'

0 150 300 600 900

SCALE: 1" = 300'

NORTH



1 ADEQUATE OUTFALL MAP

SCALE: 1" = 1,000'

0 500 1,000 2,000 3,000

SCALE: 1" = 1,000'

NORTH

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) 50.
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. Pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
Green Roof	0.75	0	0.75	32,710	4,000	N/A
Bioretention/Dry Swale	7.06	0	7.06	13,850	21,600	N/A
Manufactured BMP	6.63	2.42	9.05	N/A	N/A	N/A
Underground Vault	7.68	2.42	10.10	12,120	58,000	N/A
Totals:	22.12	4.84	26.96	58,680	83,600	N/A

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 38-39. Pond inlet and outlet pipe systems are shown on Sheet(s) 38-39.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 38-39.
Type of maintenance access road surface noted on the plat is Asphalt (asphalt, geoblock, gravel, etc.)

☑ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 26-29.

☑ 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) 42-45.

☑ 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) 40. 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) 40, 47.

☑ 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) 4.

☑ 11. A submission waiver is required for Underground Detention Facilities in Residential Areas, and Bioretention offset from building.

☑ 12. Stormwater management is not required because N/A.

Revised: 8/4/2015

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ADEQUATE OUTFALL NARRATIVE

THE APPLICATION SITE IS LOCATED IN FAIRFAX COUNTY VIRGINIA AND IS BOUNDED BY THE DULLES AIRPORT ACCESS ROAD (RTE. 267) TO THE NORTH, MONROE STREET TO THE EAST, EASTPARK DRIVE TO THE SOUTH AND CORPORATE PARK DRIVE TO THE WEST. THE APPLICATION SITE INCLUDES TWO UNDEVELOPED PARCELS THAT ARE MOSTLY WOODED WHICH ARE LOCATED ON FAIRFAX COUNTY TAX MAP PARCELS 016-4-((1))-0043, 016-4-((1))-0045 AND PARCEL 16-4-((1))-0046 WHICH IS DEVELOPED AS A PARK AND WILL REMAIN AS SUCH. THE TOTAL APPLICATION AREA IS 32.38 ACRES.

THE SITE IS LOCATED ON A HIGH POINT AND DRAINS TO TWO DIFFERENT WATERSHEDS, THE SOUTHWESTERN PORTION OF THE SITE DRAINS TO THE HORSEPEN CREEK WATERSHED (OUTFALLS 1 AND 2) AND THE NORTHEASTERN PORTION DRAINS TO THE SUGARLAND RUN WATERSHED (OUTFALL 3).

THE SITE HAS 5 MAIN DISCHARGE POINTS THAT DRAIN TO THREE EXISTING PONDS. OUTFALLS 1A AND 1B DRAIN NORTHWEST TO EXISTING POND A. OUTFALL 2 DRAINS SOUTH TO EXISTING POND C. OUTFALLS 3A AND 3B DRAIN EAST TO THE EXISTING SPRINT POND. ALL DISCHARGE POINTS ARE COLLECTED IN A CLOSED CONDUIT NETWORK.

REACH DESCRIPTIONS:

OUTFALL 1A

OUTFALL 1A IS LOCATED AT STRUCTURE EX. 16A. THE TOTAL DRAINAGE AREA TO THIS POINT IS 11.52 ACRES (4.76 ACRES ONSITE). FROM THIS POINT THE RUNOFF IS PIPED ALONG 1400' REINFORCED CONCRETE PIPE SIZED BETWEEN 33"-60" UNDER WOODLAND ASSOCIATES TO POND A.

OUTFALL 1B

OUTFALL 1B IS LOCATED AT PROPOSED CURB INLET 1A1 ON THE WESTERN CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS POINT IS 7.50 ACRES (3.91 ACRES ONSITE). FROM THIS POINT THE RUNOFF IS PIPED ALONG 1600' OF REINFORCED CONCRETE PIPE SIZED BETWEEN 30"-60" UNDER WOODLAND ASSOCIATES TO POND A.

OUTFALLS 1A AND 1B JOIN AT POND A, FROM THIS POINT POND A DISCHARGES INTO MERRYBROOK RUN. THIS OUTFALLS POINT OF CONFLUENCE IS SHOWN ON THE ADEQUATE OUTFALL MAP ON THIS SHEET LABELED AS CP1 (CONFLUENCE POINT 1). THE TOTAL DRAINAGE AREA TO THIS POINT IS 789 ACRES WHICH SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT THE RECEIVING OUTFALL HAVE A DRAINAGE AREA AT LEAST 100 TIME THE SITE AREA OR 640 ACRES.

OUTFALL 2

OUTFALL 2 IS LOCATED AT AN EXISTING CURB INLET EX. 1 AT THE CROSS SECTION OF WOODLAND POINTE AVE AND EASTPARK DRIVE SOUTH. THE TOTAL DRAINAGE AREA TO THIS POINT IS 17.94 ACRES (12.65 ACRES ONSITE). FROM THIS POINT THE RUNOFF IS PIPED ALONG 765' OF REINFORCED CONCRETE PIPE SIZED BETWEEN 48" TO 54" ALONG WOODLAND POINTE AVENUE. THE PIPE TRANSITIONS INTO TWIN 5'x3' BOX CULVERTS ACROSS SUNRISE VALLEY DRIVE FOR A LENGTH OF 155' AND DAYLIGHTS INTO A RIP RAP CHANNEL. DISCHARGE IS CONVEYED 100' THROUGH THE RIP RAP CHANNEL INTO POND C. POND C DISCHARGES INTO AN UNNAMED TRIBUTARY WHICH JOINS FRYING PAN BRANCH. THE POINT OF CONFLUENCE FOR THIS OUTFALL IS CP2 (CONFLUENCE POINT 2) AND HAS A DRAINAGE AREA OF 742 ACRES WHICH SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT THE RECEIVING OUTFALL HAVE A DRAINAGE AREA AT LEAST 100 TIME THE SITE AREA OR 640 ACRES.

OUTFALL 3A

OUTFALL 3A IS LOCATED AT EXISTING MANHOLE EX. 2 AT THE SOUTHEAST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS POINT IS 9.79 ACRES (6.21 ACRES ONSITE). FROM THIS POINT, THE RUNOFF IS PIPED ALONG 811' OF REINFORCED CONCRETE PIPE SIZED BETWEEN 24" TO 36" UNDERNEATH MONROE STREET, AND OUTFALLS INTO AN EXISTING POND. THE DISCHARGE IS ROUTED THROUGH THE POND AND IS PIPED FOR 92' IN A 24" PIPE AND DAYLIGHTS INTO AN EARTHEN CHANNEL FOR ANOTHER 188' WHERE IT DISCHARGES INTO A FARM POND. THE FARM POND HAS THREE OUTFALL POINTS WHICH ARE ALL DEFINED CHANNELS, THESE DEFINED CHANNEL JOIN OUTFALL 3B AT THE PROPERTY BOUNDARY OF LOT 16-4-((1))-0021.

OUTFALL 3B

OUTFALL 3B IS LOCATED AT A PROPOSED MANHOLE AT THE NORTHEAST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS POINT IS 4.96 ACRES (4.68 ACRES ONSITE). FROM THIS POINT THE RUNOFF IS PIPED 100' ACROSS MONROE STREET IN PROPOSED REINFORCED CONCRETE PIPES SIZED 21" AND OUTFALLS ON THE OTHER SIDE AT A PROPOSED RELOCATED OUTFALL INTO AN EXISTING DRAINAGE CHANNEL. THE CHANNEL DIVERTS THE RUNOFF ACROSS THE UNDEVELOPED PORTION OF THE PARCEL TO A CULVERT PASSING UNDER THE ENTRANCE TO THE HERNDON MONROE STATION.

OUTFALLS 3A AND 3B DRAIN TO THE EXISTING SPRINT POND. THIS POND DISCHARGES INTO A CLOSED CONDUIT SYSTEM UNDER THE DULLES TOLL ROAD AND OUTFALLS INTO AND UNNAMED TRIBUTARY WHICH JOINS SUGARLAND RUN. THE POINT OF CONFLUENCE FOR THESE OUTFALLS IS CP 3 (CONFLUENCE POINT 3) AND HAS A DRAINAGE AREA OF 1211 ACRES WHICH SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT THE RECEIVING OUTFALL HAVE A DRAINAGE AREA AT LEAST 100 TIME THE SITE AREA OR 640 ACRES.

FPM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE FPM WILL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR THE SUBJECT SITE TO BE INCLUDED IN A SITE PLAN WHICH WILL DETERMINE THE ADEQUACY OF THE SITE'S OUTFALL. THE DOWNSTREAM ANALYSIS SHALL MOST LIKELY BE DETERMINED BY FPM SECTION 6-0203.2A, WHICH DEFINES THE EXTENT TO BE A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE PER FPM SECTION 6-0203.3B(1). ADDITIONALLY SWMO SECTIONS 124-4-4.B.3(a) AND 124-4-4.C.4 WILL BE USED TO SATISFY THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED AND APPROVED BY DPWES AT TIME OF FINAL SITE PLAN.

SUMMARY OF WATER QUALITY & QUANTITY

BLOCK A AND PARTS OF BLOCK B AND E DRAIN INTO OUTFALL 1 LOCATED AT POND A, AN EXISTING RETENTION POND. THE REMAINDER OF BLOCK B, BLOCK C AND PARTS OF BLOCK E DRAIN TO OUTFALL 2 LOCATED AT POND C, AN EXISTING EXTENDED DRY DETENTION POND. PONDS A AND C WERE DESIGNED TO PROVIDE BOTH QUALITY AND QUANTITY CONTROL FOR THE ULTIMATE CONDITIONS OF THE SITE.

PER # 5518-WUOD-002-1 (SEE SHEET 47 FOR THE SWOD), AREAS OF BLOCKS A, B, AND PARTS OF C AND E THAT ARE DRAINING TO EXISTING PONDS A AND C MEET THE CRITERIA ESTABLISHED IN DEQ GUIDANCE MEMO NO. 14-2014 AND SHOULD BE GOVERNED BY THE TECHNICAL CRITERIA IN ARTICLE 5 OF CHAPTER 124 OF THE STORMWATER MANAGEMENT ORDINANCE.

IN ORDER TO ADDRESS THE COMPREHENSIVE PLAN REQUIREMENTS & SUPPLEMENTAL BMPS HAVE BEEN ADDED TO BLOCKS A, B AND C (2 PER BLOCK) IN THE FORM OF MANUFACTURED DEVICES. THESE DEVICES WILL HELP REDUCE THE POLLUTANT LOAD BEING RELEASED FROM THE SITE INTO THE DOWNSTREAM WATERSHEDS. SEE SHEET 38 AND 39 FOR MANUFACTURED DEVICE LOCATIONS.

THE BLOCKS D AND E DRAIN TO OUTFALL 3 WHICH IS LOCATED AT THE SPRINT POND WHICH DOES NOT MEET THE CRITERIA ESTABLISHED IN DEQ GUIDANCE MEMO NO. 14-2014. THEREFORE, THE PROPOSED SITE AREA FOR THIS PORTION OF THE SITE IS SUBJECT TO ARTICLE 4 OF CHAPTER 124 OF THE STORMWATER MANAGEMENT ORDINANCE FOR WATER QUALITY AND WATER QUANTITY REQUIREMENTS. THE VIRGINIA RUNOFF REDUCTION METHOD WAS USED TO DETERMINE THE REQUIRED PHOSPHORUS LOAD REMOVAL, WHICH WAS ACHIEVED USING BIORETENTIONS, GREEN ROOF, AND MANUFACTURED DEVICES. THE WATER QUANTITY REQUIREMENT WAS DETERMINED USING ADJUSTED CN NUMBERS FROM THE VRRM SPREADSHEET AND THE ENERGY BALANCE EQUATION. MAXIMUM PEAK FLOW RATES FOR WATER QUANTITY WERE ACHIEVED USING DETENTION PIPES AND DETENTION WITHIN SELECT BIORETENTIONS.

THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING OFFSITE COMPLIANCE OPTIONS.

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2	JUNE 17, 2016 2ND SUBMISSION	
3	SEPTEMBER 20, 2016 STAFFING COMMENTS	
4	NOVEMBER 7, 2016	

SUR: GORDON | DES: SP
DRW: SB | CHK: SP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

ADEQUATE OUTFALL ANALYSIS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: VARIES VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-A0.DWG
NCS: --
NUMBER: 40 OF 48

Gordon

NOTES

ALL BIORETENTIONS (LEVEL 1 AND LEVEL 2) ARE CONSIDERED FOREST/OPEN SPACE PER VIRGINIA RUNOFF REDUCTION METHOD INSTRUCTIONS & DOCUMENTATION DATED MARCH 28, 2011.

THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING OFFSITE COMPLIANCE OPTIONS.

LEGEND

- MANAGED TURF
- IMPERVIOUS COVER
- BIORETENTION LEVEL 1
- GREEN ROOF LEVEL 2
- LIMITS OF DISTURBANCE (LOD)
- LIMITS OF ANALYSIS

RCN COMPUTATION

Proposed Land Cover Conditions

SUB-AREA	Land Cover Description	HSG (D) AREA (ac)	RCN	TOTAL AREA (ac)	PRODUCT AREA x RCN	Sub-Area RCN
Block D to Sprint Pond	Forest/Open Space	0.265	77	0.26	20	
	Managed Turf	2.560	80	2.56	205	
	Impervious Cover	6.193	98	6.19	607	
	TOTAL			9.02	832.1	*92*
Block E to Sprint Pond	Forest/Open Space	0.053	77	0.05	4	
	Managed Turf	0.549	80	0.55	44	
	Impervious Cover	3.093	98	3.09	303	
	TOTAL			3.70	351.1	*95*

1 BLOCKS D, E & PORTION OF C - PROPOSED LAND COVER MAP

SCALE: 1" = 50'

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SECURITY CONSULTING

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

SUR: GORDON	DES: SP
DRW: SB	CHK: SP

COMMONWEALTH OF VIRGINIA
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BLOCKS C, D & E – PROPOSED LAND COVER MAP

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: 1"=50' VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	5214-BMP_LC.DWG
NCS:	--
NUMBER:	41 OF 48

Gordon

1 BLOCK D - WATER QUALITY FACILITY DRAINAGE AREA MAP

SCALE: 1" = 50'

LEGEND

- TREATED MANAGED TURF
- TREATED IMPERVIOUS COVER
- BIORETENTION LEVEL 1
- DRY SWALE LEVEL 1
- MANUFACTURED DEVICE
- DRAINAGE DIVIDES
- LIMITS OF DISTURBANCE (LOD)
- LIMITS OF ANALYSIS

NORTH

0 25 50 100 200

SCALE: 1" = 50'

WATER QUALITY NARRATIVE

THE SITE IS DEFINED BY THE APPLICABLE AREA OF BLOCK D AND C THAT DRAIN TO THE EXISTING SPRINT POND NORTHEAST OF THE SITE. THE TOTAL ONSITE APPLICABLE AREA IS 6.60 ACRES. IN ORDER TO COMPENSATE FOR THE TREATMENT THAT WAS BEING BY THE EXISTING EXTENDED DETENTION BASIN THE 2.42 ACRES OF OFFSITE AREA DRAINING TO THE POND WAS INCLUDED IN THIS ANALYSIS. THE TOTAL AREA OF ANALYSIS IS 9.02 ACRES.

LAND COVER FOR THE PROPOSED CONDITION CONSISTS OF FOREST/OPEN SPACE (0.27 ACRES), MANAGED TURF (2.56 ACRES), AND IMPERVIOUS COVER (6.19 ACRES). TO MEET COUNTY AND STATE REQUIREMENTS FOR WATER QUALITY FOR BLOCK D, THE SITE IS PROPOSING TWELVE LEVEL 1 BIORETENTION FACILITIES LOCATED ADJACENT TO SIDEWALKS AND A DRY SWALE ADJACENT TO THE PROPOSED BUILDING. THE FACILITIES ARE DESIGNED IN ACCORDANCE TO JANUARY 2013 SPEC 9 AND 10 OF THE VIRGINIA DEQ SPECIFICATIONS.

THE LEVEL 1 BIORETENTION FACILITIES ARE PROPOSED TO CAPTURE THE SIDEWALKS AND ROADS TO THE NORTH, WEST, AND SOUTH OF THE PROPOSED BUILDING. THE LEVEL 1 DRY SWALE IS PROPOSED TO CAPTURE THE BUILDING FOOTPRINT, PARKING GARAGE, AND INNER COURTYARDS. THE STORMWATER IS FROM BIORETENTION #1-9 AND A PORTION OF THE DRY SWALE ARE TREATED A SECOND TIME BY MANUFACTURED DEVICES 1 AND 2. MANUFACTURED DEVICE 3 IS BEING USED TO TREAT THE OFFSITE AREA SOUTH OF BLOCK D THAT DRAINED TO THE EXISTING POND LOCATED ON THE SOUTHEAST CORNER OF BLOCK D. THESE FACILITIES WERE ABLE TO TREAT 8.91 LB/YR OF RUNOFF WHICH DOES NOT MEET THE REQUIREMENT. IN ORDER TO ACHIEVE THE REQUIREMENT 2.30 LBS OF OFFSITE NUTRIENT CREDITS WILL BE PURCHASED.

THE BIORETENTIONS PROPOSED ALONG THE EAST-WEST DRIVE ARE OPTION 1 FOR STORMWATER COMPLIANCE BUT ARE SUBJECT TO VDOT AND COUNTY APPROVAL AND THE EXECUTION OF A 3-WAY MAINTENANCE AGREEMENT BETWEEN THE OWNER COUNTY AND VDOT. OPTION 2 IS TO PURCHASE NUTRIENT CREDITS FOR THE EAST-WEST DRIVE WITH THE INFRASTRUCTURE DEVELOPMENT PLAN IN ORDER TO SATISFY THE WATER QUALITY COMPLIANCE FOR THE ROADWAY.

REFER TO THIS SHEET AND SHEET 43 FOR THE PROPOSED WATER QUALITY BIORETENTION TREATMENT AREAS AND SUPPORTING COMPLIANCE CALCULATIONS.

FACILITY SIZING

Block D					
Facility #	Impervious Cover (SF)	Managed Turf (SF)	Total Area (SF)	Surface Area (SF)	
				Required	Provided
Dry Swale (Level 1)	125175	40369	165544	6516	6567
Total Areas to Bioretention (Level 1)	Total Impervious Cover (Ac)	Total Managed Turf (Ac)	Total Area (Ac)		
	2.87	0.93	3.80		
Facility #	Impervious Cover (SF)	Managed Turf (SF)	Total Area (SF)	Bioretention Surface Area (SF)	
				Required	Provided
Bioretention 1 (Level 1)	1735	1891	3626	126	200
Bioretention 2 (Level 1)*	16654	8904	25558	911	920
Bioretention 3 (Level 1)	9934	5396	15330	642	1000
Bioretention 4 (Level 1)	3505	2018	5523	228	320
Bioretention 5 (Level 1)	3336	2691	6027	229	289
Bioretention 6 (Level 1)	3035	2764	5799	213	265
Bioretention 7 (Level 1)	3093	2417	5510	211	280
Bioretention 8 (Level 1)	3382	2865	6247	234	320
Bioretention 9 (Level 1)	5368	3560	8928	357	421
Bioretention 10 (Level 1)	3271	1843	5114	212	325
Bioretention 11 (Level 1)	3296	2390	5686	222	320
Bioretention 12 (Level 1)	2903	2445	5348	201	315
Total Areas to Bioretention (Level 1)	Total Impervious Cover (Ac)	Total Managed Turf (Ac)	Total Area (Ac)		
	1.37	0.90	2.27		

Uses media depth of 2', gravel depth of 1' and ponding depth of 6"

*Uses media depth of 3', gravel depth of 1' and ponding depth of 6"

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING OFFSITE COMPLIANCE OPTIONS

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COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

BLOCK D – WATER QUALITY FACILITY DRAINAGE AREA MAP

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=50' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-BMPQUAL_D.DWG
NCS: --
NUMBER: 42 OF 48

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Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: Block D	
Date:	

data input cells
calculation cells
constant values

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.27	0.27
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	2.56	2.56
Impervious Cover (acres)	0.00	0.00	0.00	6.19	6.19
				Total	9.02

Rv Coefficients

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

Land Cover Summary

Forest/Open Space Cover (acres)	0.27		
Weighted Rv(forest)	0.05		
% Forest	3%		
Managed Turf Cover (acres)	2.56		
Weighted Rv(turf)	0.25		
% Managed Turf	28%		
Impervious Cover (acres)	6.19		
Rv(impervious)	0.95		
% Impervious	69%		
Total Site Area (acres)	9.02		
Site Rv	0.72		
Post-Development Treatment Volume (acre-ft)	0.54		
Post-Development Treatment Volume (cubic feet)	23,728		
Post_Development Load (TP) (lb/yr)	14.91	Post_Development Load (TN) (lb/yr)	106.65
Total Load (TP) Reduction Required (lb/yr)	11.21		

Drainage Area A

rainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
orest/Open Space (acres)	0.00	0.00	0.00	0.27	0.27	0.05
anaged Turf (acres)	0.00	0.00	0.00	1.89	1.89	0.25
npervious Cover (acres)	0.00	0.00	0.00	4.43	4.43	0.95
				Total	6.59	

Post Development Treatment Volume (cf) 17058

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.67	0.67	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.76	1.76	0.95
				Total	2.42	

Post Development Treatment Volume (cf) 6670

ite Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	4.43	1.76	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	4.25	1.76	0.00	0.00	0.00	OK.
TURF AREA	1.89	0.67	0.00	0.00	0.00	OK.
TURF AREA TREATED	1.81	0.67	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

hosphorus

TOTAL TREATMENT VOLUME (cf)	23,728
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	11.21
RUNOFF REDUCTION (cf)	6511
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	8.91
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	5.99
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	2.30

itrogen (for information purposes)

TOTAL TREATMENT VOLUME (cf)	23,728
RUNOFF REDUCTION (cf)	6511
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	73.08
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	33.57

NOTE:
1. THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING UTILIZING OFFSITE COMPLIANCE OPTIONS.

2. DRAINAGE AREA A REFERS TO DRAINAGE AREAS CONTRIBUTING TO BIORETENTIONS THAT ARE ALSO TREATED BY THE MANUFACTURED DEVICES. DRAINAGE AREA B CONSISTS OF DRAINAGE AREAS CONTRIBUTING TO BIORETENTIONS THAT ARE NOT FURTHER TREATED BY MANUFACTURED DEVICES.

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
5. Dry Swale													
5.a. Dry Swale #1 (Spec #10)	impervious acres draining to dry swale	40% runoff volume reductio	0.40	1.33	0	1837	2756	20	0.00	2.88	1.50	1.38	14. Manufactured Device
	turf acres draining to dry swal	40% runoff volume reductio	0.40	0.41	0	150	225	20	0.00	0.24	0.12	0.11	14. Manufactured Device
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	1.15	0	1585	2377	25	0.00	2.49	1.37	1.12	14. Manufactured Device
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.75	0	271	406	25	0.00	0.42	0.23	0.19	14. Manufactured Device
14. Manufactured BMP													
14. Manufactured BMP	impervious acres draining to device	0% runoff volume reduction	0.00	1.76	5,133	0	11219	50	2.50	3.82	3.16	3.16	
	turf acres draining to device	0% runoff volume reduction	0.00	0.65	632	0	1223	50	0.30	0.37	0.34	0.34	

TOTAL IMPERVIOUS COVER TREATED (ac)	2.48
TOTAL TURF AREA TREATED (ac)	1.16

AREA CHECK OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	11.21
TOTAL RUNOFF REDUCTION IN D.A. A (cf)	3,843
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	3.22

VATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL RUNOFF REDUCTION IN D.A. A (cf)	3,843
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	43.14

TOTAL IMPERVIOUS COVER TREATED (ac)	4.25
TOTAL TURF AREA TREATED (ac)	1.81

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	3.50
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	6.72

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.00
TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	43.14

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employec
6. Bioretention													
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.22	0	300	450	25	0.00	0.47	0.26	0.21	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.15	0	55	83	25	0.00	0.09	0.05	0.04	
5. Dry Swale													
5.a. Dry Swale #1 (Spec #10)	impervious acres draining to dry swale	40% runoff volume reduction	0.40	1.54	0	2126	3190	20	0.00	3.34	1.73	1.60	
	turf acres draining to dry swale	40% runoff volume reduction	0.40	0.51	0	186	279	20	0.00	0.29	0.15	0.14	

Practice	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices (lbs)	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
6. Bioretention					
6.a. Bioretention #1 or Urban Bioretention (Spec #9) – impervious acres draining to bioretention	40	0.00	3.37	2.15	1.21
turf acres draining to bioretention	40	0.00	0.62	0.40	0.22
5. Dry Swale					
5.a. Dry Swale #1 (Spec #10) – impervious acres draining to dry swale	25	0.00	23.87	13.13	10.74
turf acres draining to dry swale	25	0.00	2.09	1.15	0.94

TOTAL IMPERVIOUS COVER TREATED (ac)	1.76
TOTAL TURF AREA TREATED (ac)	0.67

AREA CHECK OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	11.21
TOTAL RUNOFF REDUCTION IN D.A. B (cf)	2,668
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	2.19

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL RUNOFF REDUCTION IN D.A. B (cf)	2,668
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	29.95

1 BLOCK D - WATER QUALITY COMPUTATIONS
SCALE: N/A

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BLOCK D – WATER QUALITY COMPUTATIONS

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1 BLOCK E - WATER QUALITY FACILITY DRAINAGE AREA MAP

SCALE: 1" = 50'

LEGEND

- TREATED MANAGED TURF
- TREATED IMPERVIOUS COVER
- BIORETENTION LEVEL 1
- GREEN ROOF LEVEL 2
- DRAINAGE DIVIDES
- LIMITS OF DISTURBANCE (LOD)
- LIMITS OF ANALYSIS
- MANUFACTURED DEVICE

NORTH

0 25 50 100 200

SCALE: 1" = 50'

WATER QUALITY NARRATIVE - BLOCK E

THE SITE IS DEFINED BY THE APPLICABLE AREA OF BLOCK E THAT DRAINS TO THE EXISTING SPRINT POND NORTHWEST OF THE SITE. THE TOTAL APPLICABLE AREA IS 3.10 ACRES.

LAND COVER FOR THE PROPOSED CONDITION CONSISTS OF FOREST/OPEN SPACE (0.25 ACRES), MANAGED TURF (0.55 ACRES), AND IMPERVIOUS COVER (3.09 ACRES). TO MEET COUNTY AND STATE REQUIREMENTS FOR WATER QUALITY, THE SITE IS PROPOSING FIVE LEVEL 1 BIORETENTION FACILITIES LOCATED ADJACENT TO SIDEWALKS, AND A LEVEL 2 GREEN ROOF ON THE PARKING GARAGE AND BUILDING. THE FACILITIES ARE DESIGNED IN ACCORDANCE TO JANUARY 2013 SPEC 9 AND SPEC 7 OF THE VIRGINIA DEQ SPECIFICATIONS.

THE LEVEL 1 BIORETENTION FACILITIES ARE PROPOSED TO CAPTURE THE SIDEWALKS, THE ROAD TO THE SOUTH OF THE PROPOSED BUILDING, THE DRIVEWAY BETWEEN THE BUILDINGS, AND THE SURROUNDING TURF AREAS. THE GREEN ROOF IS PROPOSED TO CAPTURE THE RAINFALL THE FALLS WITHIN ITS FOOTPRINT. THE TREATED STORMWATER IS TREATED A SECOND TIME BY THE MANUFACTURED DEVICES 4 AND 5.

THE BIORETENTIONS PROPOSED ALONG THE EAST-WEST DRIVE ARE OPTION 1 FOR STORMWATER COMPLIANCE BUT ARE SUBJECT TO VDOT AND COUNTY APPROVAL AND THE EXECUTION OF A 3-WAY MAINTENANCE AGREEMENT BETWEEN THE OWNER COUNTY AND VDOT. OPTION 2 IS TO PURCHASE NUTRIENT CREDITS FOR THE EAST-WEST DRIVE WITH THE INFRASTRUCTURE DEVELOPMENT PLAN IN ORDER TO SATISFY THE WATER QUALITY COMPLIANCE FOR THE ROADWAY.

REFER TO THIS SHEET AND SHEET 45 FOR THE PROPOSED WATER QUALITY BIORETENTION TREATMENT AREAS AND SUPPORTING COMPLIANCE CALCULATIONS.

WATER QUALITY FACILITY SIZING

Block E					
Facility #	Impervious Cover (SF)	Managed Turf (SF)	Total Area (SF)	Bioretention Surface Area (SF)	
				Required	Provided
Bioretention 15 (Level 1)	1685	934	2619	109	296
Bioretention 16 (Level 1)	2820	1410	4230	180	297
Bioretention 17 (Level 1)*	16236	2705	18941	813	820
Bioretention 18 (Level 1)	3155	1577	4732	202	325
Bioretention 19 (Level 1)*	5816	2152	7968	306	320
Total Areas to Bioretention (Level 1)	Total Impervious Cover (Ac)	Total Managed Turf (Ac)	Total Area (Ac)		
	0.68	0.20	0.88		

Uses media depth of 2', gravel depth of 1' and ponding depth of 6"

*Uses media depth of 3', gravel depth of 1' and ponding depth of 6"

NOTE:
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SECURITY CONSULTING

REVISIONS

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 7, 2016	

SUR: GORDON
DES: SP
DRW: SB
CHK: SP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

BLOCK E – WATER QUALITY FACILITY DRAINAGE AREA MAP

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-048
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=50' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-BMPQUAL_E.DWG
NCS: --
NUMBER: 44 OF 48

Gordon

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: Block E	
Date:	

data input cells
calculation cells
constant values

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.05	0.05
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.55	0.55
Impervious Cover (acres)	0.00	0.00	0.00	3.09	3.09
			Total		3.70

Rv Coefficients

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

Land Cover Summary

Forest/Open Space Cover (acres)	0.05		
Weighted Rv(forest)	0.05		
% Forest	1%		
Managed Turf Cover (acres)	0.55		
Weighted Rv(turf)	0.25		
% Managed Turf	15%		
Impervious Cover (acres)	3.09		
Rv(impervious)	0.95		
% Impervious	84%		
Total Site Area (acres)	3.70		
Site Rv	0.83		
Post-Development Treatment Volume (acre-ft)	0.26		
Post-Development Treatment Volume (cubic feet)	11,175		
Post_Development Load (TP) (lb/yr)	7.02	Post_Development Load (TN) (lb/yr)	50.23
Total Load (TP) Reduction Required (lb/yr)	5.51		

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.05	0.05	0.05
Managed Turf (acres)	0.00	0.00	0.00	0.55	0.55	0.25
Impervious Cover (acres)	0.00	0.00	0.00	3.09	3.09	0.95
			Total		3.70	

Post Development Treatment Volume (cf) 11175

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	3.09	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	2.85	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.55	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.25	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorus

TOTAL TREATMENT VOLUME (cf)	11,175
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	5.51
RUNOFF REDUCTION (cf)	2783
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	4.15
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	2.88
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	1.36

Nitrogen (for information purposes)

TOTAL TREATMENT VOLUME (cf)	11,175
RUNOFF REDUCTION (cf)	2783
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	24.68
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	25.55

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices (lbs)	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
1. Vegetated Roof														**1. Green Roof**				
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.85	0	1755	1170	0	0.00	1.84	1.10	0.73	14. Manufactured Device	0	0.00	13.13	7.88	5.25
6. Bioretention														**6. Bioretention**				
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.68	0	938	1407	25	0.00	1.47	0.81	0.66	14. Manufactured Device	40	0.00	10.53	6.74	3.79
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.25	0	91	136	25	0.00	0.14	0.08	0.06	14. Manufactured Device	40	0.00	1.02	0.65	0.37
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00		60	0.00	0.00	0.00	0.00
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	0.00		60	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	1.53
TOTAL TURF AREA TREATED (ac)	0.25
TOTAL RUNOFF REDUCTION IN D.A. A (cf)	2,783
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	24.68

AREA CHECK OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	5.51
TOTAL RUNOFF REDUCTION IN D.A. A (cf)	2,783
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.99

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

14. Manufactured BMP														**14. Manufactured BMP**				
14. Manufactured BMP	impervious acres draining to device	0% runoff volume reduction	0.00	1.32	2,577	0	7123	50	1.40	2.85	2.12	2.12		0	9.04	20.41	0.00	29.45
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	136	0	136	50	0.06	0.00	0.03	0.03		0	0.37	0.00	0.00	0.37

TOTAL IMPERVIOUS COVER TREATED (ac)	2.85
TOTAL TURF AREA TREATED (ac)	0.25

AREA CHECK OK.

PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	2.16
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	4.15

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	0.00
TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr)	24.68

1 BLOCK E - WATER QUALITY COMPUTATIONS
SCALE: N/A

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING OFFSITE COMPLIANCE OPTIONS

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4. NOVEMBER 1, 2016		

SUR: GORDON
DES: SP
DRW: SB
CHK: SP

COMMONWEALTH OF VIRGINIA
SCOTT PETERSON
Lic. No. 024787
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PROFESSIONAL ENGINEER
SEAL:

BLOCK E – WATER QUALITY COMPUTATIONS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: N/A VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-BMPQUAL_E.DWG
NCS: --
NUMBER: 45 OF 48

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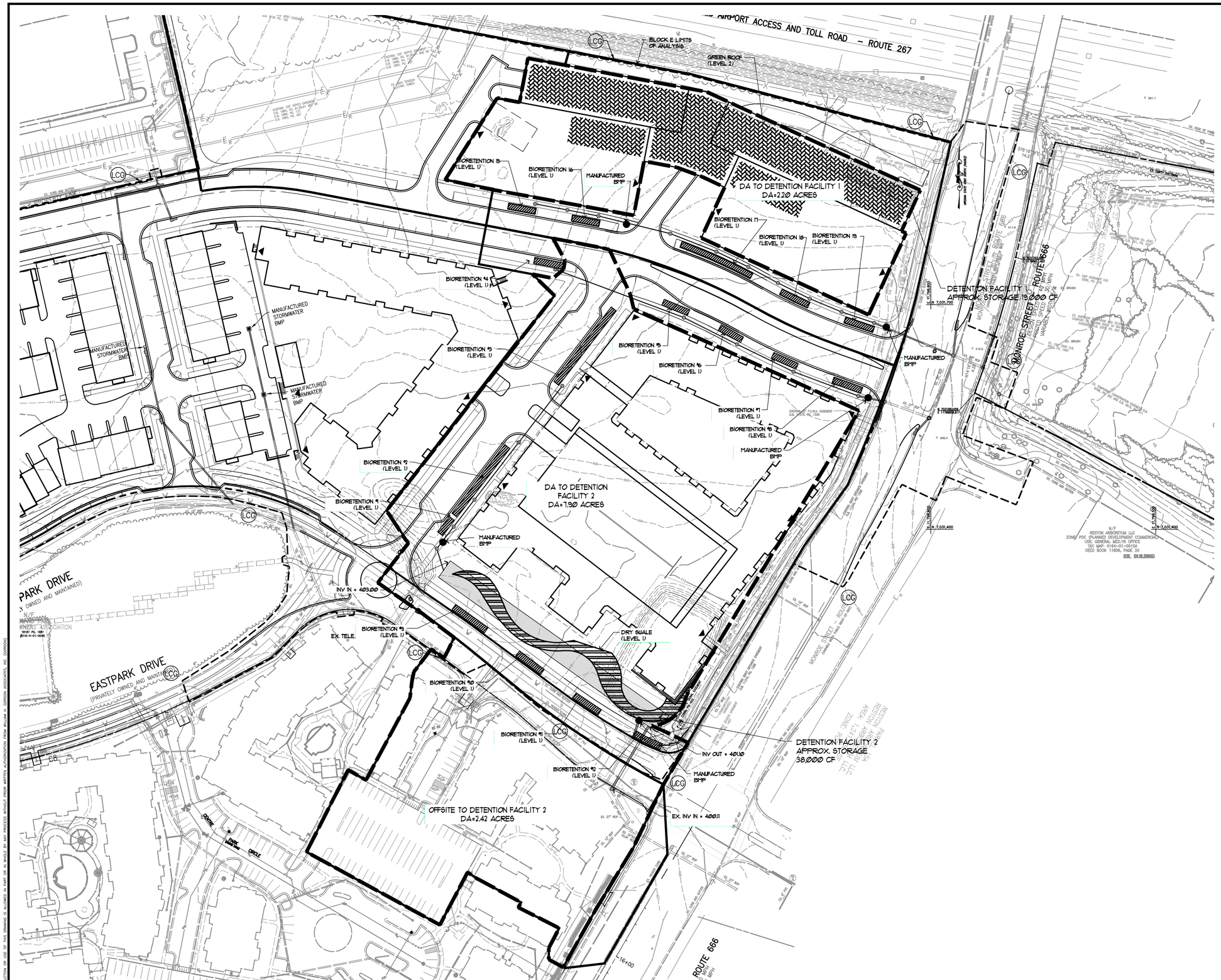

1 BLOCKS D & E - WATER QUANTITY FACILITY DRAINAGE AREA MAP

SCALE: 1" = 60'

NORTH

0 30 60 120 240

SCALE: 1" = 60'

WATER QUANTITY NARRATIVE

WATER QUANTITY COMPLIANCE FOR THE SITE IMPROVEMENTS IS BEING ACCOMPLISHED BY THE RUNOFF REDUCTION PROVIDED BY THE LEVEL 1 BIORETENTIONS AND BY TWO DETENTION FACILITIES. PER CHAPTER 124 OF THE FAIRFAX COUNTY CODE, THE SITE SHALL PROVIDE STORMWATER DETENTION CAPACITY SUFFICIENT TO PASS THE ALLOWABLE 1-YEAR AND 10-YEAR 24-HOUR PEAK FLOW RATES FOLLOWING THE LAND DISTURBING ACTIVITIES UTILIZING ENERGY BALANCE METHODOLOGY.

PRE AND POST RUNOFF COMPUTATIONS FOR THE SITE WERE DEVELOPED TO ESTABLISH ALLOWABLE RELEASE RATES FOR 1-YEAR, 2-YEAR AND 10-YEAR 24-HR STORMS.

THE TOTAL APPLICABLE AREA FOR BLOCK D AND OFFSITE AREA SOUTH OF THE SITE PREVIOUSLY DRAINED INTO THE EXISTING POND IS 9.02 ACRES. DETENTION IS PROVIDED BY A 4'X24'X335' DETENTION VAULT FOR 7.92 ACRES OF THE APPLICABLE AREA. A SMALL AREA OF 0.66 ACRES WITHIN BLOCK D DRAINS TO BIORETENTIONS 4-8 (LEVEL 1) WHICH WILL PROVIDE DETENTION AND OUTFALL INTO AN EXISTING MANHOLE.

THE TOTAL APPLICABLE AREA FOR BLOCK E IS 3.86 ACRES. DETENTION IS PROVIDED BY A 6'X120'X25' VAULT LOCATED WITHIN THE BUILDING WITH A DRAINAGE AREA OF 3.09 ACRES. MAINTENANCE ACCESS TO THE VAULT WILL BE PROVIDED THROUGH THE BUILDING. ALL BIORETENTIONS PROVIDE DETENTION AND WILL BE FURTHER DETAINED IN THE VAULT.

THE REMAINING AREAS (BLOCKS A, B, P, C AND PART OF E) ARE BEING TREATED BY EXISTING STORMWATER MANAGEMENT PONDS. SEE STORMWATER ORDINANCE DETERMINATION LETTER ON SHEET ** FOR INFORMATION.

LEGEND

- DETENTION FACILITY
- BIORETENTION LEVEL 1
- GREEN ROOF LEVEL 2
- MANUFACTURED DEVICE
- DRAINAGE DIVIDES INTO DETENTION
- LIMITS OF DISTURBANCE (LOD)
- LIMITS OF ANALYSIS

NOTE:
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SEAL:

BLOCKS D & E – WATER QUANTITY FACILITY DRAINAGE AREA MAP

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=60' VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-BMPQUAN.DWG
NCS: --
NUMBER: 46 OF 48

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

APR 1 2 2016

Steve Pandish, P.E.
Director of Water Resources
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, Virginia 20151

Subject: Woodland East; Tax Map #016-4-01-0043, 0045, and 0046; Sully District

Reference: Stormwater Management Ordinance Determination #5518-SWOD-002-1

Dear Mr. Pandish:

This is in response to your request dated June 25, 2015, and revised August 28, 2015, for a determination whether the proposed redevelopment of the subject site is served by an existing off-site stormwater management facilities, and meets the applicable criteria and is considered Grandfathered under §124-1-12.A of the Stormwater Management Ordinance, Chapter 124 of the Code of the County of Fairfax (SWMO). With your original request, you provided reduced copies of plans titled "Overall Drainage Divides Woodland East" dated May 2015; and "Sprint Pond Drainage Divides, Woodland East" dated May 2015; and excerpts from the approved plans "Woodland Park Ponds"; Van Metre at Woodland Park; and Reston – Section 912, Tech Park – Phase III". With your revised request dated August 28, you stated that during subsequent research, you discovered that there is an existing stormwater management pond located on the southeasterly corner of the site, which was designed and built pursuant to the Site Plan "Woodland Park Infrastructure East". You indicated that the existing on-site facility would be removed with the proposed development of the parcel, and requested a determination of the amount of phosphorous load the proposed development would be required to be provided to compensate for the removal of the existing facility.

We have reviewed your requests and have determined that only three of the four existing stormwater facilities were designed and implemented in accordance with the old technical criteria and provide stormwater quality and quantity control for the subject site, therefore only those portions of the subject site that are currently served, as described below, qualify under the provisions in the Virginia Department of Environmental Quality (DEQ) Guidance Memo No. 14-2014, dated August 25, 2014, and may, subject to certain conditions, remain subject to the technical criteria in SWMO Article 5. The remaining portion of the site must be designed and built in accordance with the new technical criteria in SWMO Article 4.

For the purposes of this determination, the subject site is divided into four area; the westerly, southerly, southeasterly, and easterly portions, as described below. The portions correspond to watershed Areas A, B, C and D, respectively, as shown on the Stormwater and Best

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Land Development Services
12055 Government Center Parkway, Suite 444
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Management Map, sheet 26 of the site plan 5518-SP-027-2, titled "Woodland Park Infrastructure East." The westerly portion of the site is the area served by the existing off-site wet pond, built pursuant to site plan 5518-SP-006-3, titled "Woodland Park Ponds" (referred to herein as "Woodland Park Pond B"). The southerly portion is the area served by the existing off-site extended detention dry pond, built pursuant to the site plan 5518-SP-014-2, titled "Van Metre at Woodland Park" (referred to herein as "Van Metre Pond C"). The southeasterly portion is the area served by the existing on-site extended detention dry pond, built pursuant to site plan 5518-SP-027-2 titled "Woodland Park Infrastructure East" (referred to herein as "Infrastructure East Pond C"). The easterly portion of the site is the area which drains east to Monroe Street, but it is not served by a stormwater management facility that was designed and built in accordance with the old technical criteria. The existing facility located downstream of the easterly portion of the site, built pursuant to site plan 4890-SP-003-2, titled "Reston – Section 912, Tech Park Phase III" (referred to herein as the "Sprint Pond"), was designed only to provide detention in accordance with the criteria in effect at the time, and water quality control credit had not been approved prior to the adoption of the new criteria. Therefore, the Sprint Pond does not qualify under the provisions of DEQ Memo 14-2014.

The westerly, southerly, and southeasterly portions of the subject site are served by existing off-site stormwater management facilities, Woodland Park Pond B, Van Metre Pond C, and Infrastructure East Pond C, respectively, qualify under the provisions in the DEQ Guidance Memo No. 14-2014, dated August 25, 2014, and the land-disturbing activities in those drainage areas may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two state VPDES permit cycles, provided that the following are met:

- The land-disturbing activities within the drainage areas that were originally designed to be served by the qualifying existing off-site stormwater management facilities, i.e., Woodland Park Pond B, Van Metre Pond C, and Infrastructure East Pond C, do not change the land-use assumptions (e.g., amount of impervious cover and drainage area) upon which the existing off-site stormwater management facilities were designed and built;
- The final design on the site plan for the development in those areas must demonstrate that the construction activity will comply with the technical criteria in Article 5 of the SWMO;
- Coverage under the Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (General Permit) is obtained prior to commencement of the land-disturbing activities;
- Coverage under the VPDES General Permit is continuously maintained throughout the life of the construction activity, until all land-disturbing activities are completed, final stabilization is achieved, and General Permit coverage is terminated; and
- At the end of the 2019 VPDES General Permit (i.e., June 30, 2024), the land-disturbing activities shall become subject to any new technical criteria adopted by the State Water Control Board.

The easterly portion of the subject site, which drains to Monroe Street, is not served by a qualifying facility, and must be designed to meet the new criteria in Article 4 of the SWMO.

3 STORMWATER ORDINANCE DETERMINATION (5518-SWOD-002-1)

This determination is based on DEQ Guidance Memo No. 14-2014; the status of the approved plan and existing off-site stormwater management facilities; and the Grandfathering provisions in the SWMO, adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (9VAC25-870 et seq.).

DEQ issued Guidance Memo No. 14-2014 to clarify implementation of Sections 47 and 48 of the VSMP Regulations. According to DEQ's guidance regarding new construction activities, any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old technical criteria remain subject to the old criteria for two additional General Permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an unanticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new technical criteria, or the project should be designed in accordance with the new technical criteria. An electronic copy of DEQ Guidance Memo 14-2014 is available on DEQ's website at: www.deq.virginia.gov/Portals/0/DEQ/Water/Guidance/142014.pdf.

In your August 28 letter, you also requested a determination of the stormwater requirements that would apply to the proposed development if the existing on-site facility was to be removed or retrofitted, considering that Infrastructure East Pond C was designed and implemented in accordance with the old technical criteria to serve both on-site and off-site areas. The existing facility was built to provide post-construction stormwater controls for the existing development, and is required to remain, and be maintained, for as long as the existing development remains. Any project that proposes to remove or modify the existing facility must be designed in accordance with the new technical criteria. The replacement or modified facilities would have to be designed in accordance with the new technical criteria (i.e., the VRRM methodology, BMP Clearinghouse standards and specifications, etc.), and must provide post-construction stormwater runoff controls meeting the new development requirements (e.g., 0.41 lbs./acre/year) for the amount of impervious cover (including off-site areas) which the existing facility was designed and built to serve, as if it was part of the proposed development (i.e., the land cover on the site data tab in the spreadsheet must reflect the total drainage areas and impervious surfaces that the to-be-removed facility were designed and built to control), as well as any additional increased impervious cover proposed with the subject development.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, and VPDES General Permit coverage is obtained and continuously maintained for the duration of the land-disturbing activities, until final stabilization is achieved and coverage is terminated. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024. In accordance with DEQ Guidance, land-disturbing activities that are served by an existing stormwater facility remain subject to the technical criteria in Article 5 for two VPDES General Permit cycles. After the end of second state permit cycle (i.e., June 30, 2024), the land-disturbing activities shall become subject to any new technical criteria adopted by the State Water Control Board.

If further assistance is desired, please contact Jeremiah Stonefield, Site Code Research and Development Branch (SCRD), at 703-324-1780, or e-mail: Jerry.Stonefield@fairfaxcounty.gov.

Sincerely,

Shahab Baig, P.E., Chief
Site Development and Inspections Division - North Branch
Herrity Building, Suite 535

cc: Jack Weyant, Director, SDID, LDS, DPWES
Paul Shirey, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCRD, CDCD, LDS, DPWES
DPWES File

ADEQUATE OUTFALL UTILIZING THE ENERGY BALANCE METHOLOGY (9VAC25-870-66 WATER QUANTITY)

Block D	CHANNEL PROTECTION (SWMO 124-4-4.B.3(a)) 1-Year			FLOOD PROTECTION (SWMO 124-4-4.C.4) 2-Year			10-Year		
	PRE	POST (unadjusted)	POST (adjusted)	PRE	POST (unadjusted)	POST (adjusted)	PRE	POST (unadjusted)	POST (adjusted)
LOD Area (acres)	9.02	9.02	9.02	9.02	9.02	9.02	9.02	9.02	9.02
P (in)	2.62	2.62	2.62	3.17	3.17	3.17	4.87	4.87	4.87
CN	77	92	90	77	92	90	77	92	90
S (in)=1000/CN-10	2.99	0.87	1.11	2.99	0.87	1.11	2.99	0.87	1.11
I_a=0.2S	0.60	0.17	0.22	0.60	0.17	0.22	0.60	0.17	0.22
I_a/P	0.23	0.07	0.08	0.19	0.05	0.07	0.12	0.04	0.05
RV (in)=$(P-0.2S)^2/(P-0.2S)+S$	0.82	1.80	1.64	1.19	2.32	2.14	2.51	3.96	3.75

CHANNEL PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	11.58	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	1.64	
$Q_{allowable}$ for LOD (cfs)	5.77	
ACTUAL $Q_{Post\ Development}$ (cfs)	**26.75**	from TR 55

FLOOD PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	17.15	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	2.14	
$Q_{allowable}$ for LOD (cfs)	9.54	
ACTUAL $Q_{Post\ Development}$ (cfs)	**34.53**	from TR 55

FLOOD PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	36.37	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	3.75	
$Q_{allowable}$ for LOD (cfs)	24.38	
ACTUAL $Q_{Post\ Development}$ (cfs)	**58.56**	from TR 55

(1)POST (adjusted) RV from VRRM 'Channel and Flood Protection' tab; PRE CN can be computed using same computations on this tab

$Q_{Allowable}/Q_{Post\ Development}$	0.22	
V_s/V_r	0.44	Fig 6-1 of TR-55
V_s	0.72	
Storage Required (cf)	23606	

$Q_{Allowable}/Q_{Post\ Development}$	0.28	
V_s/V_r	0.39	Fig 6-1 of TR-55
V_s	0.83	
Storage Required (cf)	27338	

$Q_{Allowable}/Q_{Post\ Development}$	0.42	
V_s/V_r	0.31	Fig 6-1 of TR-55
V_s	1.16	
Storage Required (cf)	38074	

1 BLOCK D - WATER QUANTITY SIZING COMPUTATIONS

ADEQUATE OUTFALL UTILIZING THE ENERGY BALANCE METHOLOGY (9VAC25-870-66 WATER QUANTITY)

Block E	CHANNEL PROTECTION (SWMO 124-4-4.B.3(a)) 1-Year			FLOOD PROTECTION (SWMO 124-4-4.C.4) 2-Year			10-Year		
	PRE	POST (unadjusted)	POST (adjusted)	PRE	POST (unadjusted)	POST (adjusted)	PRE	POST (unadjusted)	POST (adjusted)
LOD Area (acres)	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70
P (in)	2.62	2.62	2.62	3.17	3.17	3.17	4.87	4.87	4.87
CN	77	95	93	77	95	93	77	95	93
S (in)=1000/CN-10	2.99	0.53	0.75	2.99	0.53	0.75	2.99	0.53	0.75
I_a=0.2S	0.60	0.11	0.15	0.60	0.11	0.15	0.60	0.11	0.15
I_a/P	0.23	0.04	0.06	0.19	0.03	0.05	0.12	0.02	0.03
RV (in)=$(P-0.2S)^2/(P-0.2S)+S$	0.82	2.08	1.89	1.19	2.62	2.42	2.51	4.29	4.07

CHANNEL PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	4.75	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	1.89	
$Q_{allowable}$ for LOD (cfs)	2.05	
ACTUAL $Q_{Post\ Development}$ (cfs)	**12.34**	from TR 55

FLOOD PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	7.04	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	2.42	
$Q_{allowable}$ for LOD (cfs)	3.46	
ACTUAL $Q_{Post\ Development}$ (cfs)	**15.53**	from TR 55

FLOOD PROTECTION CRITERIA		
$Q_{Post\ Development}$ <= $(Q_{forested} * RV_{forested})/RV_{Developed}$)		
$Q_{pre\text{-}development}$ for LOD (cfs)	14.92	from TR 55
$RV_{Post\ Development}$ (with runoff reduction) (in)(2)	4.07	
$Q_{allowable}$ for LOD (cfs)	9.22	
ACTUAL $Q_{Post\ Development}$ (cfs)	**25.27**	from TR 55

(1)POST (adjusted) RV from VRRM 'Channel and Flood Protection' tab; PRE CN can be computed using same computations on this tab

$Q_{Allowable}/Q_{Post\ Development}$	0.17	
V_s/V_r	0.48	Fig 6-1 of TR-55
V_s	0.91	
Storage Required (cf)	12201	

$Q_{Allowable}/Q_{Post\ Development}$	0.22	
V_s/V_r	0.44	Fig 6-1 of TR-55
V_s	1.06	
Storage Required (cf)	14283	

$Q_{Allowable}/Q_{Post\ Development}$	0.36	
V_s/V_r	0.34	Fig 6-1 of TR-55
V_s	1.38	
Storage Required (cf)	18587	

2 BLOCK E - WATER QUANTITY SIZING COMPUTATIONS

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWES AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION INCLUDING OFFSITE COMPLIANCE OPTIONS.

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Phone: 703-263-1900
www.gordon.us.com

NUMBER	DATE	DESCRIPTION
1.	OCTOBER 6, 2015	RESUBMISSION
2.	JUNE 17, 2016	2ND SUBMISSION
3.	SEPTEMBER 20, 2016	STAFFING COMMENTS
4.	NOVEMBER 1, 2016	

REVISIONS

SUR: GORDON
DES: SP
DRW: SB
CHK: SP

COMMONWEALTH OF VIRGINIA
J. SCOTT PETERSON
Lic. No. 024787
11/07/2016
PROFESSIONAL ENGINEER
SEAL:

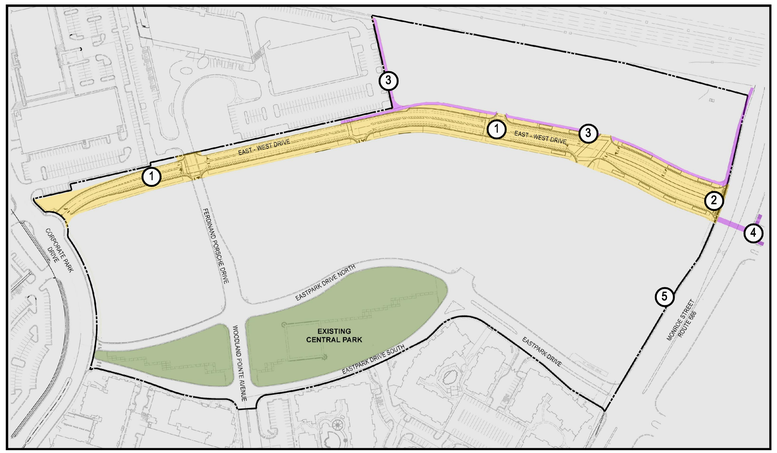
BLOCKS D & E – WATER QUANTITY FACILITY COMPUTATIONS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: N/A VERT:
DATE: SEPTEMBER 2015
PLAN: PCA 2003
JOB: 0313-5214
CADD: 5214-BMPQUAN.DWG
NCS: --
NUMBER: 47 OF 48

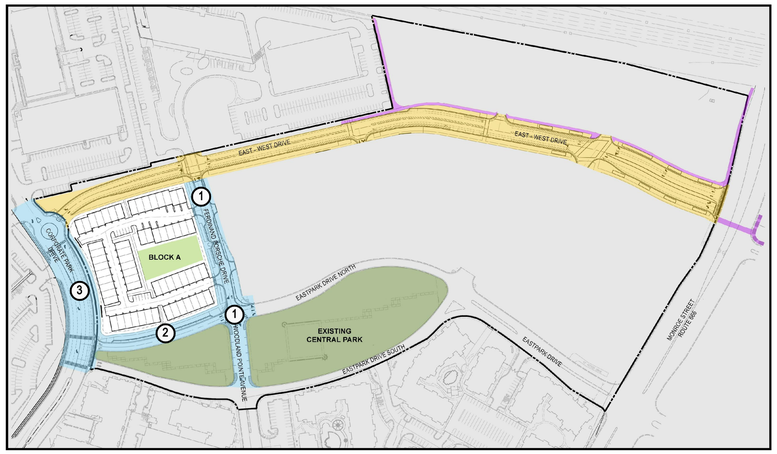
Gordon



PHASE 1

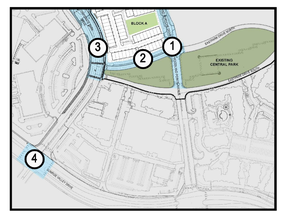
1. COMPLETE E-W COLLECTOR FROM CORPORATE PARK DRIVE TO MONROE STREET.
2. RIGHT IN / RIGHT OUT ENTRANCE AT EAST-WEST DRIVE AND MONROE STREET INTERSECTION.
3. INTERIM TRAIL ALONG EAST-WEST DRIVE.
4. POTENTIAL CONSTRUCTION OF OFF-SITE TRAIL TO HERNDON METRO STATION. (SEE SHEET 13). (SEE PROFFERS).
5. PROPOSED CONSTRUCTION OF INTERIM ASPHALT TRAIL ALONG BLOCK D.

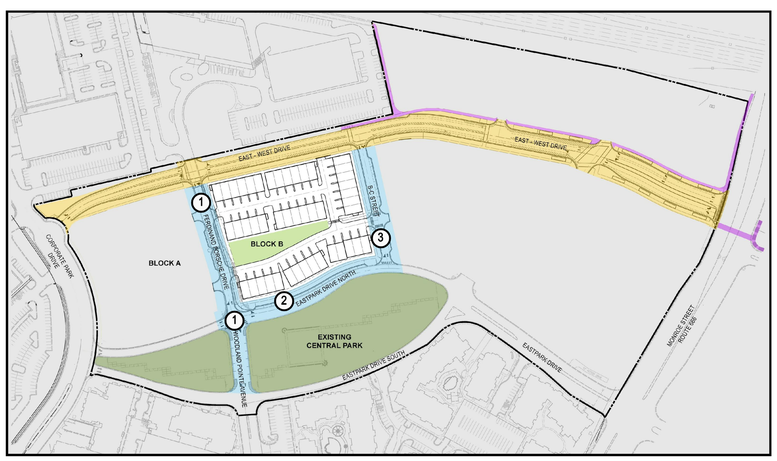
PHASE 1 IMPROVEMENTS 1, 2, AND 3 TO BE COMPLETED PRIOR TO ISSUANCE OF FIRST RUP OR NON-RUP, PER PROFFERS.



BLOCK A

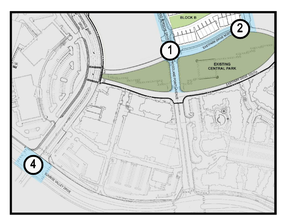
1. FERDINAND PORSCHE DRIVE / WOODLAND PARK DRIVE IMPROVEMENTS.
2. EASTPARK DRIVE NORTH IMPROVEMENTS ALONG BLOCK A FRONTAGE.
3. CORPORATE PARK DRIVE IMPROVEMENTS ALONG BLOCK A FRONTAGE.
4. OFF-SITE: RESTRIPING OF SUNRISE VALLEY DRIVE TO INCLUDE ADDITIONAL EASTBOUND LEFT TURN LANE (REFER TO PROFFERS).

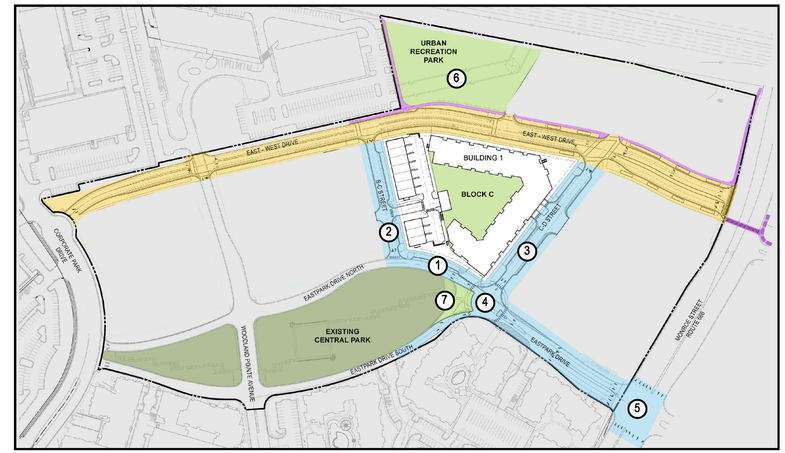




BLOCK B

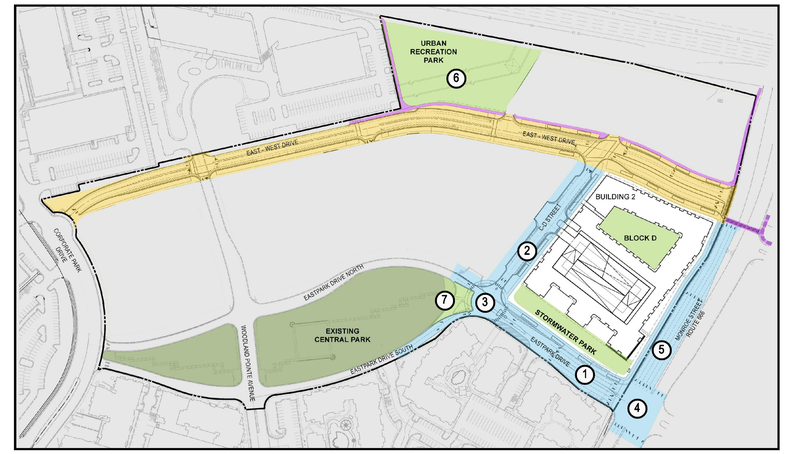
1. FERDINAND PORSCHE DRIVE / WOODLAND PARK DRIVE IMPROVEMENTS.
2. EASTPARK DRIVE NORTH IMPROVEMENTS ALONG BLOCK B FRONTAGE.
3. B-C STREET CONSTRUCTION.
4. OFF-SITE: RESTRIPING OF SUNRISE VALLEY DRIVE TO INCLUDE ADDITIONAL EASTBOUND LEFT TURN LANE (REFER TO PROFFERS).





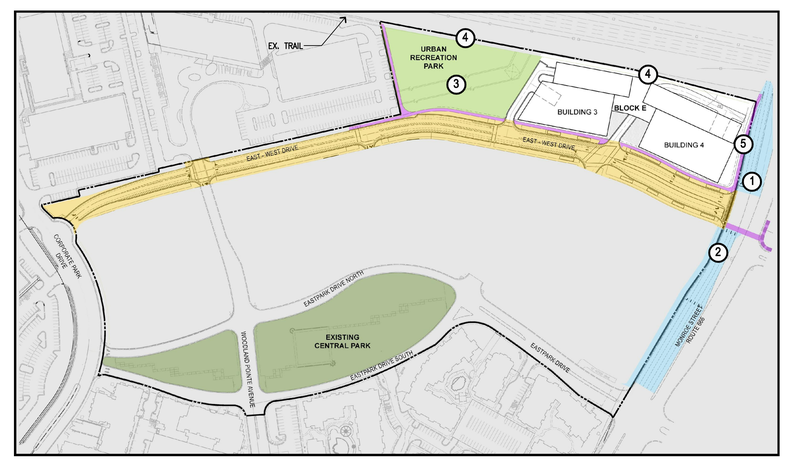
BLOCK C

1. EASTPARK DRIVE NORTH IMPROVEMENTS ALONG BLOCK C FRONTAGE.
2. B-C STREET CONSTRUCTION.
3. C-D STREET CONSTRUCTION.
4. CONSTRUCTION OF EASTPARK DRIVE ROUNDABOUT.
5. RESTRIPING AT INTERSECTION OF MONROE STREET AND EASTPARK DRIVE TO INCLUDE A NORTHBOUND LEFT TURN LANE AND POTENTIAL IMPROVEMENTS TO EXISTING TRAFFIC SIGNAL.
6. CONSTRUCTION OF URBAN RECREATION PARK. (SEE NOTE 2)
7. IMPROVEMENTS TO THE CENTRAL PARK THAT CONSIST OF A NEW SIDEWALK AND STREETSCAPE SHALL BE COMPLETED WITH THE CONSTRUCTION OF THE MINI-ROUNDABOUT ON EASTPARK DRIVE



BLOCK D

1. EASTPARK DRIVE IMPROVEMENTS ALONG BLOCK D FRONTAGE.
2. C-D STREET CONSTRUCTION.
3. CONSTRUCTION OF EASTPARK DRIVE ROUNDABOUT.
4. RESTRIPING AT INTERSECTION OF MONROE STREET AND EASTPARK DRIVE TO INCLUDE A NORTHBOUND LEFT TURN LANE AND POTENTIAL IMPROVEMENTS TO EXISTING TRAFFIC SIGNAL.
5. RESTRIPING OF MONROE STREET SOUTH OF EAST-WEST DRIVE TO ACCOMMODATE THREE TRAVEL LANES
6. CONSTRUCTION OF URBAN RECREATION PARK. (SEE NOTE 2)
7. IMPROVEMENTS TO THE CENTRAL PARK THAT CONSIST OF A NEW SIDEWALK AND STREETSCAPE SHALL BE COMPLETED WITH THE CONSTRUCTION OF THE MINI-ROUNDABOUT ON EASTPARK DRIVE



BLOCK E

1. MONROE STREET MEDIAN BREAK AND RESTRIPING TO INCLUDE ADDITIONAL TURN LANES
2. RESTRIPING OF MONROE STREET SOUTH OF EAST-WEST DRIVE TO ACCOMMODATE THREE TRAVEL LANES
3. CONSTRUCTION OF URBAN RECREATION PARK. (SEE NOTE 2)
4. CONSTRUCTION OF 8' SHARED USE TRAIL TO MATCH EXISTING TRAIL WIDTH TO THE WEST. (SEE PROFFERS REGARDING ON-SITE CONSTRUCTION OF 8' SHARED USE TRAIL)
5. CONSTRUCT 10' SHARED USE TRAIL ALONG MONROE STREET FRONTAGE.

LEGEND

- EAST-WEST PARK DRIVE CONSTRUCTED WITH PHASE 1
- PRIMARY TRAIL CONNECTION
- EXISTING CENTRAL PARK
- AREA OF PROPOSED STREET IMPROVEMENTS WITH PHASED BLOCK CONSTRUCTION
- PROPOSED PARK / RECREATION SPACE WITH PHASED BLOCK CONSTRUCTION

NOTES

1. PROPOSED STREETSCAPE IMPROVEMENTS SHALL INCLUDE: STREET TREES, SIDEWALK, ENHANCED LANDSCAPING, STREET LIGHTS, ETC. AND WILL BE CONSTRUCTED WITH THE COMPLETION OF EACH BLOCK.
2. SEE PROFFERS REGARDING THE TIMING FOR THE COMPLETION OF THE URBAN RECREATION PARK.
3. IT SHALL BE UNDERSTOOD THAT THE DEVELOPMENT SCHEDULE FOR BLOCKS A-D MAY BE BASED ON MARKET DEMAND. IT IS ANTICIPATED THAT MORE THAN ONE BLOCK WILL BE DEVELOPED CONCURRENTLY.

SEE PROFFERS FOR MORE INFORMATION.

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2	JUNE 17, 2016	2ND SUBMISSION
3	SEPTEMBER 20, 2016	STAFFING COMMENTS
4	NOVEMBER 1, 2016	

SUR: GORDON	DES: KA
DRW: KA	CHK: SG

COMMONWEALTH OF VIRGINIA
STEVEN E. GLEASON
Lic. No. 1104
11/07/2016
LANDSCAPE ARCHITECT
SEAL:

PHASING PLANS

WOODLAND PARK EAST

PROFFER CONDITION AMENDMENT / CONCEPTUAL DEVELOPMENT PLAN AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
PCA 2000-HM-044-2 & PCA 2003-HM-046
HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA

SCALE:	HORIZ: NTS VERT:
DATE:	SEPTEMBER 2015
PLAN:	PCA 2003
JOB:	0313-5214
CADD:	0313-5214-L-PH-101.DWG
NCS:	--
NUMBER:	48 OF 48

Gordon

DESCRIPTION OF THE APPLICATIONS

The applicants, Woodland Park Parcel 1, L.P. and NVR, Inc., request to amend the proffers, conceptual and final development plan (CDP/FDP) for a 31.59 acre portion of Woodland Park, zoned Planned Development Commercial (PDC). PCA 2000-HM-044-02, CDPA 2000-HM-044 and FDPA 2000-HM-044-02 are filed on 25.71 acres (Tax Map 16-4 ((1)) 45 pt. and 46 pt.) and PCA 2003-HM-046-03, CDPA 2003-HM-46 and FDPA 2003-HM-046 are filed on 5.89 acres (Tax Map 16-4 ((1)) 43, 45 pt. and 46 pt.). The applications are presented in a consolidated development plan and proffer statement and are reviewed as a single development.

The applicants propose to amend the previously approved development plan by converting the approved suburban-style office park for five office buildings at 1,223,465 square feet to a mixed-use development. The development plan is presented in five blocks for a total development of 1,599,515 square feet or 0.92 FAR (floor area ratio)[1] as depicted in Figure 1.

Figure 1: Illustrative Development Plan. Source: Gordon

Block A is located in the western portion of the site and the applicants propose 62 single-family attached dwelling units. The units will be four stories tall (45 feet) and accessed by rear alleys for vehicles and front on either open space or roads.

1 Floor area ratio based on 40.12 acres due to 8.53 acres of dedicated right-of-way reserved for density credit at 0.70 FAR

Block B is located east of Block A and the applicants propose 70 two-over-two stacked townhomes, which have been interpreted as multi-family structures by the Zoning Administrator and 12 single-family attached units. The two-over-two units will be four stories tall (49 feet) and accessed by rear alleys for vehicles and front on either open space or roads. The single family attached units are the same design as in Block A and located in the southwest portion of Block B.

Block C is located east of Block B and the applicants propose 20 two-over-two stacked townhomes and a 210,715 square foot multi-family building for 140 dwelling units (Building 1). The two-over-two units will be four stories tall (49 feet) and the multi-family building will be five stories (75 feet tall) with underground parking. A portion of one level of the underground parking garage will be above grade but will be designed to blend in with the architecture of the building. The stacked townhomes are the same design as in Block B.

Block D is located adjacent to Monroe Street and the applicants propose a 414,000 square foot multi-family building with an above-grade parking structure for a maximum of 375 dwelling units (Building 2). The building will be six stores (75 feet) tall with a wrapped parking structure.

Block E is located at the intersection of the Dulles International Airport Access and Toll Road (DAAR) and Monroe Street and Block E consists of two office buildings with ground floor retail as an option. The eastern office building is proposed at 16 stories tall (200 feet), including five levels of above grade parking and is 308,000 square feet (Building 3). The western office building is proposed at 14 stories tall (180 feet), including five levels of above grade parking and is 252,000 square feet (Building 4). The above grade parking garage is exposed to the DAAR but screened from the internal East-West Drive by the first floor lobby and potential retail space and building façade.

In accordance with Par. E of Sect. 15.2-2303.4 of the Code of Virginia, the application is exempt from the recent amendments to the Code regarding conditional rezoning because it is subject to the Comprehensive Plan for Reston. Reston is subject to a small area Comprehensive Plan that encompasses existing and planned Metrorail Stations and allows additional density within the vicinity of the stations.

A reduction of the proposed CDPA/FDPA is included at the front of this report. The applicants' draft proffers, staff's proposed FDPA conditions, the applicants' statement of justification, and the applicants' affidavit are provided as Appendices 1-4, respectively.

Waivers and Modifications

The applicants request the following waivers and modifications:

- Modification of Sect. 2-414 for the 75-foot setback from the Dulles International Airport Access Highway to permit the structures as shown in the CDPA/FDPA.

- Modification of Par. 5 of Sect. 6-206 to permit the gross floor area for residential uses to exceed 50 percent of the principal uses to permit the residential uses as shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 6-207 requiring minimum 200 square foot privacy yard for single-family attached dwelling units.

- Waiver of Par. 10 of Sect. 11-102 of the Zoning Ordinance to permit tandem parking for the two-over-two dwelling units to count towards the off-street parking requirement for multi-family dwelling units.

- Modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 11-302 restricting a private street to 600 feet in length.

- Waiver of Par. 1 of Sect. 13-202 for interior parking lot landscaping for Block D structured parking deck.

- Modification of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements.

- Waiver of the requirement to provide a dumpster pad and recycling system for the two-over-two dwelling units, pursuant to Sects. 10-0303.2 and 10-0306 of the Public Facilities Manual (PFM).

LOCATION AND CHARACTER

The 31.59 acre site is located in the southwest quadrant of the intersection of Monroe Street and the DAAR, as depicted in Figure 2. The site is vacant and heavily wooded. The southwestern portion of the site has been developed as a Central Park for the area zoned PDC within Woodland Park. To the northwest of the site are offices zoned PDC and I-4 and planned for mixed-use at 0.70 FAR. To the north is the DAAR (Route 267) and the City of Herndon lies across the DAAR. To the northeast across Monroe Street is land owned by the Board of Supervisors and developed with the Herndon Park and Ride and the proposed site for the Herndon-Monroe Metro Station and is planned for Transit Station Mixed-Use at 1.5-2.5 FAR. To the southeast across Monroe Street is an office development zoned PDC at 0.26 FAR and planned for Residential Mixed-Use at 1.5 FAR. To the southeast is the Bryson multi-family condominium development zoned PDC and planned for Mixed-Use at 0.70 FAR. To the southwest is Woodland Park Crossing developed with retail, office and residential zoned PDC and planned for Mixed-Use at 0.70 FAR. To the west are offices as part of Woodland Park and zoned I-4 and planned for Mixed-Use at 0.70 FAR.

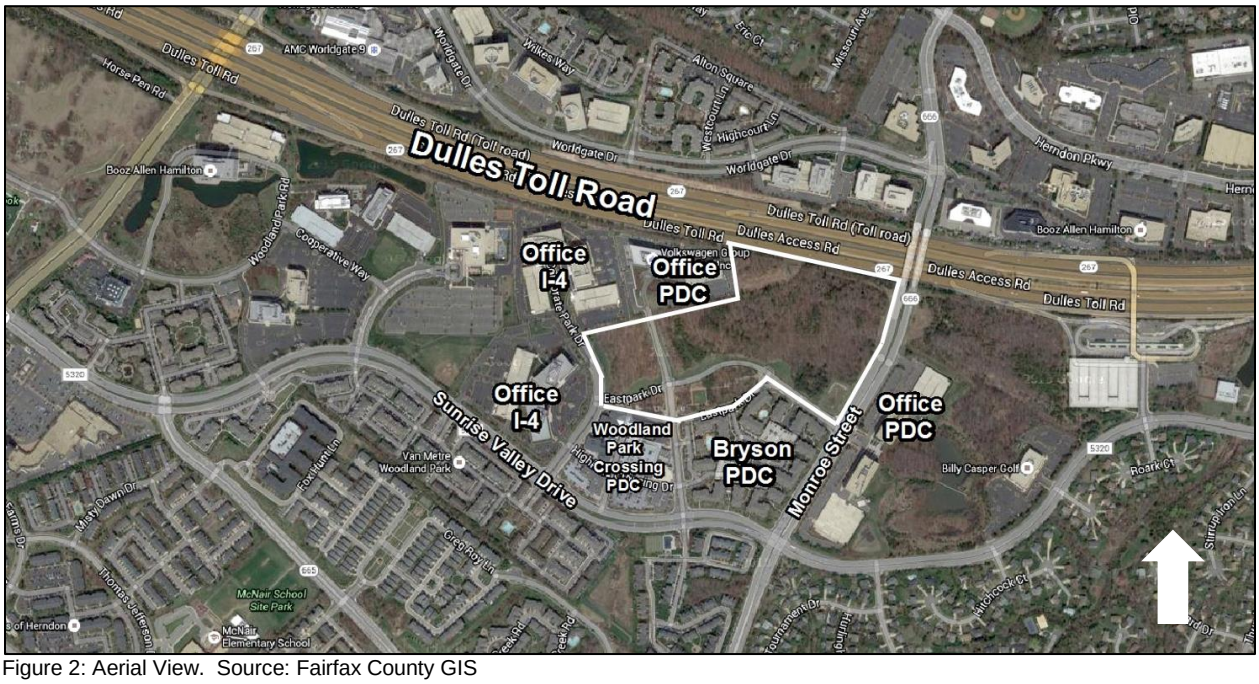

Figure 2: Aerial View. Source: Fairfax County GIS

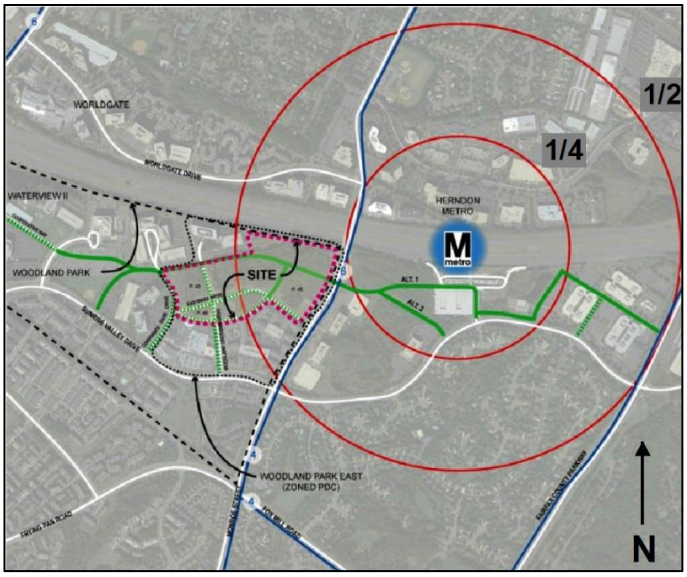

Figure 3: Proximity to Metro. Source: CDPA/FDPA Sheet 9

The site is entirely outside the ¼ mile radius of the Herndon-Monroe Metro Station and approximately half of the site is within the ½ mile radius as depicted in Figure 3.

BACKGROUND

Application	Date	Description
RZ 77-C-098	March 13, 1978	Rezoned 56 acres from RE-1 and I-P to the I-4 and C-8 Districts. [1]
RZ 80-C-028 PCA 77-C-098-1	February 2, 1981	Rezoned 140.4 acres from R-1, C-8, and I-4 to the I-4 and C-8 Districts. [2]

PCA 80-C-028-1 RZ 85-C-066 SE 85-C-116	May 5, 1986	Rezoned 2.23 acres from R-1 to the C-8 District. Permitted a hotel and increase in height. [3]
RZ 85-C-065	September 29, 1986	Rezoned 30.91 acres from R-1 to I-4.[4]
RZ 87-C-050	April 11, 1988	Rezoned 5.15 acres from R-1 to I-4.[5]
PCA 77-C-098-2 PCA 80-C-028-2 RZ 94-H-065	July 17, 1995	Deleted 44 acres from the proffers and rezoned to the PDH-12 District. [6]
PCA 80-C-028-3 RZ 96-H-029	March 10, 1997	Deleted 16.24 acres from the proffers and rezoned to the PDH-30 District. [7]
PCA 77-C-098-3 PCA 80-C-028-4 RZ 1997-HM-054	May 18, 1998	Deleted 23.44 acres from the proffers and rezoned to the I-4 District. [8]
PCA 80-C-028-5 RZ 1999-HM-037	September 11, 2000	Deleted 5.57 acres from the proffers and rezoned to the PDC and I-4 Districts. [9]
PCA 77-C-098-4 PCA 80-C-028-6 RZ 2000-HM-044	June 17, 2002	Deleted 6.01 acres from the proffers and rezoned to the PDC District for a 39.3 acre mixed-use development. [10]
PCA 77-C-098-5 PCA 80-C-028-7 PCA/FDPA 2000-HM-044 RZ/FDP 2003-HM-046	October 18, 2004	Deleted 20.94 acres from proffers and rezoned to the PDC District and provided combined development plan and proffers for the development of 1,773,621 square feet of office, retail and multi-family uses. [11]
PCA 2003-HM-046	March 12, 2007	Modified proffers related to phasing of non-residential and provision of amenities. [12]
PCA 2003-HM-046-2	January 7, 2008	Modified proffers to permit flexibility for non-residential uses. [13]
ST09-III-UP1 (A)	February 11, 2014	Reston Master Plan Phase 1 Special Study adopted. [14]
ST09-III-UP1 (B)	June 2, 2015	Reston Master Plan Phase 2 adopted. [15]

1. On March 13, 1978, the Board of Supervisors approved RZ 77-C-098 to rezone 56 acres south of the Dulles Airport Access Road from the I-P (Industrial Park) and RE-1 Districts (One Family Residential, 1 acre) to the I-4 District (formerly I-P District) for 49 acres and the C-8 District (formerly C-DM District) for 7 acres. A Generalized Development Plan (GDP) was submitted but not proffered.

2. On February 2, 1981, the Board of Supervisors approved RZ 80-C-028, concurrent with PCA 77-C-098-1 to rezone 140.4 acres from the R-1, C-8, and I-4 Districts to the I-4 District (121.5 acres) and C-8 District (18.9 acres). A Generalized Development Plan was proffered with respect to the alignment of Sunrise Valley Drive only.

3. On May 5, 1986, the Board of Supervisors approved PCA 80-C-028-1 (concurrent with RZ 85-C-066 and SE 85-C-116), to permit a hotel use and an increase in height for offices and hotels within the I-4 District portion of Woodland Park and rezoned 2.23 acres from the R-1 District to the C-8 District. The applications were limited to the northwest portion of Woodland Park and later rezoned to the PDC District with RZ 1999-HM-037.

4. On September 29, 1986, the Board of Supervisors approved RZ 85-C-065, to rezone 30.91 acres (Tax Maps 16-4 ((1)) 41 pt., 45 pt. and 46 pt.) from the R-1 District to the I-4 District. This area was later rezoned to the PDC District as part of RZ 2000-HM-044.

5. On April 11, 1988, the Board of Supervisors approved RZ 87-C-050, to rezone 5.15 acres (Tax Map 16-4 ((1)) 45 pt.) from the R-1 District to I-4 District. This area was later rezoned to the PDC District as part of RZ 2000-HM-044.

6. On July 17, 1995, the Board of Supervisors approved PCA 77-C-098-2 and PCA 80-C-028-2 (concurrent with RZ 94-H-065) to delete 44 acres of land zoned I-4 south of Sunrise Valley Drive from the approved proffers for Woodland Park so that the property could be rezoned to the PDH-12 District pursuant to RZ 94-H-065.

7. On March 10, 1997, the Board of Supervisors approved PCA 80-C-028-3 (concurrent with RZ 96-H-029) to delete 16.24 acres of land zoned I-4 south of Sunrise Valley Drive from the proffers for Woodland Park to allow the area to be rezoned to the PDH-30 District pursuant to RZ 96-H-029.

8. On May 18, 1998, the Board of Supervisors approved PCA 77-C-098-3 and PCA 80-C-028-4 (concurrent with RZ 1997-HM-054) to delete 8.90 acres from the proffers associated with PCA 77-C-098-1 and 14.54 acres associated with RZ 80-C-028 located in the northwest portion of Woodland Park to permit the area to be rezoned I-4 District pursuant to RZ 1997-HM-054. This area was later rezoned to the PDC District with RZ 1999-HM-037.

9. On September 11, 2000, the Board of Supervisors approved PCA 80-C-028-5 to delete 5.57 acres from the proffers to permit the area to be included as part of RZ/FDP 1999-HM-037, which rezoned 29.04 acres to the I-4 (5.57 acres) and PDC District (23.46 acres) located in the northwest portion of Woodland Park.

10. On June 17, 2002, the Board of Supervisors approved PCA 77-C-098-4 to delete 5.27 acres and PCA 80-C-028-6 to delete 0.74 acres from the respective proffers to permit the area to be rezoned as part of RZ 2000-HM-044 to PDC District (39.30 acres). The 39.3 acre development (Tax Maps 16-4 ((1)) 41, 45, 46 pt.) was approved for 1,072,616 square feet within four office buildings (with the

option for two hotels) and a retail/office building and up to 600,000 square feet of multi-family residential uses.

11. On October 18, 2004, the Board of Supervisors approved PCA 77-C-098-5 to delete 12.82 acres from the proffers associated with RZ 77-C-009 and PCA 80-C-028-7 to delete 8.11 acres associated with the proffers for RZ 80-C-028. RZ/FDP 2003-HM-046 was approved to rezone the 20.94 acres associated with the deleted areas from the I-4 District to the PDC District. The Board of Supervisors also approved PCA/FDPA 2000-HM-044 to modify the layout of 26.39 acres zoned PDC and provided a consolidated development plan and proffers with RZ 2003-HM-046. The applications did not include Tax Map 16-4 ((1)) 41 which was zoned PDC as part of RZ 2000-HM-044 and developed with 599,9676 square feet of multi-family residential. The combined development plat was approved for 1,773,621 square feet of development consisting of 212,000 square feet of multi-family, 143,000 square feet of retail and 1,418,621 square feet of office. Figure 4 is an excerpt from the development plan depicting the approved layout of the office buildings and parking garages and their heights. Copies of the proffers and development plan are available at http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=PCA&seq=4046201

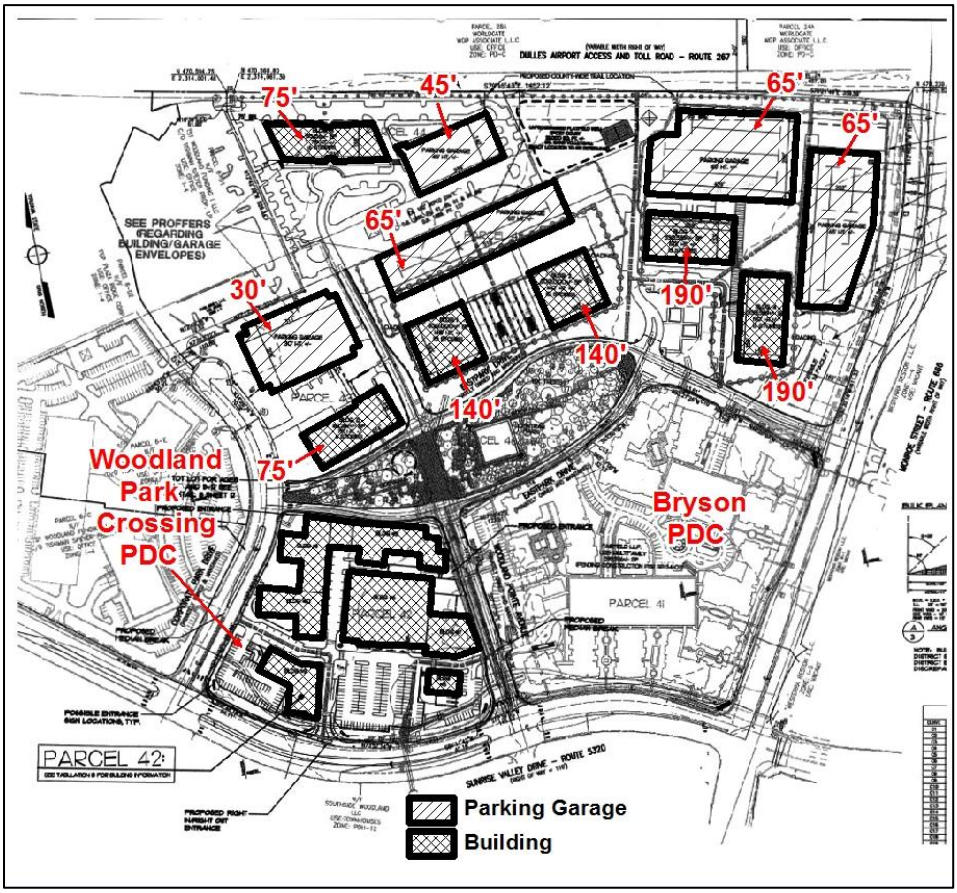

Figure 4: PCA/FDPA 2000-HM-044 Excerpt. Source: PCA/FDPA 2000-HM-044

12. On March 12, 2007, the Board of Supervisors approved PCA 2003-HM-046 to amend the proffers related to phasing of the retail occupancy and site amenities. The approval allowed the non-residential uses to proceed prior to the residential uses on Tax Maps 16-4 ((23)) C, R. The changes to site amenities allowed the flexibility to add a pool to the courtyards of the residential buildings. These proffers relate to Woodland Park Crossing which is not subject to the proposed applications.

13. On January 7, 2008, the Board of Supervisors approved PCA 2003-HM-046-2 to modify the proffers to permit additional flexibility of uses permitted within the non-residential buildings on Tax Maps 16-4 ((23)) C, R. These proffers relate to Woodland Park Crossing that is not subject to the proposed applications.

14. On February 11, 2014, the Board of Supervisors adopted the Reston Master Plan Special Study, ST09-III-UP1 (A), which amended the Comprehensive Plan guidance for the Reston-Herndon Suburban Center and the areas around the planned Wiehle-Reston East, Reston Town Center, and Herndon-Monroe Metro stations, along with three follow-on motions to address additional work on urban design, transportation analysis, and transportation funding.

15. On June 2, 2015, the Board of Supervisors adopted the Reston Master Plan Special Study, ST09-III-UP1 (B). Phase II updated the Comprehensive Plan for the remainder of Reston, including the residential neighborhoods, Village Centers, Convenience Centers, and other commercial areas. The amendment integrated the guidance for these areas with the guidance for the Reston Transit Station Areas adopted in February 2014. The adopted Phase II Plan amendment consolidated guidance for Reston into one location, a new "Reston" tab section of the Area III Plan. The amendment focuses growth in the Transit Station Areas and Village Centers while preserving Reston's residential neighborhoods. http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/reston.pdf

The approved development plans, conditions and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning for the above applications.

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) (A copy is located at the front of the staff report)

The Conceptual/Final Development Plan Amendment entitled, “Woodland Park East,” was submitted by Gordon, consists of 50 sheets, dated September 9, 2015, and revised through November 7, 2016, and is reviewed below.

Site Layout

The 31.6 acre site is located west of Monroe Street and south of the DAAR. The site is undeveloped and heavily wooded. Figure 5 is an excerpt from the development plan that depicts the proposed layout of the site. The development plan is described in Blocks A through E and staff's summary of the development plan will follow a similar pattern. The site is accessed from a new northern road (East-West Drive) from Monroe Street that connects to Corporate Park Drive at the western portion of the site. The intersection of Monroe Street and East-West Drive will be a full intersection in the future but will be maintained as a right-in/right-out until the applicants are permitted to break the median on Monroe Street. The existing southern access on Monroe Street for Eastpark Drive will remain a full intersection. East-West Drive and Eastpark Drive provide east/west access through the site. East-West Drive is proposed to be a public street and ultimately could connect Monroe Street to Centreville Road through Woodland Park with future development from off-site parcels. East-West Drive will be a two lane road with on-road bike lanes and parking and could be converted to a three lane road with the removal of the on-road parking if determined necessary in the future. Eastpark Drive will be re-designed and incorporate a round-about with westbound one-way traffic along Eastpark Drive North and eastbound one-way traffic on Eastpark Drive South. Corporate Park Drive and Ferdinand Porsche Drive (Woodland Pointe Avenue off-site) connect the site to Sunrise Valley Drive. New streets B-C Street and C-D Street will connect Eastpark Drive with East-West Drive. All the streets are proposed to be private except for East-West Drive and all include on-street parking.

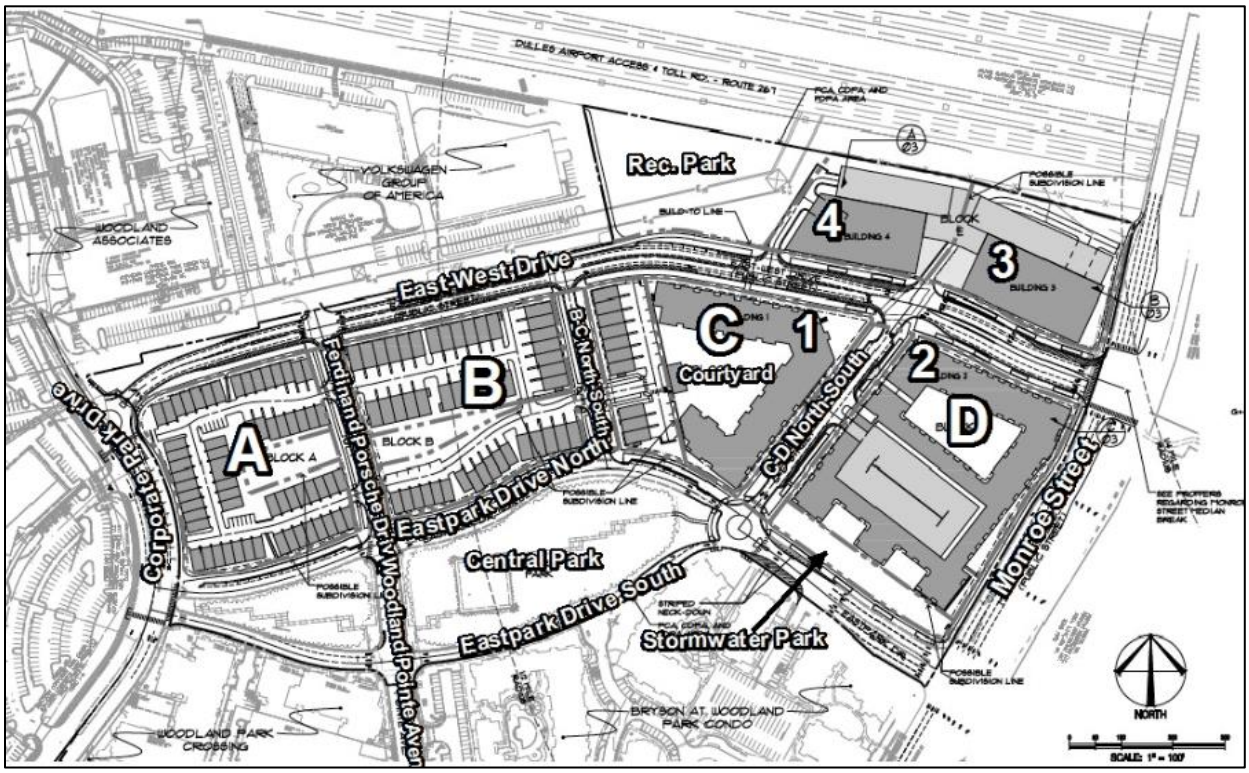

Figure 5: Development Plan. Source: CDPA/FDPA Sheet 3

Blocks A and B

Blocks A and B are located along the western portion of the site. To the north and west are existing office buildings and to the south is the Central Park. Block A contains 62 single-family attached dwelling units. The units are proposed to be four stories tall (45 feet) and accessed by rear alleys for vehicles and front onto either open space or roads. The units are 20 feet wide by 42 feet long and have 7-9 foot deep front yards, 4-6 foot long driveway aprons or 18 foot long driveways and 5 foot wide side yards on the end units. The units have rear balconies that overhang the driveway aprons and private decks on the upper level that overlook the front yards. Figure 6 depicts the proposed layout for Blocks A and B. Figure 7 depicts the front building elevation for the single family attached units.

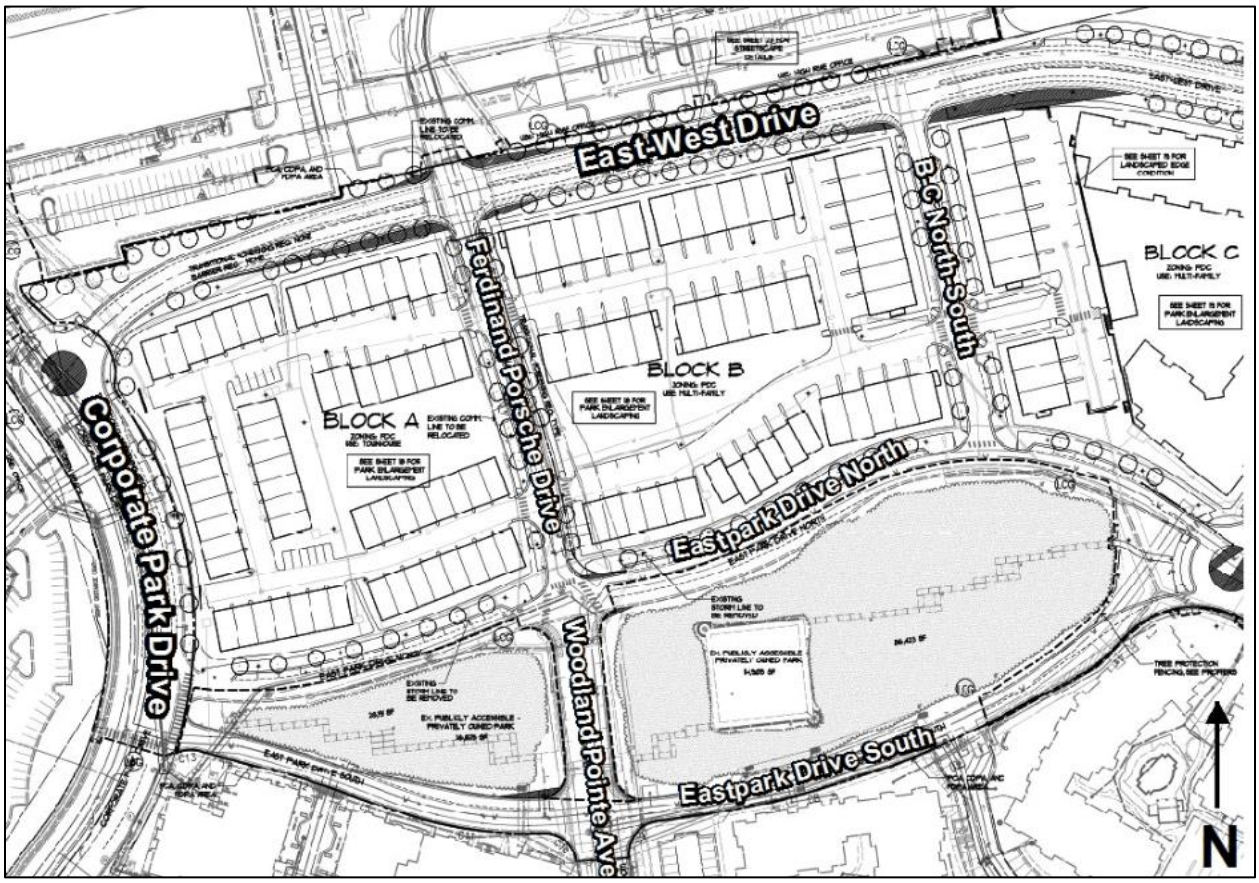

Figure 6: Block A/B Layout. Source: CDPA/FDPA Sheet 28

Figure 7: Single-Family Attached Front Elevation. Source: CDPA/FDPA Sheet 30.

Block B is located east of Block A and contains 70 two-over-two units and 12 single-family attached units. The two-over-two units will be four stories tall (49 feet) and accessed by rear alleys for vehicles and front onto either open space of roads. The units are 24 feet wide by 50 feet long and have similar yard setbacks as the single-family attached units of 7-9 foot front, 4-6 foot rear and 5 foot side yards. The single-family attached units located along Eastpark Drive North will be similar to the units in Block A. Figures 8 depicts the elevations for the proposed two-over two units. Ferdinand Porsche Drive separates the two blocks. On-street parking is proposed along the adjacent streets. Blocks A and B have a connected internal open space (Community Green Park) that is approximately 1.3 acres in size and contains a play area, gathering space and focal element as depicted in Figure 9. Landscaping is provided to separate the open space from the driveways and travel lane for two-over-two units in Block B along the southern portion of the block.

Figure 8: Two-Over-Two Unit Front Elevation. Source: CDPA/FDPA Sheet 30.

Figure 9: Blocks A and B Open Space. Source: CDPA/FDPA Sheet 18.

Units in Blocks A and B front on East-West Drive whose streetscape is depicted in Figure 10. This is the Reston specific streetscape that is recommended and discussed in the Comprehensive Plan and includes a 12 foot wide landscape amenity panel adjacent to the road, an 8 foot wide sidewalk and 6-8 foot wide building zone.

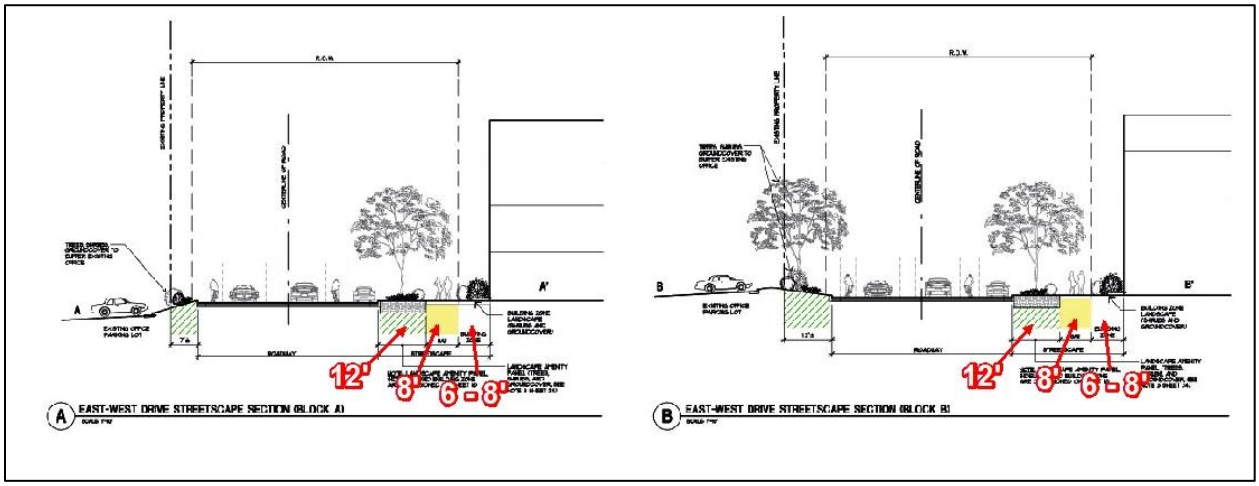

Figure 10: East-West Drive Streetscape Block A and B. Source: CDPA/FDPA Sheet 23

Streestacpe along Ferdinand Porsche Drive separates Blocks A and B, includes a 9 foot wide landscape amenity panel, a 6 foot wide sidewalk and a 6-8 foot wide building zones on both sides of the street. A10½ foot wide landscape amenity panel, 8 foot wide sidewalk and 6-8 foot wide building zone is provided along Corporate Park Drive, located west of Block A. Streetscape along Eastpark Drive North, located south of the blocks includes a 9 foot wide landscape amenity panel, 6 foot wide sidewalk and 6-8 foot wide building zone.

The applicants have provided detail on the garages as shown in Figure 11. The two-over-two units are on left and the single-family attached units on the right in Figure 11. The typical HVAC location for single-family attached is shown in Figure 12. The HVAC unis are located on the end of the units or between the driveways.

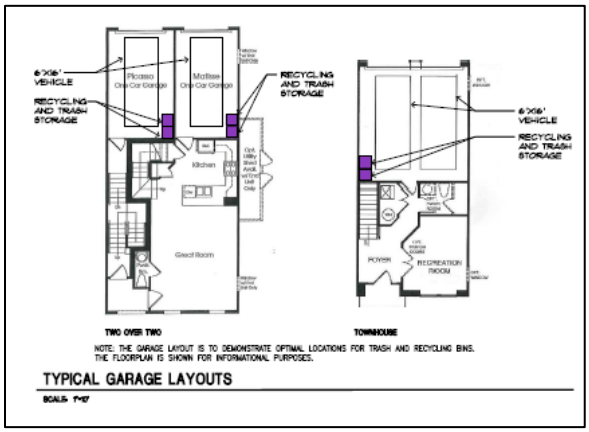

Figure 11: Typical Garage Layout. Source: CDPA/FDPA Sheet 30

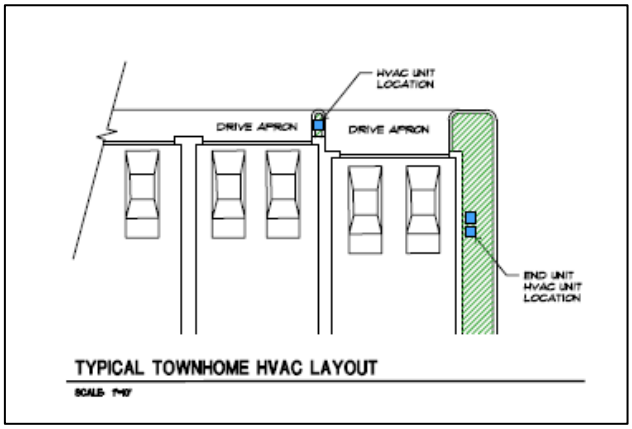

Figure 12: Typical HVAC Layout. Source: CDPA/FDPA Sheet 30

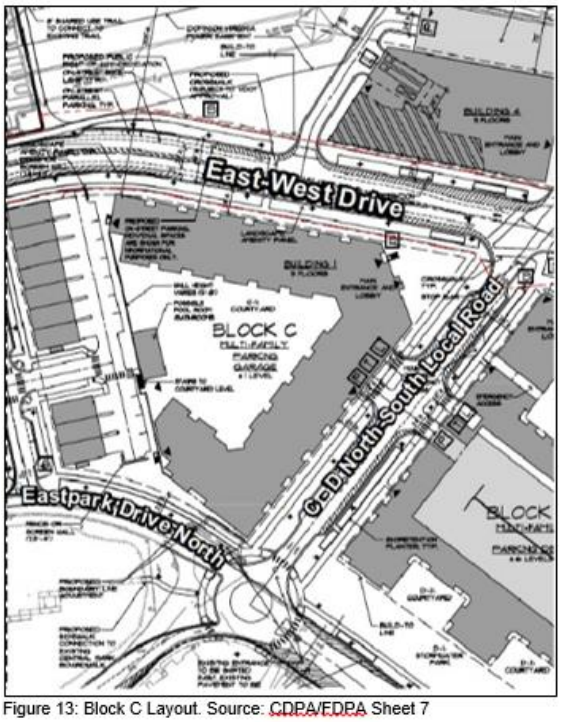

Figure 13: Block C Layout. Source: CDPA/FDPA Sheet 7

Block C

Block C is located east of Block B and south of the proposed office in Block E, contains 20 stacked townhomes on the western side and a 210,715 square foot multi-family building for 140 dwelling units (Building 1) as depicted in Figure 13. The stacked townhomes will be four stories tall (49 feet) and the multi-family building will be five stories (75 feet) with underground parking. A portion of one level of the underground parking garage will be above grade but will be designed to match the architecture of the building.

A 0.70 acre private courtyard is proposed for the multi-family building residents. Figure 14 depicts the private courtyard that includes a pool, open play areas and central courtyard.

An additional 0.1 acre courtyard is proposed at the intersection of East-West Drive and C-D Street. The stacked townhomes in Block C will have the same appearance as those in Block B. Access into the parking garage and loading area is provided along eastern side of the building from C-D Street. The multi-family building courtyard is on top of the underground parking garage and located several feet above grade.

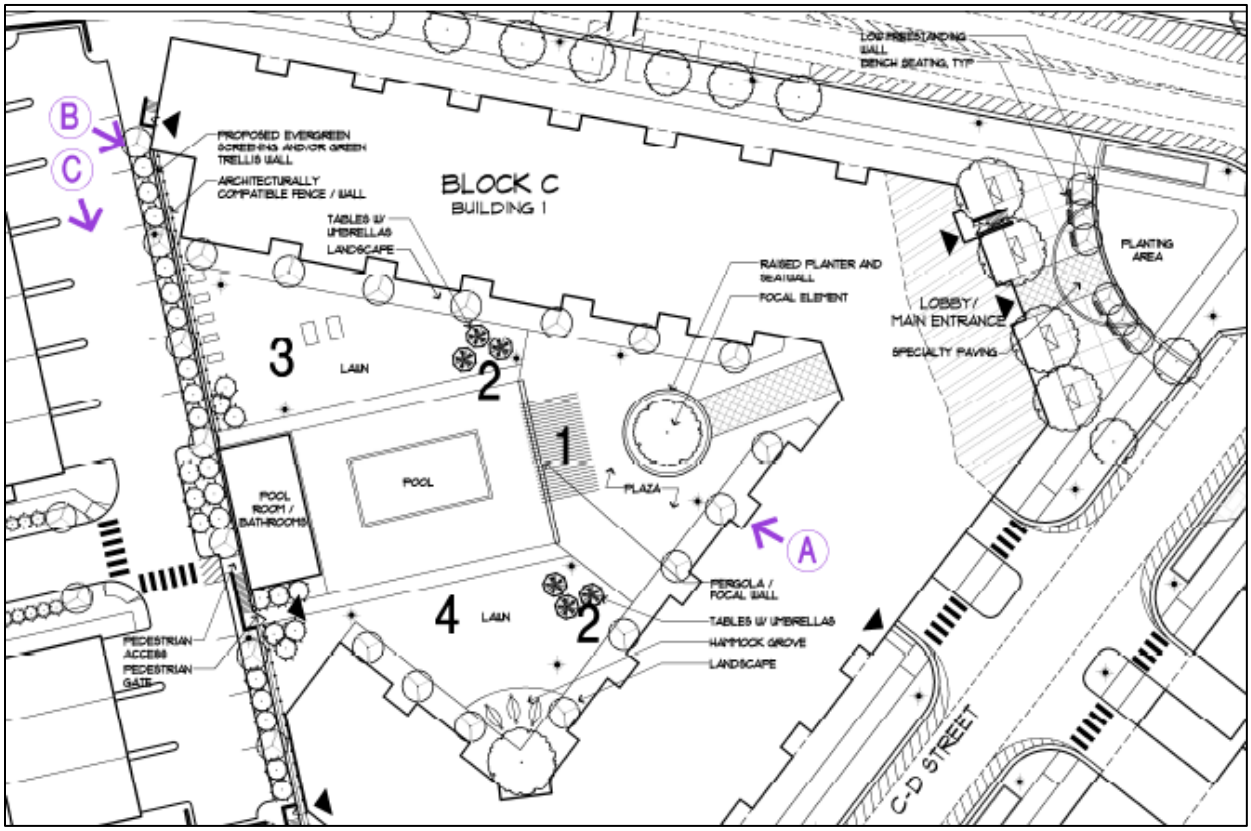

Figure 14: Block C Alley. Source: CDPA/FDPA Sheet 19

Figure 15 depicts the elevations for the multi-family Building 1 in Block C and the building includes separate stair access to the units along the northern and eastern sides of the building. The loading and garage entrances are screened to match the appearance of the building façade.

Figure 15: Block C Multi-family Building Elevation. Source: CDPA/FDPA Sheet 31

The streetscape for East-West Drive and Eastpark Drive North for Block C is the same as described for Blocks A and B. B-C and C-D Streets located on the east and west of the block and include the streetscape that consists of a 9 foot wide landscape amenity panel, 6 foot wide sidewalk and 6-8 foot wide building zone.

Block D

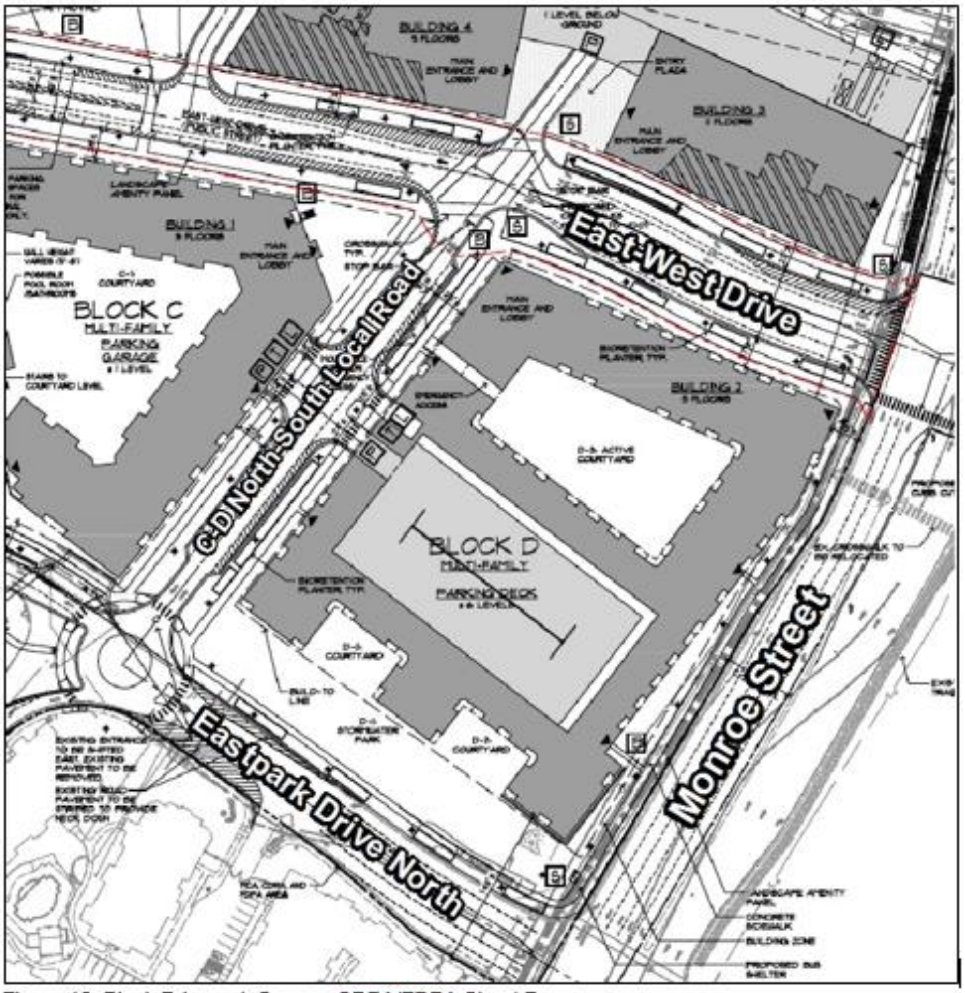

Figure 16: Block D Layout. Source: CDPA/FDPA Sheet 7

Block D is located east of Block C adjacent to Monroe Street and south of the proposed office in Block E and north of the Bryson multi-family development. The block consists of a 414,000 square foot multi-family building (Building 2) with a wrapped parking structure for 375 dwelling units and will be six stories (75 feet) tall. Figure 16 depicts the layout for Block D. A 0.5 acre private internal courtyard is proposed for the multi-family building residents surrounded by the

building that includes a pool, play areas and gathering spaces and depicted in Figure 17. Additional 0.2 acre private courtyards are proposed along the southern portion of the site adjacent to the Stormwater Management Park that is 0.6 aces in size and adjacent to Eastpark Drive and depicted in Figure 18.

Figure 17: Block D Active Courtyard. Source: CDPA/FDPA Sheet 19

Figure 18: Block D Stormwater Management Park Detail. Source: CDPA/FDPA Sheet 21.

The 0.6 acre stormwater management park in Figure 18 is envisioned as a place for interaction between public life and biological process in a playful manner. Participants weave over infiltration gardens and under shade trees on a permeable ground plane with seat walls and focal elements.

Figure 19 depicts the streetscape along Monroe Street in front of Building 2. Adjacent to the road is an 11 foot wide landscape amenity panel that consists mostly of shrubs due to the location of utilities, an 8 foot wide concrete sidewalk and variable width building zone that includes annuals, perennials, shrubs and trees.

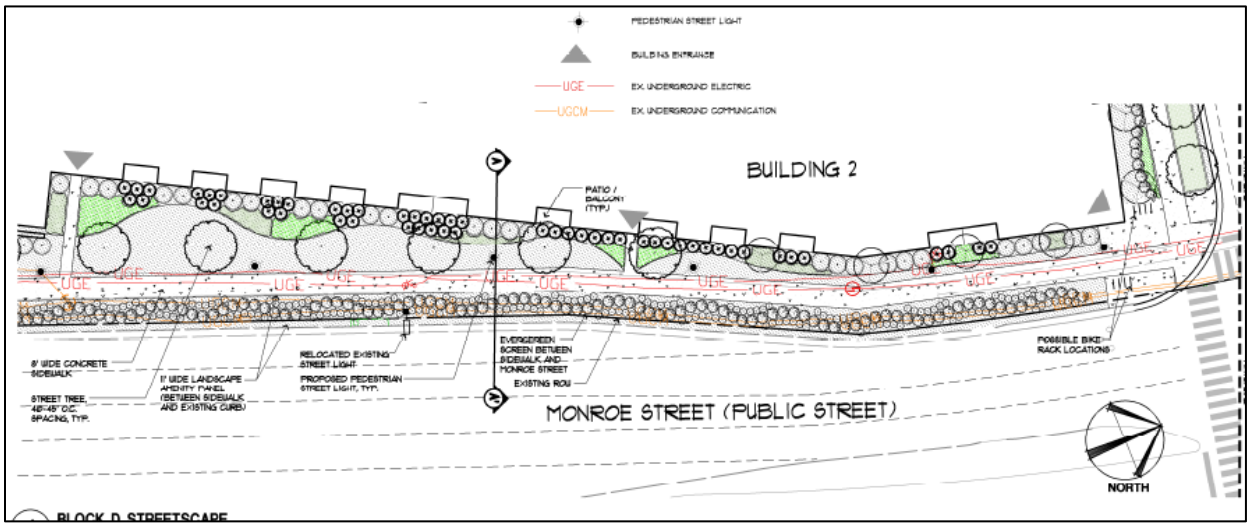

Figure 19: Monroe Streetscape. Source: CDPA/FDPA Sheet 24

Figure 20 depicts the proposed elevations for Building 2 in Block D.

Figure 20: Building 2 Elevations. Source: CDPA/FDPA Sheet 31A

Block E

Block E is located at the intersection of the DAAR and Monroe Street and north of Blocks C and D and east of existing office buildings. Block E proposes two office buildings (Buildings 3 and 4) for a total of 580,000 square feet and includes an option for 20,000 square feet of ground floor retail. The eastern office building (308,000 square feet) is proposed at 16 stories tall (200 feet) and includes five levels of above grade parking; the western office building (272,000 square feet) is proposed at 14 stories tall (180 feet) and includes five levels of above grade parking, as depicted in Figure 21. The above grade parking garage is exposed along the DAAR, but is screened from the internal East-West Drive by the first floor lobby and potential retail space and building façade.

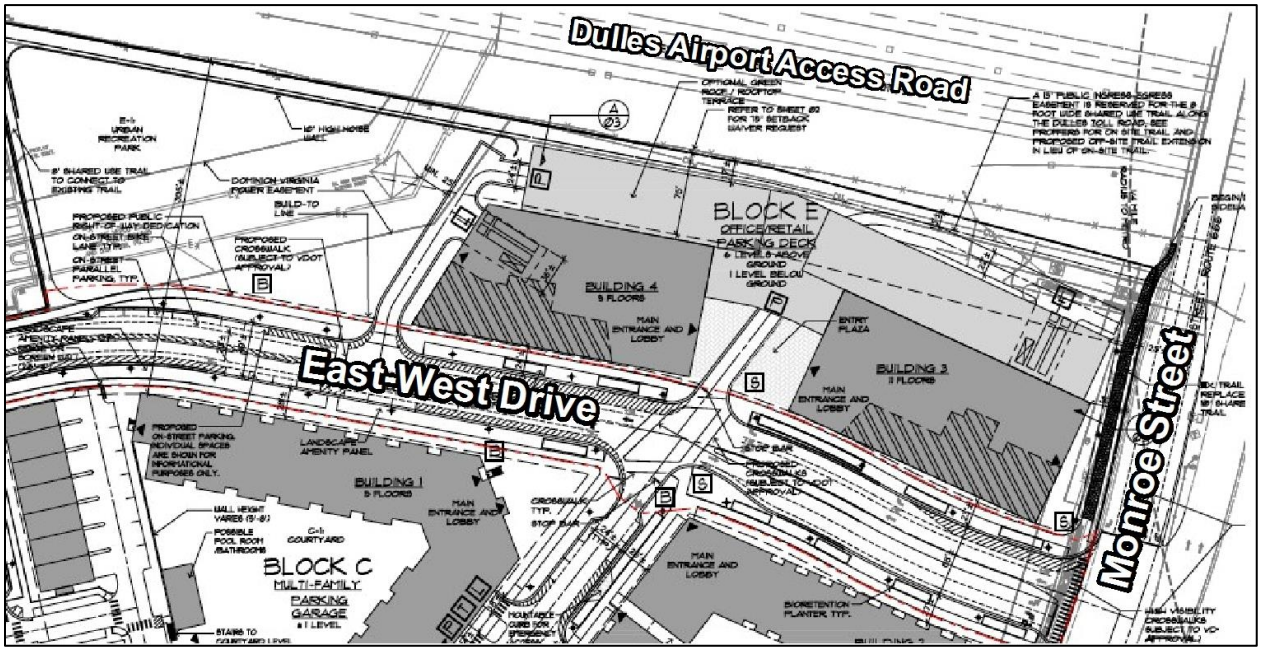

Figure 21: Block E Layout. Source: CDPA/FDPA Sheet 7

Figure 22 depicts the cross section of the office buildings in relationship to the Blocks C and D multi-family buildings. Figure 23 provides the front elevations of the office buildings along East-West Drive and Monroe Street. Figure 24 depict the proposed streetscape on Monroe Street. The streetscape along Monroe Street consists of an 8 foot wide landscape amenity panel, a 10 foot wide shared use trail and 10-35 foot wide building zone, which includes optional outdoor seating areas for potential retail space within the building. The landscape amenity panel consists of shrubs and ground cover due to existing utilities limiting tree plantings and the building zone includes trees. The East-West Drive streetscape consists of an 8-12 foot wide landscape amenity panel, 8 foot wide sidewalk, 4 foot wide building zone. East-West Drive includes on-road bike lanes and parking and a landscape median at the entrance to the site.

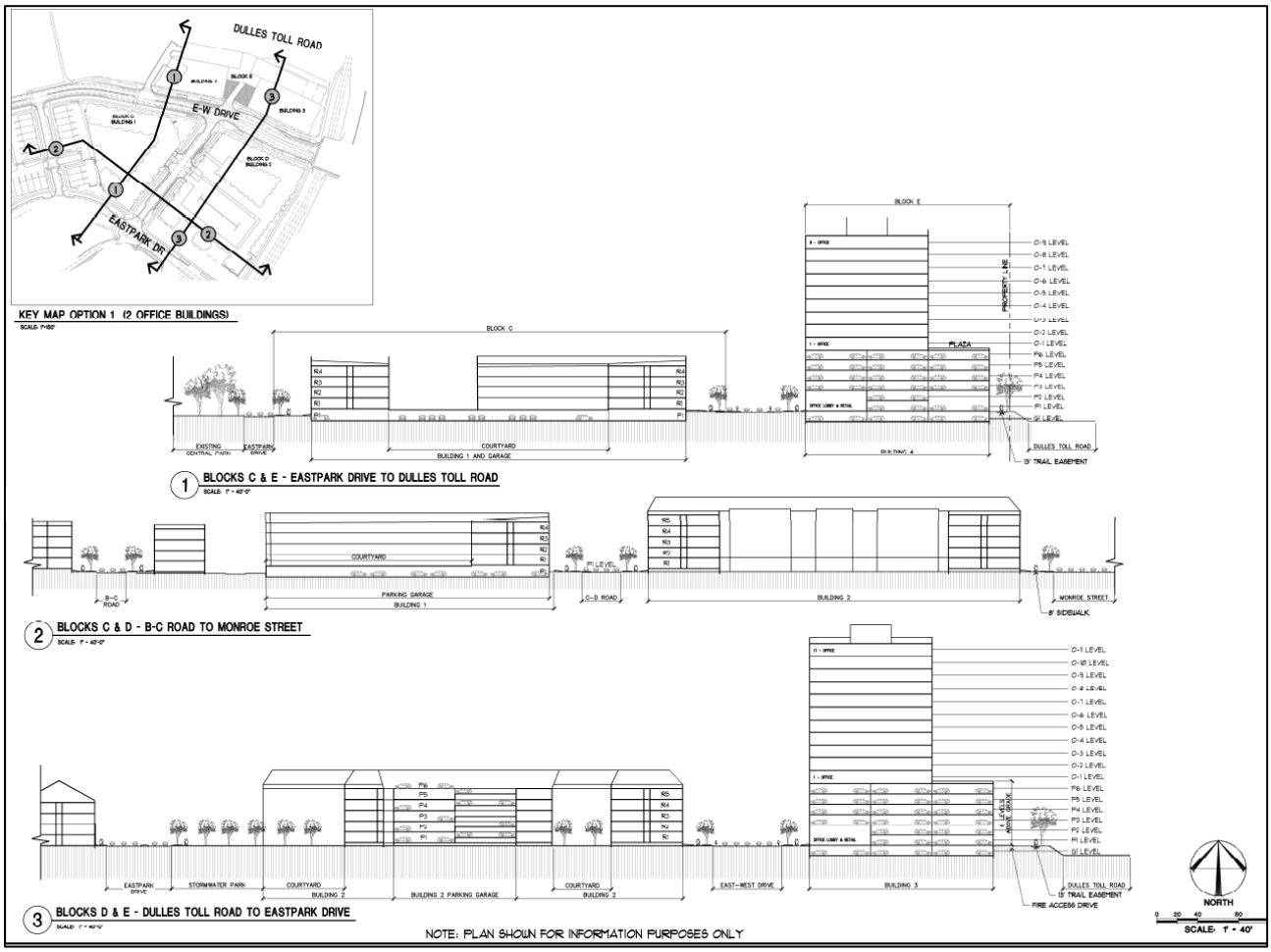

Figure 22: Cross-Sections. Source: CDPA/FDPA Sheet 33

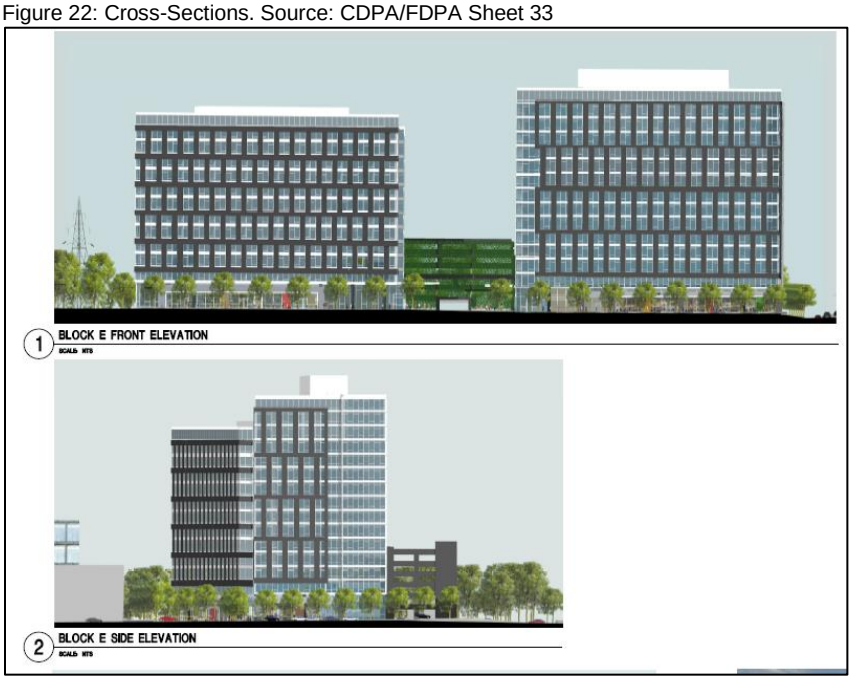

Figure 23: Block E Elevations and Perspectives. Source: CDPA/FDPA Sheet 32

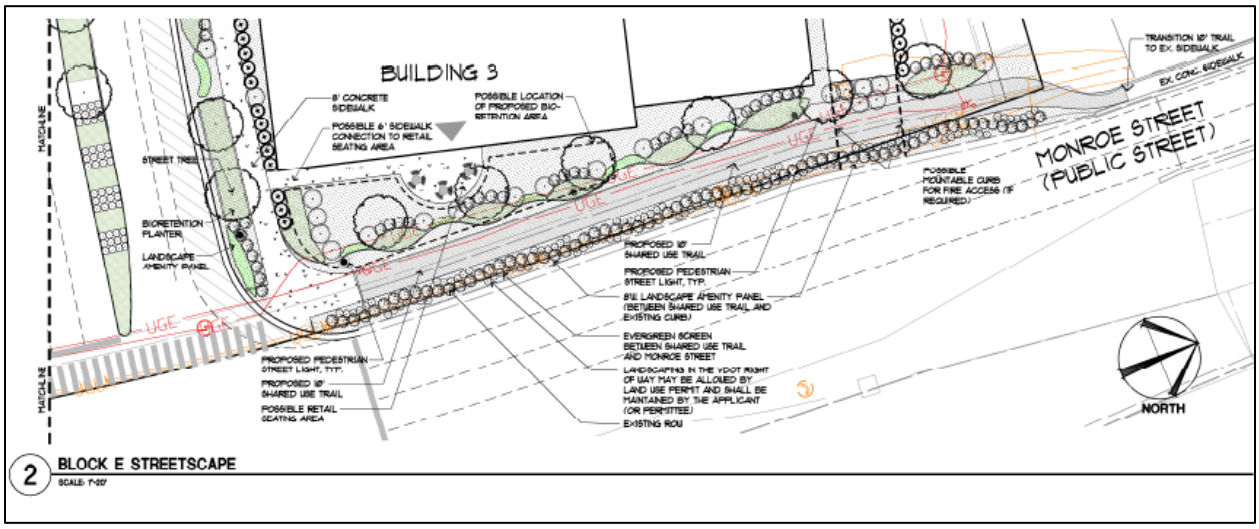

Figure 24: Block E Streetscape. Source: CDPA/FDPA Sheet 24

Block E includes a 1.9 acre active Urban Recreation Park that contains a basketball court, whiffle ball field open play area, play equipment and seating areas as depicted in Figure 25. This area is encumbered by overhead power lines that restrict the activities that can be proposed. A 10-foot noise wall will be located along the northern and western portion of the play area and the trail proposed along the DAAR along the western and northern portion of the park.

Figure 25: Block E Active urban Recreation Park. Source: CDPA/FDPA Sheet 22

Stormwater

The site drains into two different watersheds: the southwestern portion of the site drains to the Horsepen Creek Watershed, which the northeastern portion drains to the Sugarland Run Watershed. The site has five main discharge points that drain into three existing stormwater management ponds as depicted in Figure 26. Block A and part of B and E drain into Outfall 1, located at Pond A to the northwest of the site, which flows into Merrybrook Run. The remainder of Block B, Block C and parts of Block E drain to Outfall 2 located at Pond C, located to the south across Sunrise Valley Drive and flows into Frying Pan Branch. Both of these ponds were designed to provide both quality and quantity control in the ultimate condition. Block D and part of Block E drain to Outfall 3 located at the Sprint Pond, located east of the proposed Herndon-Monroe Metro Station and flows into Sugarland Run. Ponds A and C were determined to be grandfathered and subject to the previous Public Facilities Manual; whereas, Sprint Pond is subject to the current PFM requirements. Phosphorus removal is achieved by using bio retention, permeable pavement, and manufactured devises. In addition to these ponds six supplemental BMPs (Best Management Practices) are proposed for Blocks A, B and C (two per block) in the form of manufactured devices to help reduce the pollutant load being released from the site into downstream watersheds.

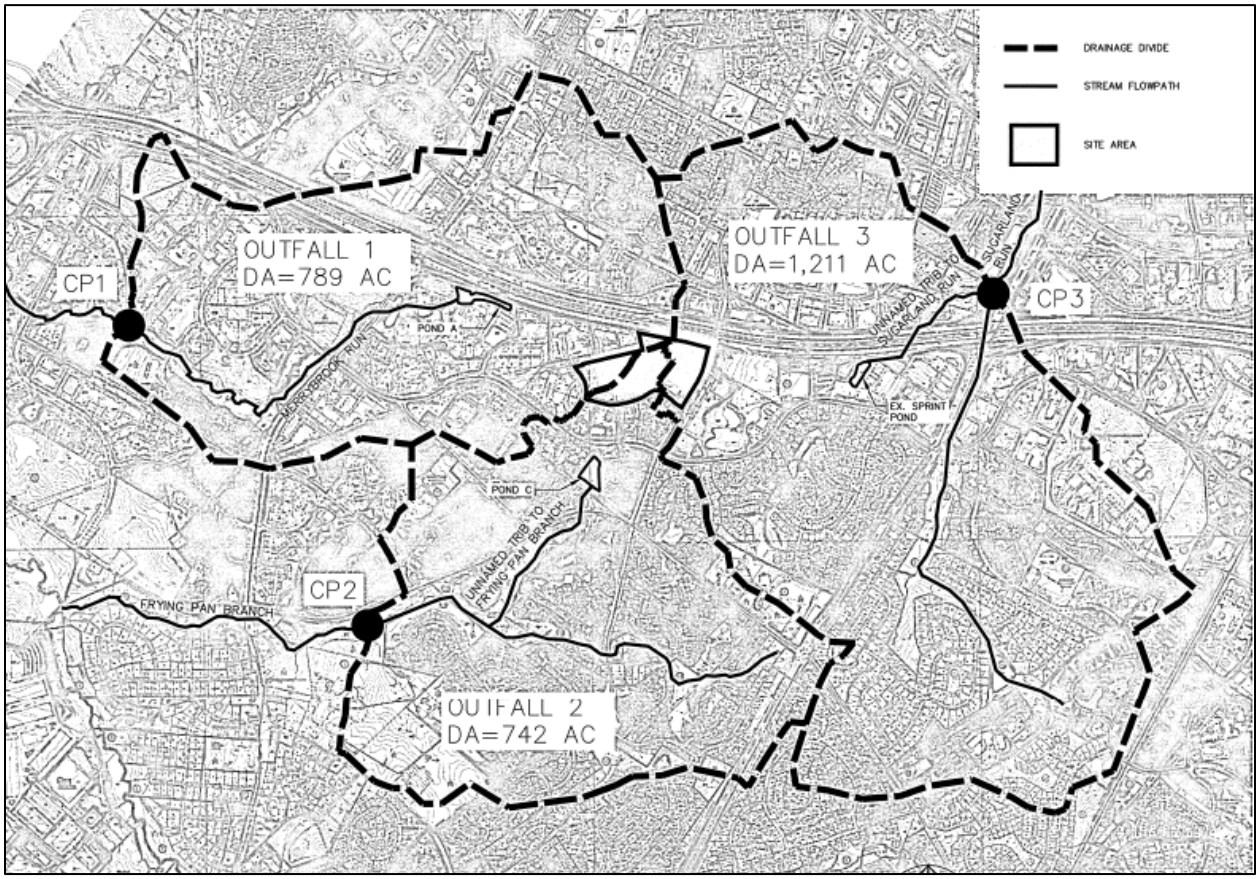

Figure 26: Adequate Outfall Analysis. Source: CDPA/FDPA Sheet 40

ANALYSIS

This portion of the report focuses on staff analysis and discussion of the Comprehensive Plan recommendations applicable to the subject property. The first section of the analysis provides specific District Recommendations for the Herndon-Station Transit Area (TSA) and Woodland Park District. Following that, the analysis addresses the Planning Principles for Reston and Areawide Recommendations and Development Performance Objectives which provide guidance for development in the TSA. In order to reduce redundancy, the discussion of the Areawide Recommendations will include the relevant Planning Principles, Residential Development Criteria and the Guidelines for Transit-Oriented Development, found in Appendices 9 and 11, respectively, of the Policy Plan and are accessible from the link below: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf

Blocks B-E are located within the Herndon Transit Station Area; Block A and the Central Park are located within the Woodland Park Subdistrict.

District Recommendation

The site specific guidance from the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Reston Transit Station Areas, Herndon Transit Station Area and Woodland Park Subdistrict amended through October 20, 2015, on pages 178-181 is provided below. Figures 27-29 depict the land use categories for the site within the Comprehensive Plan and the location of the TOD Districts.

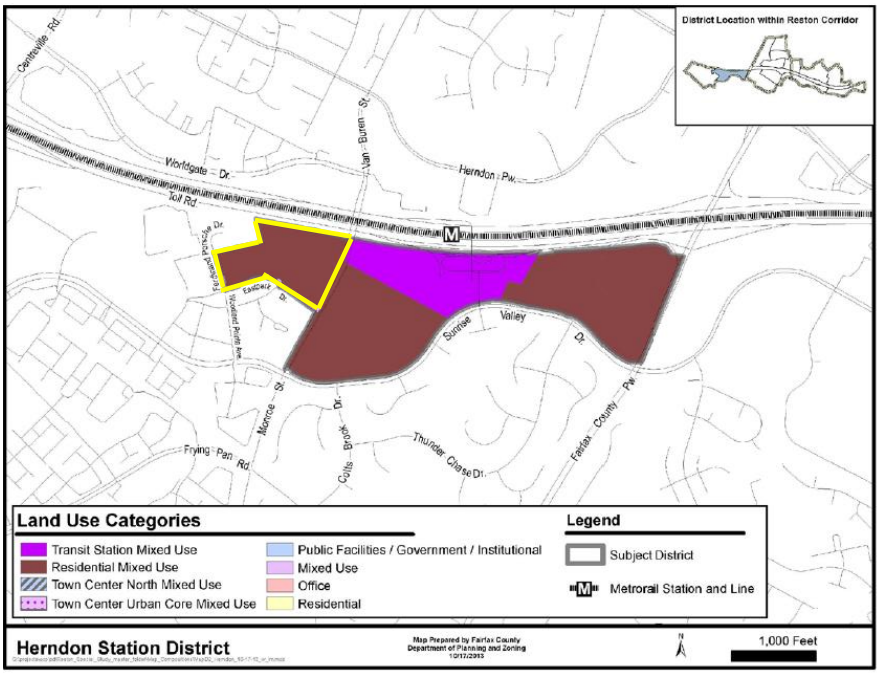

Figure 27: Herndon Station District Land Use Map. Source: Comprehensive Plan Page 179

HERNDON TRANSIT STATION AREA

The Herndon Transit Station Area (TSA) is bounded on the north by the DAAR, on the east by Fairfax County Parkway, on the south by Sunrise Valley Drive, Frying Pan Road and Fox Mill Road, and on the west by Centreville Road.

Local-serving amenities including plazas, other urban parks, trails, and public art should be provided throughout the districts to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan. Recreational impacts of new development should be offset through provision of recreation facilities on-site or contributions to nearby parks.

The existing Sunrise Valley Wetlands provides a particular opportunity to link a natural habitat by trails and pedestrian facilities planned for the TSA to other small semi-urban scale parks along Sunrise Valley Drive in a connected park amenity.

As described in the Areawide text on Urban Parks, Recreation Facilities, and Cultural Facilities, athletic field needs will be met through the construction of new fields as well as improvements to existing nearby fields. As a part of this, Areawide Plan guidance establishes a goal of one new full-service athletic field within each TSA. Contributions toward land and improvements sufficient to achieve this goal should be provided with development.

This TSA includes the Herndon Transit-Oriented Development (TOD) Station District and the Woodland Park/Great Oak District.

Herndon Station Transit-Oriented Development (TOD) District

The vision of the Herndon Station TOD District is for a moderate intensity urban neighborhood with a mix of uses including office, residential, and hotel, together with support retail and services, adjacent to a district-defining natural resource amenity. In addition, redevelopment should create pedestrian-friendly connections to one or more smaller urban plazas or parks to provide gathering places for people of all ages as well as places to walk and enjoy green spaces.

Guidance for evaluating development proposals in each district is contained in the Areawide Recommendations and the following district and subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

The Herndon Station District is comprised of approximately 126 acres and is generally bounded by the DAAR on the north, the Fairfax County Parkway on the east, Sunrise Valley Drive on the south and the Woodland Park office development on the west, as shown on Figure 64. Monroe Street is the primary north-south street in the district.

Existing development in the district is a combination of low rise suburban office buildings with surface parking and mid-rise office buildings with structured parking. The Herndon Park-and-Ride facility is located adjacent to the planned transit station platform. The four-level county-owned and operated transit center (for Fairfax Connector bus service) and park-and-ride facility has 1,700 spaces and will be expanded to provide 3,500 spaces for Metro parking. The Sunrise Valley Wetland is an approximately 14 acre man-made wetland area in the district with a notable diversity of wildlife and a boardwalk facility that crosses the wetland. In addition, there is an approximately 21 acre vacant parcel in the northeastern corner of the Woodland Park mixed-use development along Monroe Street.

Base Plan

The subdistrict is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. The parcel at the eastern end of Woodland Park is planned for mixed-use development up to .70 FAR and has an approved rezoning for approximately 1 million square feet of office use.

Redevelopment Option

The vision for this district is for redevelopment at higher intensities with more diverse land uses than currently exist and a wider array of support services.

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

…

The Residential Mixed-Use area is planned for intensity up to 1.5 FAR (approximately 2,700 units). The area is planned for predominantly residential uses with a mix of other uses including office, hotel and supporting retail. In addition, the wetlands area should be preserved. The availability of vacant land in this district creates an opportunity to achieve the Residential Mixed-Use goal of 75 percent residential uses. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as the Residential Mixed-Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the

pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

Woodland Park Subdistrict

The Woodland Park development consists of approximately 163 acres and is bounded by the DAAR on the north, Monroe Street on the east, Sunrise Valley Drive on the south and Centreville Road on the west, as shown on Figure 65. It is planned and developed as a major mixed-use development up to .70 FAR, with office, retail, hotel and residential uses. This area along the DAAR has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreation facilities and other amenities for residents. Residential development should be sited away from the DAAR and towards Sunrise Valley Drive. Support retail and service uses are appropriate in office, hotel or residential buildings.

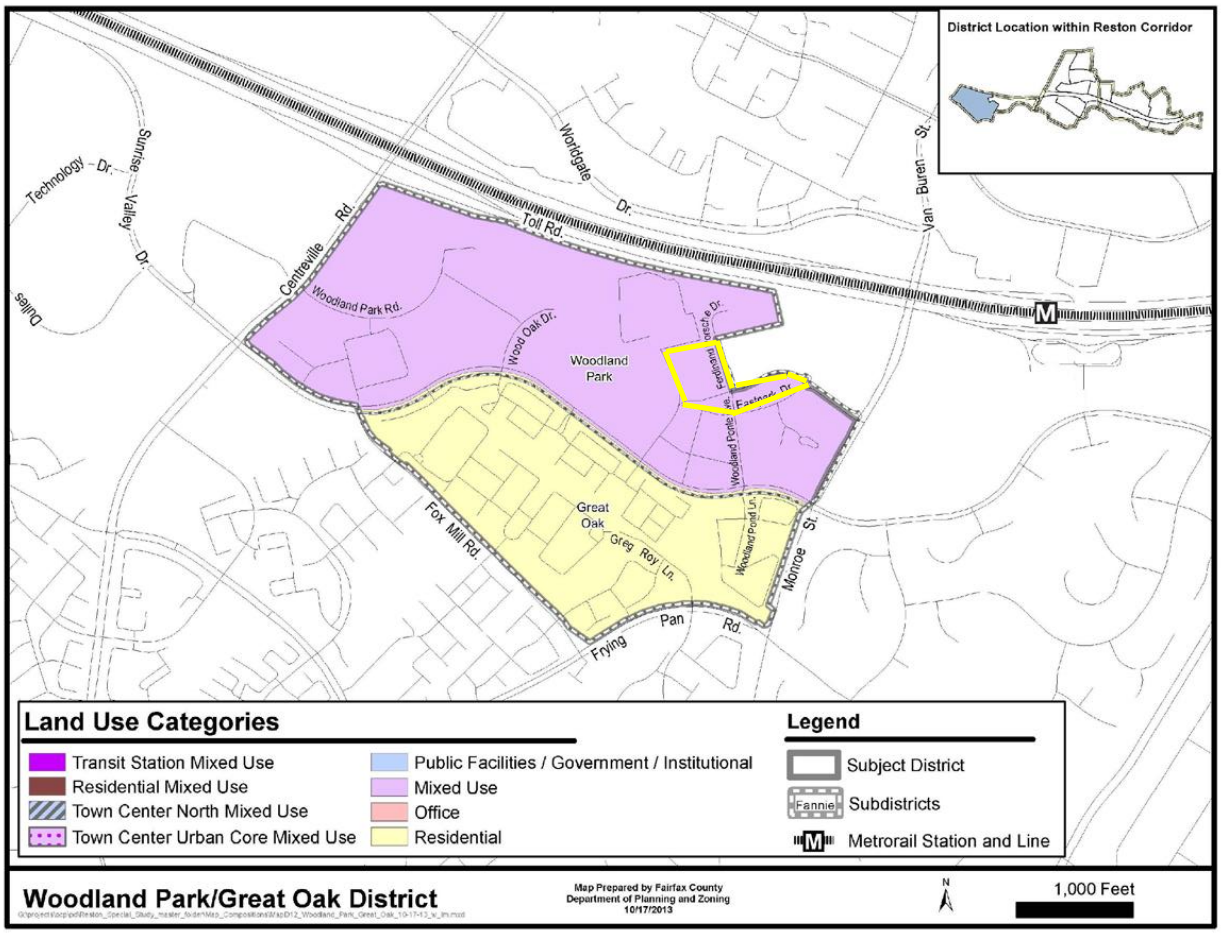

Figure 28: Woodland Park District Land Use Map. Source: Comprehensive Plan Page 182

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to rail service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future when rail is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and attractive outdoor spaces for residents and employees.

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

Specifically, development in Woodland Park should incorporate recreational amenities for employees and residents, such as walking/jogging paths, exercise stations, and multi-use courts that are appropriate to the mix of potential users and their needs. The development of this area should incorporate a vehicular circulation network that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

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

The subject property is located in the Herndon Transit Station Area (TSA). Within a TSA, there are transit-oriented development and non-TOD districts as shown in Figure 29. The TOD District, generally defined to be located within ½ mile of a transit station platform, is an area located around the station platforms and planned for the highest intensities; non-TOD Districts are areas that should maintain their existing character, uses, and zoned intensities. The subject property lies located partially within the Herndon Station TOD and Woodland Park/Great Oak non-TOD District.

Herndon Station District: *The Herndon Station TOD District is located on the south side of the DAAR and the station. It is envisioned to be an urban transit neighborhood adjacent to the publicly accessible wetlands located along Sunrise Valley Drive. New office uses should be concentrated close to the station as shown on the Conceptual Land Use Map.*

Woodland Park/Great Oak District: *This district is at the western boundary of the Herndon Transit Station Area and includes Woodland Park, a major mixed-use development with office, hotel, retail uses (including a grocery store) and multi-family residential development. It also includes the Great Oak subdivision, which includes single family detached units and townhouses.*

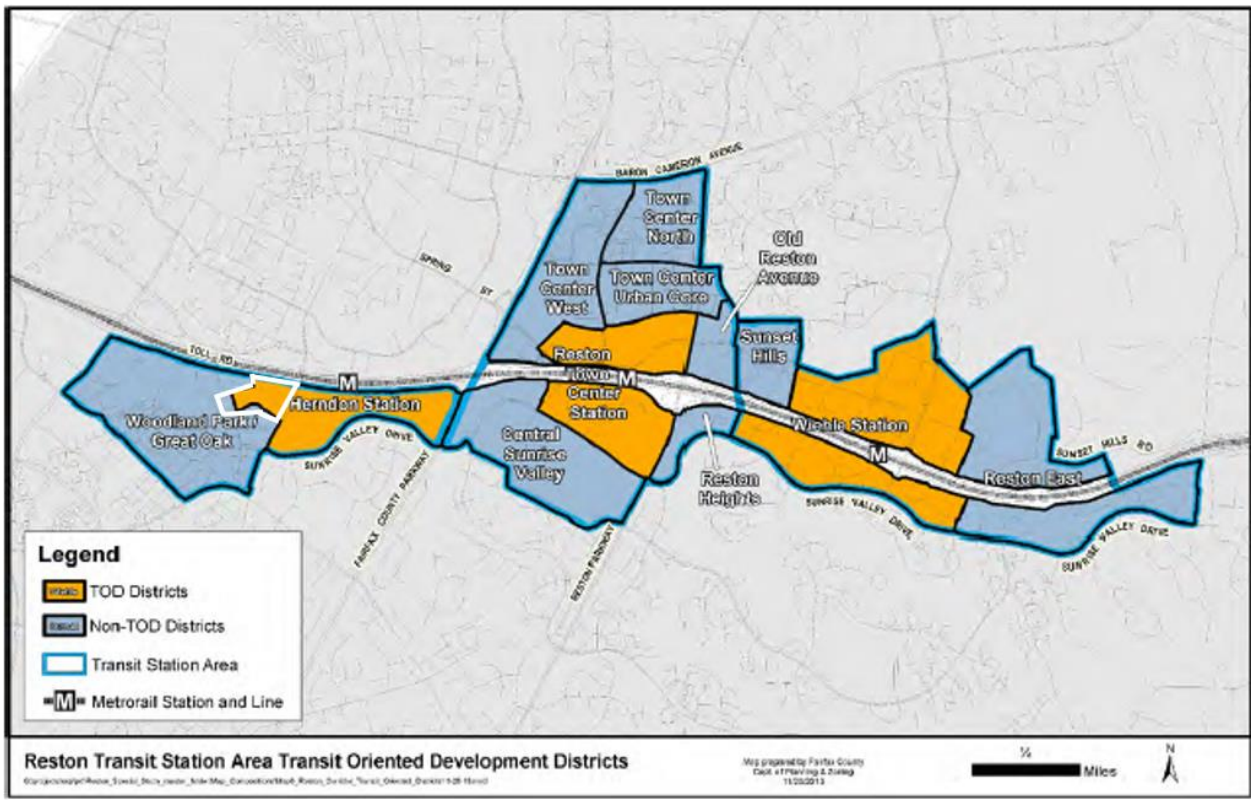

Figure 29: Transit Oriented Development District Map. Source: Comprehensive Plan Page 100

The conceptual land use map in Figures 27 and 28 depicts the eastern portion of the site as Residential Mixed-Use and the western portion of the site as Mixed-Use. Those terms are defined below and on page 96 of the Comprehensive Plan.

> ***Residential Mixed-Use:*** *These areas are a safe, comfortable and reasonably direct walk of ¼ - ½ mile from the Metro station platforms. In some instances, the areas in this category may be slightly further than ½ mile from a station due to redevelopment opportunities available under already approved development plans. These areas are planned primarily for a mix of existing office uses and new residential uses and new commercial uses other than office uses. The long term goal is for each Residential Mixed-Use area (vs. individual projects) to achieve* ***75 percent*** *residential uses on the basis of approved square footage.*
>
> ***Mixed-Use:*** *These areas are planned for a mix of uses including office, retail, institutional, hotel and residential uses.*

The vision for the area planned residential mixed-use in the Herndon Station TOD is a mix of office, residential and retail to create a moderate intensity urban neighborhood. The Woodland Park Subdistrict is intended for mixed-use developments that create viable, quality living environment. Development should create pedestrian-friendly connections to one or more urban plazas or parks to provide for gathering places and

active recreation. Guidance for reviewing the details of applications are provided as part of the Areawide Recommendations in the Comprehensive Plan.

The applicants are proposing a mixed-use development of single-family attached, multi-family two-over-two units, multi-family buildings, office and retail. The site was previously approved for 1,223,465 square feet of office development and is now proposing 1,599,515 square feet of mixed-use development or 0.92 FAR. Based on the Comprehensive Plan, the development potential for the site is 1,956,026 square feet. The uses and intensity are generally in accordance with the Comprehensive Plan; however, applications must be reviewed in accordance with the Areawide Recommendations and Residential Development Criteria to determine if they are in conformance with the Comprehensive Plan.

Areawide Recommendations

Each Areawide Recommendation and Development Performance Objective below begins with a summary of the Comprehensive Plan provisions, including the related Guidelines for Transit-Oriented Development and Residential Development Criteria, which is followed by discussion of the subject application. The applicable Planning Principles for Reston are also included as part of the review and can be found on Page 10 of the Comprehensive Plan and accessed from the following link: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/reston.pdf

Land Use: *The land use recommendations encourage a more urban, transit-oriented development pattern, with the objective of creating a walkable activity center at each station.* ***Planning Principle:*** *The vision for Reston is to continue to provide a mix of urban and suburban lifestyles by providing livable urban places at Metro stations. Reston will continue to strive to achieve excellence in planning and urban design. Over time the corridor will become an area with robust, livable, walkable mixed-use communities having an appropriate balance between residential and non-residential uses. The highest densities will be concentrated within ¼ mile of the rail stations, tapering down somewhat within ½ mile to maximize the use of rail. Residential and non-residential populations in each TSA will be balanced to further maximize rail use and reduce dependence on automobiles.* ***TOD Guidelines:*** *Developments are expected to provide for a more efficient land use pattern by concentrating growth around TSAs, focusing the highest density close to the transit station, considering the character of the TSA, promoting a mix of uses to ensure the efficient use of transit, and ensuring that projects are phased with an appropriate mix of uses. Applicable staff memos are provided in Appendices 5 and 6.*

The site specific Comprehensive Plan text recommends a 1.5 FAR for the area within the Residential Mixed-Use (Blocks B-E) and a 0.70 FAR for the area defined as Mixed-Use (Block A and Central Park). The approved PDC District for the site and adjacent parcels that were a part of the original PDC District were approved at a 0.70 FAR.

The applicants are proposing a mixed-use development of multi-family two-over-two units, single-family attached, office and retail. The site was previously approved for 1,223,465 square feet of office development and is now proposing 1,599,515 square feet of mixed-use development at 0.92 FAR for the entire site. The portion of the site planned for mixed-use at 0.70 FAR (Block A and the Central Park) is proposed to be developed with single-family attached units at 0.36 FAR. The portion planned for residential mixed-use at 1.5 FAR is proposed to be developed at 1.14 FAR (Blocks B, C, D and E).[2] Meeting the Comprehensive Plan guidance for uses and intensities is only a part of the review of applications in Reston.

Achieve Greater Housing Diversity: *Future development should ensure that a diversity of housing is available in the TSAs.* ***Planning Principle:*** *Housing will be provided for all ages and incomes.* ***Residential Development Criterion:*** *Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirement, and those with other needs is a goal of the County.* ***TOD Guideline:*** *Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.*

Affordable housing is strongly encouraged to be provided through the provision of units as either affordable dwelling units (ADUs) or workforce dwelling units (WDUs) in accordance with County policy. Furthermore, non-residential uses in the TOD District are encouraged to contribute $3 per square foot towards affordable housing opportunities.

The applicants will be providing ADUs in accordance with the Zoning Ordinance for the single-family attached units and two-over-two units in Blocks A, B and C and a minimum of 12 percent of all the units as either ADUS or WDUs. The applicants proffered to provide a one-time contribution of $3 per square foot for new office space or an annual contribution of $0.25 per square foot for 16 years. Furthermore, the applicants have proffered to design five percent of the units with universal design features. The provision of ADUs is required by Sect. 2-800 of the Zoning Ordinance which requires up to 12.5 percent of the single-family attached and 6.25 percent of the two-over-two units as ADUs. The dwelling units in Buildings 1 and 2 would likely be exempt from the provision of ADUs since the building would not be Type 5 construction. The Zoning Ordinance does not require the provision of units at the maximum percentage stated above, but instead requires the provision of ADUs based on a formula that takes into account the density proposed onsite and the density permitted under the Comprehensive Plan. The Comprehensive Plan recommends 0.70 FAR for Block A and 1.5 FAR for Blocks B-E. The density proposed for Block A is 0.36 FAR and Blocks B-E is 1.14 FAR when including right-of-way density credit. Staff's ADU calculation indicate that 81 affordable units will be provided with 3 as ADUs and 78 as WDUs. The WDUs per the Policy Plan are to be offered evenly to households at 80, 100 and 120 percent (Area Median

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2 This calculation does include density credit for 8.53 acres of dedicated right-of-way at 0.70 FAR. Without ROW credit the FAR for Blocks B, C, D and E is 1.57.

Income) for the Washington Metropolitan Statistical Area. Staff encourages the applicants to consider lowering the AMI level for WDUs to ensure the affordability of the dwelling units in proximity to Metro.

Provide Office Uses in Strategic Locations: *New office uses at higher intensities should be located within approximately ¼ mile of the Metrorail station to maximize use of transit by future office workers and it should be demonstrated that proposed site layouts achieve a safe, comfortable and reasonably direct walk for employees. In selected circumstances, increased office intensity may be considered for parcels outside of the ¼ mile radius if it will facilitate the provision of new public infrastructure, such as a new crossing of the DAAR, or other critical public facilities, and a safe, comfortable and reasonably direct walk can be achieved.* ***Planning Principle:*** *Reston will become a more vibrant employment center.* ***TOD Guideline:*** *A mix of land uses supports a balance of residential, office, retail, recreational, governmental and institutional uses to ensure the efficient use of transit to promote increased ridership during peak and off-peak travel periods.*

Block E is located between ¼ and ½ mile for the Herndon-Monroe Metro Station. The development anticipates the provision of additional vehicular and pedestrian connections to the Metro. The applicants have provided for two office buildings for a total of 580,000 square feet including an option for 20,000 square feet of retail. The applicants originally proposed three options for Block E. One option consisted of a single office building and stand-alone parking garage. The second option consisted of a hotel with integrated parking and office with stand-alone parking structure. Staff indicated that the single office building option was not desirable because of the reduced the viability of the office to be provided in a cohesive office park manor when taken into consideration with the existing office to the west and the provision of the stand-alone parking garage. The office and hotel option was not supported because of the stand-alone parking garage. The Comprehensive Plan specifically discourages above grade stand-alone parking garages due to the adverse impact on the planned environment and proposed residential adjacent to the use. The applicants revised the development plan to remove these two options. In staff's opinion, by removing the options with the stand-alone parking garage, the development provides for the envisioned mixed-use development for Woodland Park and the Herndon-Monroe Transit Station Area.

Provide Retail, Hotel Uses and Institutional Uses: *Retail uses on the ground floor of mixed-use buildings are encouraged in all TSAs to allow employees and residents in each TSA to carry out daily activities with minimal need to use single-occupancy vehicles. However, free-standing retail uses are strongly discouraged in the TSA.* ***TOD Guideline:*** *A mix of uses supports a balance of residential, office, retail, recreational, governmental and institutional uses to ensure the efficient use of transit to promote increased ridership during peak and off-peak travel periods.*

The application does not provide for hotel or institutional uses. Retail uses are provided as an option for the ground floor of the office buildings. The area to the south is

developed with the Woodland Park Crossing, a mixed-use development with retail, grocery store and eating establishments and provides options for the employees and residents of this development. Staff supports the development of retail in the office buildings and is comfortable with retail being depicted as an option to ensure market conditions can support the uses. Earlier versions of the development plan proposed an option for a hotel in Block E. While staff had no objections to that proposed use, the applicants refined their design and eliminated the option.

Encourage Coordinated Development Plan: *For development proposals requesting increased intensity above the base plan recommendation, consolidation or coordinated development plans are encouraged.*

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

The applicants have submitted an amendment to the development plans for the undeveloped portions of Woodland Park zoned PDC. The properties to the south recently were developed with multi-family and mixed-use development and redevelopment is not expected as part of the Comprehensive Plan. The areas to the north and west are developed with office buildings, and portions of the office development could redevelop with a mix of uses in accordance with the Comprehensive Plan at the same 0.70 FAR intensity that existed prior to the adoption of the Reston Master Plan for the Transit Station Areas. Coordination with existing and potential redevelopment is something the applicants are expected to consider, but consolidation beyond their proposal was not requested by staff. The office building to the northwest recently was constructed and the access to Sunrise Valley Drive is being maintained with a new access point to Corporate Park Drive to the west and Monroe Street to the east. With the provision of sidewalks and trails, this development also will have improved pedestrian access to the Herndon-Monroe Metro Station and shopping opportunities at Woodland Park Crossing. The office buildings to the west may redevelop in the future or additional uses may be added, but in the interim, the applicants' provision of new internal streets linking Monroe Street to Corporate Park Drive, as well as, pedestrian linkages will improve their access to the Metro Station. Staff focused primarily on how the applicants' proposal fits into the character of the existing adjacent development. In staff's opinion, the Block E office building provides a logical extension of the office buildings that have developed along the DAAR. The multi-

family buildings on Blocks C and D provide logical extensions of the existing multi-family building, The Bryson, located at the intersection of Monroe Street and Sunrise Valley Drive. The introduction of single-family attached and two-over-two multi-family buildings elicited a lot of internal discussion with staff and the applicants. In general the Comprehensive Plan for Reston assumed that new residential uses would be provided in a traditional multi-family building and that urban style single-family attached or two-over-two stacked townhomes would be limited to the edges of the TSA. The proposed single-family attached and two-over-two units are located ½ mile from the future Herndon-Monroe Metro Station. While not at the edge of the TSA, the proposed dwellings have been designed to blend into the adjacent and proposed development with the use of wide landscape amenity panels along the roadways and the use of open space.

Encourage Educational Institutions: *Educational institutions (specifically institutions of higher learning) are encouraged to complement the uses planned for the TSAs in addition to providing continuing education opportunities for residents and employees.*

No educational institutions are proposed or recommended with this application; however, the applicants do have the option to incorporate colleges and universities within the office buildings on-site.

Accommodate Existing Uses and Buildings: *In some instances, existing development may not be consistent with the long-term vision for the TSAs. This Plan is not intended to interfere with the continuation of existing land uses or buildings. If improvements to the open space or road network that are identified in the Plan are not feasible due to an existing building's location on the site, alternative streetscape and other design improvements intended to implement the Plan's vision may be considered.*

The site is vacant and the proposed development re-envisions the site with residential building uses, with the exception of Land Bay E where an office use is proposed. The proposed office on Land Bay E has changed from the approved development, but in staff's opinion, does provide for a relationship with the adjacent office to the west and is designed to meet the vision of the Comprehensive Plan.

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

There are no low density residential areas comprised of single family detached homes or single family attached units adjacent to the subject property. The applicants are proposing to introduce single-family attached and two-over-two units into the

development. In staff's opinion, the applicants have provided for an appropriate transition from the off-site office, retail and multi-family buildings to the proposed townhomes. This is being accomplished by the retention of the Central Park separating the site from the development to the south and the provision of an enhanced landscaping along the Corporate Park Drive and East-West Drive to buffer the single-family attached units from adjacent office uses.

Phasing Development

Planning Principle: *The amount of new development planned will require significant transportation improvements and changes in travel patterns. Planned roadway improvements are necessary to enhance circulation and access in the area and to help relieve congestion at key intersections. Improvements to transit and to pedestrian and bicycle networks also are needed to encourage travel by these modes. The provision of such infrastructure and the achievement of trip reduction objectives should occur in concert with future growth. Public facilities needed to serve the planned development will need to be constructed throughout the planning horizon as the need arises. It is anticipated that some development will be phased over time. Each phase of a development proposal seeking rezoning approval should be reviewed for conformance with the overall vision, with careful consideration given to interim conditions. Priorities that should be addressed in the earliest phases of site development plans include critical links within the street grid, parks and open space, a balanced mix of uses, pedestrian access to the Metro stations, and the integration of development with the station entrances. Developments should be phased so as to create interim conditions that are still attractive and inviting for pedestrians. Interim conditions that will enhance the desired urban character are encouraged for the portions of a project that will not be built until later phases.* ***TOD Guideline:*** *Developments should evaluate opportunities to include public facilities to mitigate impacts and ensure the projects are phased in such a way to include appropriate mix of uses at each phase. Applicable staff memos are provided in Appendices 5, 6 and 8.*

Figure 30 depicts the proposed phasing of the development. The first phase of the development will be the construction of East-West Drive and the off-site trail connection to the Metro. East-West Drive would be a right in/out at Monroe Street. With the development of Block A, the applicants will make the necessary road improvements to Ferdinand Porsche Drive, Corporate Park Drive and Eastpark Drive. With the development of Block B the road improvements for Ferdinand Porsche Drive, Eastpark Drive and B-C Street will be complete. With the development of Block C, the applicants will complete the necessary road improvements for B-C Street, C-D Street, Eastpark Drive North and South and Eastpark Drive intersection with Monroe Street. With the development of Block D, the applicants will complete the road improvements for C-D Street, Eastpark Drive and restripe Monroe Street for three lanes. The park in Block E would be constructed prior to occupancy of the second building of Buildings 1-4. With the development of Block E, the applicants will complete the restriping of Monroe Street and break the median on Monroe Street for full access.

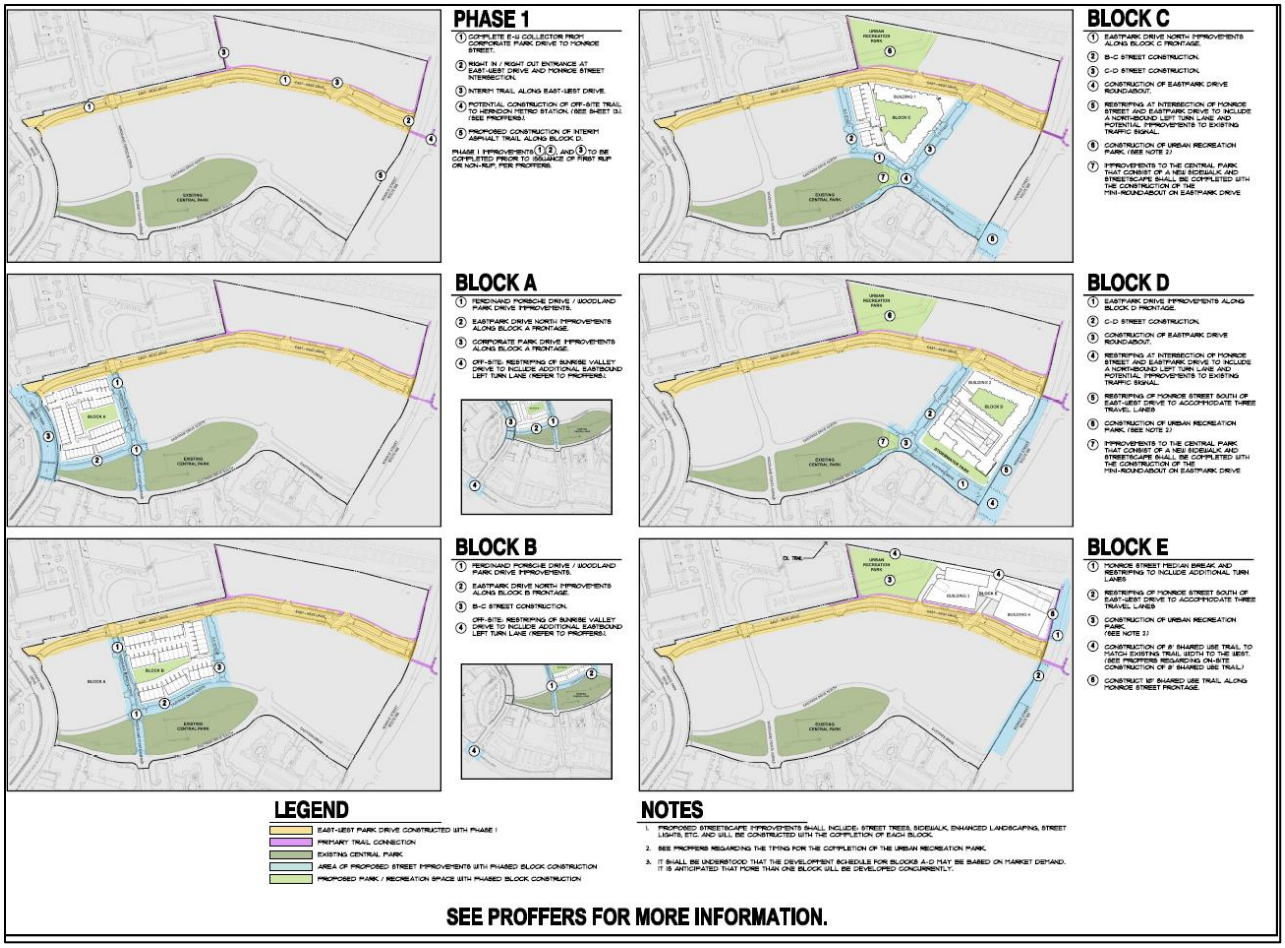

Figure 30: Phasing Plan. Source: CDPA/FDPA Sheet 50

Urban Design and Placemaking: *Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment, with a particular emphasis on public spaces. An urban environment is comprised of many elements including streets, blocks, open spaces, pedestrian areas, and buildings.* ***Achieve High Quality Site Design and Architecture:*** *Excellent site design in the TSAs should continue the Reston traditions of emphasizing community gathering places, integrating access to the natural environment when possible, and providing public art. In addition, there should be an emphasis on environmentally sustainable design and practices with non-residential development achieving U.S. Green Building Council's Leadership Design (LEED) Silver certification or the equivalent, at a minimum.* ***Planning Principle:*** *Excellence in planning, urban design, and architecture will be community hallmarks.* ***Residential Development Criterion:*** *All rezoning applications should be characterized by high quality site design. That rezoning proposals will be evaluated based upon the principles: consolidation, layout, open space, landscaping and amenities. Furthermore, all rezoning applications should be designed to fit into the community and 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; 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; and existing topography and vegetative cover and proposed changes to them as a result of clearing and grading. ***TOD Guidelines:*** *Excellence in urban design, including site planning, streetscape and building design which create a pedestrian-focused sense of place is expected. The visual impact of parking structures and surface parking lots should be minimized to contribute to a pedestrian and transit-supportive environment. Applicable staff memos are provided in Appendices 5, 6 and 7.*

A key goal in the transition of TSA is to create new transit-oriented neighborhoods that will be urban in form and easily accessible by pedestrians of all types and bicyclists of all skill levels. These neighborhoods should incorporate design and landscaping elements and visually connect to each other and the larger Reston community.

The site design is reviewed in terms of the Comprehensive Plan goals and integration into of the uses within the development and relationship to adjacent development. Developments are expected to provide adequate open space, landscaping and amenities. It is expected that developments provide excellence in urban design, including site planning, streetscape, and building design with a goal of creating a pedestrian focused sense of place. Furthermore, it is expected that the development promotes a mix of uses in accordance with the Comprehensive Plan site specific guidance to ensure the propose mix of uses within the TOD.

Public Art

The Central Park includes public art; however, the applicants are encouraged to supplement public art with the parks in Blocks C, D and E.

Blocks A and B: Single-Family Attached and Two-Over-Two Units

The applicants worked with staff to provide Reston specific l streetscape with a twelve foot wide landscape amenity panel to buffer the residential uses from the adjacent offices to the west and north. These units are oriented to the street or to open space and units are rear loaded with 24 foot wide alleys. The front yards are 7-9 feet and rear are 4-18 feet deep. The rear yards are utilized as either parking or access to the garage. The rear yards are oriented to each other with the exception of Block B where two rows of units front on the common open space and have the view of the rear of units fronting on Eastpark Drive North. The single-family attached and two-over-two units, as depicted in Figures 7 and 8, are designed to have a similar appearance.

The applicants were requested to revise portions of the design for Blocks A and B as they relate to the common green park that is central to the dwelling units. The rear of the two-over-two units were exposed to this internal open space. It was suggested that the applicants explore options to create a better transition from the open space to these

units. Suggestions included removing the driveways, replacing the two-over-two units with single-family attached units with no driveways, consider multi-family buildings in place of two-over-two units and/or improving the landscaping around the perimeter of the park to create a softer, more appropriate transition. The applicants revised Block B to incorporate some of the changes recommended by staff. The block now includes a mix of single-family attached units along Eastpark Drive North, which permits the removal of driveways and realignment of the travel way between Blocks A and B and increases the amount of the open space in Block B as shown in Figure 31. The image on the left is the previous plan submission and the image on the right is the current version of the development plan. The applicants also enhanced the landscape plan within the open space adjacent to the travel aisle. With the revisions the applicants have adequately addressed this outstanding concern.

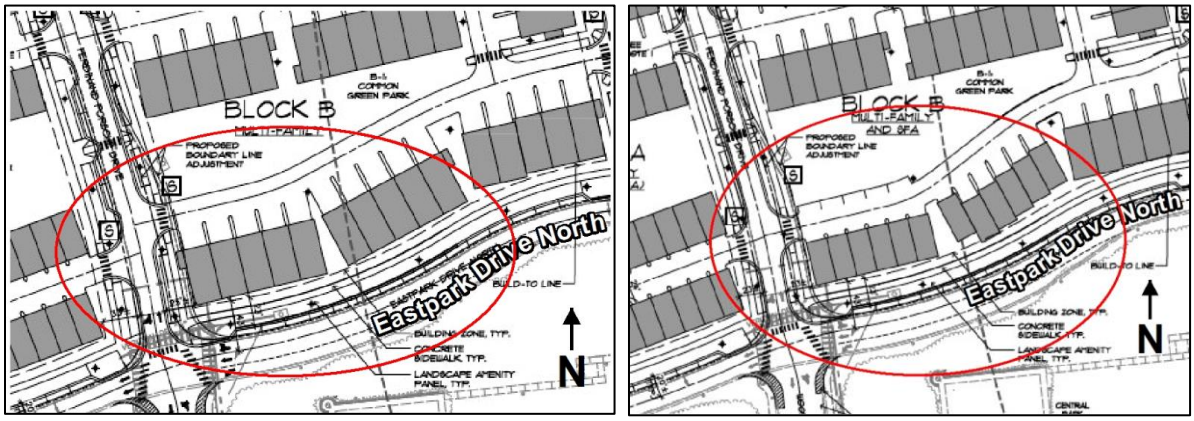

Figure 31: Block B previous and current design. Source: CDPA/FDPA Sheet 6

Block C: Multi-family and Two-Over-Two Units

Staff raised a concern on the proposed garage access for multi-family Building 1 through the two-over-two unit portion of Block C and inquired if that access could be eliminated and traffic directed to the proposed entrance to the east on Street C-D. Additional detail also was requested for the western façade of the multi-family building to understand how it would relate to the proposed two–over-two townhomes. Staff was also concerned about treatment of the loading and parking garage entrances along the eastern façade of the building. The applicants removed the garage access and provided additional detail on the relationship of the two-over-two units and the multi-family building and provided for a missing sidewalk connection which addressed staff's concerns. Figure 32 provides the perspective of Street C-D where Buildings 1 and 2 have both their loading and parking access. The loading and parking access have screen doors that resemble the building façade.

Figure 32: Perspecptive C-D Street. Source: CDPA/FDPA Sheet 32A

Block E: Office

The applicants origionally proposed an option for one office building with a stand-alone parking garage in Block E and an option for a hotel with intergrated parking and office with stand-alone parking garage. Staff noted that the stand-alone parking garage was specifically was discouraged in the Comprehensive Plan for the Transit Station Areas. The applicants revised the development plan and no longer includes any option with a stand-alone garage. With the revision staff has no outstanding concerns on Block E.

Figure 33: Block E Perspective. Source: CDPA/FDPA Sheet 32A

Streetscape

Staff requested that the applicants modify the Monroe Street streetscape to accommodate street trees within the landscape amenity panel. This would require the relocation of utilities, and if determined not feasible, the applicants were requested to provide street trees within the building zone and groundcover within the landscape panel. The applicants determined that the relocation of the utilities along Monroe Street is not feasible and will provide plantings in the landscape amenity panel and enhanced landscaping within the building zone.

The applicants revised the streetscape along East-West Drive at staff's request to provide Reston specific streetscape per the Comprehensive Plan guidance by providing a twelve foot wide landscape amenity panel. The applicants provided plantings in the median at the intersection with Monroe Street with trees, shrubs and groundcover. Additional landscaping also was provided in front of Building E and the park within Block E.

The Comprehensive Plan guidance and proposed streetscape for the site is detailed in Table 1. In staff's opinion, the applicants have provided for the appropriate streetscape.

Table 1			
MONROE STREET			
	Landscape Amenity Panel (LAP)	**Sidewalk**	**Building Zone**
Comprehensive Plan	8 feet	8 feet	8 feet
Provided	8-11 feet	8-10 feet	10-35 feet
EAST-WEST DRIVE			
	LAP	**Sidewalk**	**Building Zone**
Comprehensive Plan	12 feet	8 feet	8 feet
Provided	12-feet	8 feet	6-8 feet
B-C STREET, C-D STREET, FERDINAND PORSCHE DRIVE			
	LAP	**Sidewalk**	**Building Zone**
Comprehensive Plan	8 feet	6-8 feet	8 feet
Provided	9-11 feet	6 feet	8 feet
CORPORATE PARK DRIVE			
	LAP	**Sidewalk**	**Building Zone**
Comprehensive Plan	8 feet	8 feet	8 feet
Provided	10.5 feet	8 feet	6-8 feet

Transportation: The vision for the three Reston TSAs promotes a mix of land uses served by a multi-modal transportation system. Various planned transportation improvements will facilitate this vision, while accommodating current and future commuters and residents within and around the transit stations. The improvements should 1) balance future land uses with supporting transportation infrastructure and services; 2) address the long term needs of the area, including significantly improving the infrastructure and facilities for transit, pedestrians and bicycles; and, 3) design a road network that accommodates all modes of transportation and includes a grid of streets in the TSAs to improve connectivity around the transit stations. **Planning Principle:** Connectivity and mobility will be strengthened recognizes the need for provide a range of high-quality transportation facilities including roads, bridges, tunnels, sidewalks, bikeways, trails, strengthened and expanded bus and shuttle services. A robust transit system, expanded pedestrian and bicycle networks and transportation demand management strategies will also help reduce reliance on the automobile while increasing community mobility. **Residential Development Criterion:** All rezoning applications are expected to address planned transportation improvements and offset their impacts to the transportation network which may include road improvements, transportation management, interconnection of the street network with preference for public streets, and provision of non-motorized facilities. **TOD Guidelines:** Developments are expected to provide connected grid of safe, attractive streets for all users and are expected to promote a balance between the intensity of a TOD and the capacity of multi-model transportation infrastructure provided by the TOD. Finally, developments are expected to provide properly size parking garages, but in a manner that utilizes the sharing of parking structures and other techniques to reduce the amount of parking provided by transportation management. Surface parking is discouraged and the use or underground or above ground parking garages that respect the urban design guidelines are encouraged. The applicable staff memo is provided as Appendices 8 and 9.

Street Grid

The Comprehensive Plan established a conceptual street grid for Reston. The applicants provided for the street grid with the provision of East-West Drive, Eastpark Drive and their connection to Corporate Park Drive and Sunrise Valley Drive. The applicants propose East-West Drive as a public street that with off-site construction by others will connect Monroe Street to Centreville Road.

Pedestrian and Bicycle Connectivity

Development are expected to designed to fit into the community and provide pedestrian and bicycle connections to off-site trails, roadways and transit facilities and recognizes that non-motorized access and circulation are critical elements to a successful transit oriented development.

As shown in Table 1 and in Figure 34 the applicants are providing for a pedestrian network through the site. Bike lanes are provided along Corporate Park Drive and East-

West Drive. Sidewalks are provided along the internal streets. Along the major streets of East-West Drive and Monroe Street the sidewalks are 8 feet in width and the minor streets they are 6 feet in width. The applicants also propose to construct an off-site trail to connect East-West Drive sidewalk to the Herndon-Monroe Metro Station. The applicants proffered to add a pedestrian crossing along the north leg of intersection in-order to directly tie in the on-site trail system to the off-site trail system leading to Metro. The applicants should modify the proffers to keep the easement located north of Buildings 3 and 4 to permit the extension of the trail to Monroe Street by others.

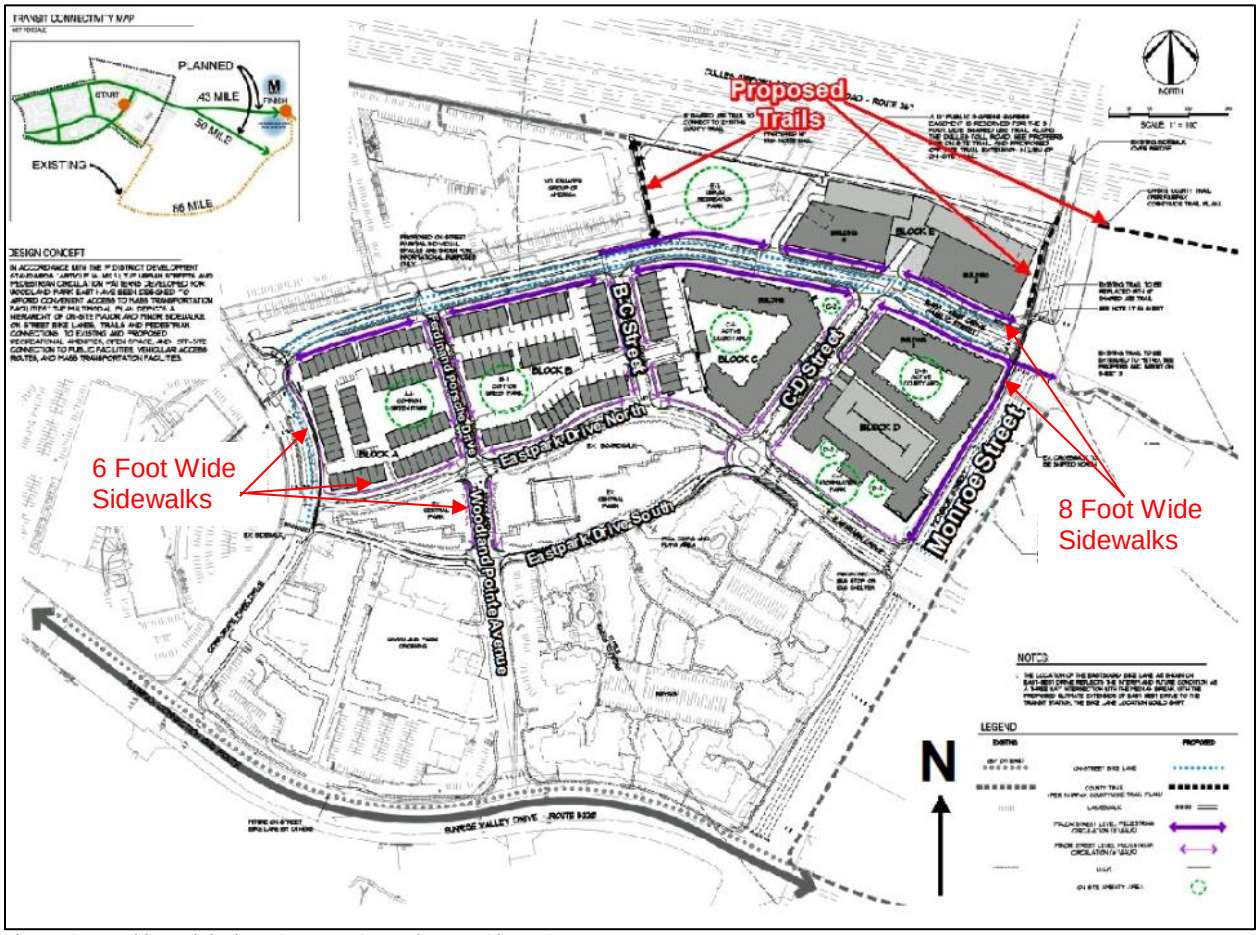

Figure 34: Multi-Model Plan. Source: CDPA/FDPA Sheet 9

<u>Monroe Street</u>

The applicants are proposing to restripe the southbound section of Monroe Street from two lanes with turn lanes to provide for three southbound lanes in accordance with the previously proffered improvements that is being carried forward to mitigate the traffic impact and as shown in Figure 35. Right and left turn lanes will be provided for the intersection with East-West Drive and Eastpark Drive. The intersection of East-West Drive and Monroe Street will be limited to a right-in/out until the issuance of the Non-RUP (non-residential use permit) for the first office building. Prior to issuance of the Non-RUP, the applicants will provide a median break to provide full signalized access at

the intersection. This would require the applicants, County or others to modify the existing northern entrance to Monroe Street for the office buildings located on the east side of Monroe Street since their existing access would be located to close to a full access intersection as depicted in Figure 36. Staff encouraged the applicants to directly contact the impacted property owners about the potential modification. The applicants did not provide documentation of this request but the proffers acknowledge the need for coordination with the adjacent owners. The applicants have proffered to provide the traffic signal at the future intersection.

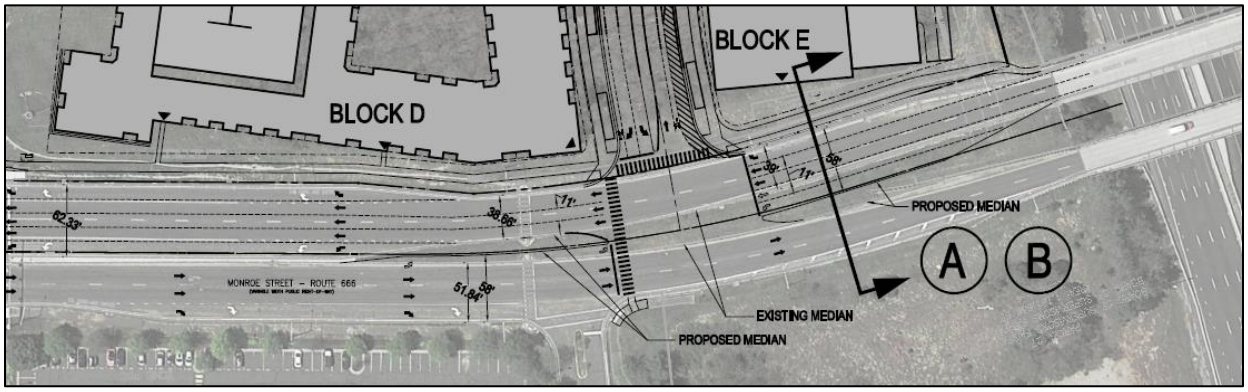

Figure 35: Monroe Street Restriping Plan. Source: CDPA/FDPA Sheet 16.

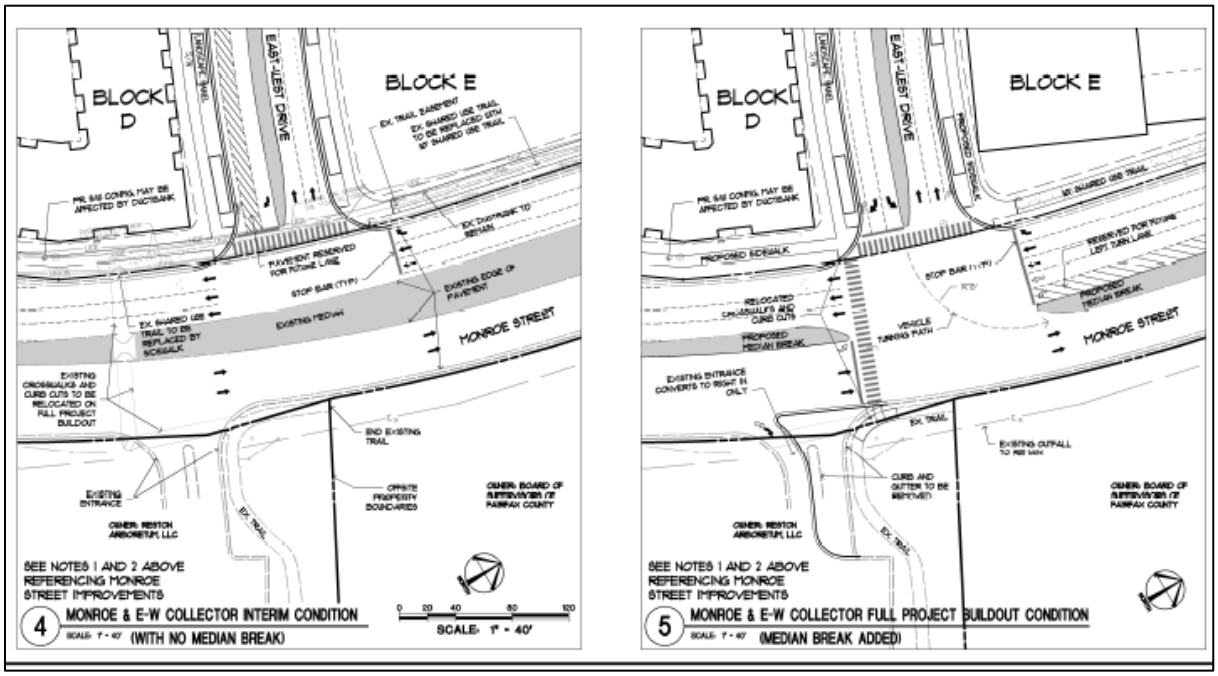

Figure 36: Monroe Street Intersection Detail. Source: CDPA/FDPA Sheet 15

<u>East-West Drive</u>

The applicants will dedicate right-of-way for East-West Drive, including the area for the round-about in Corporate Park Drive. The applicants provided an option for two lane

road with bike lanes and parking or a three lane road with bike lanes and no parking if determined that additional capacity is needed in the future, as depicted in Figure 37. Staff recommended that the two westbound lanes of East-West Drive at the intersection of Monroe Street be reduced to one inbound lane by extending the curb radius out into the roadway or to provide a striped-out area. This would reduce conflicts between merging and weaving vehicle movements, as well as, remove potential conflict with bicyclists that need to transition through the right turn lane. The applicants updated the proffers to remove any inconsistency between the plans and the proffers.

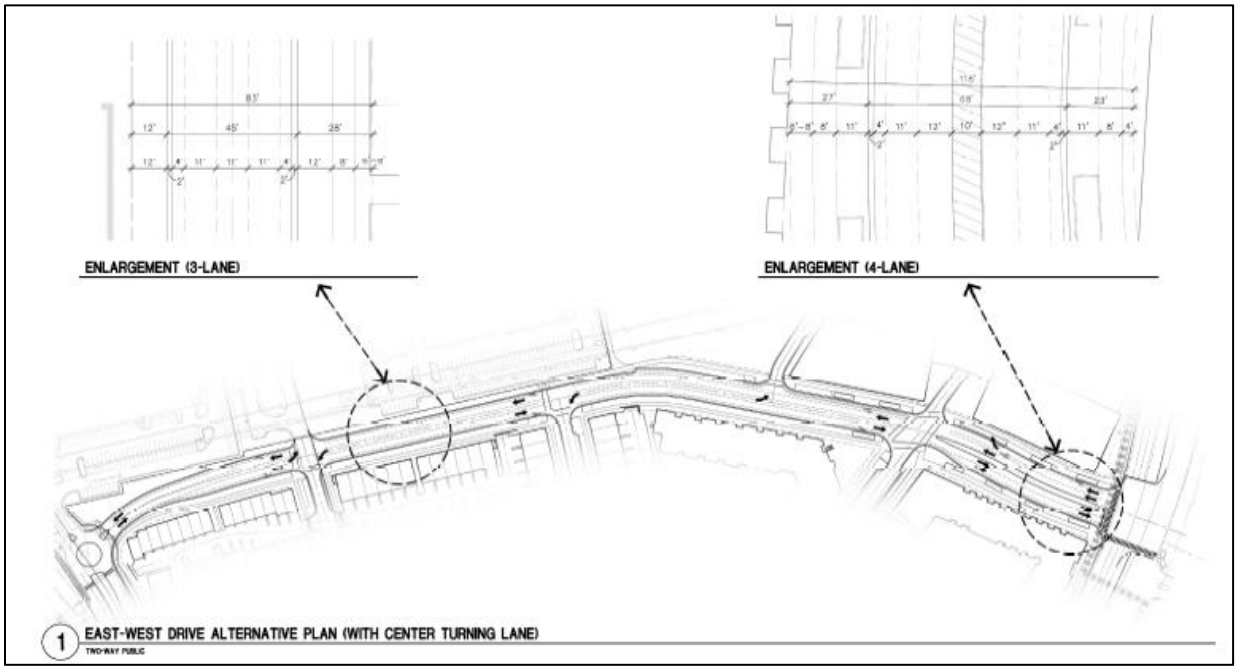

Figure 37: East-West Drive Design. Source: CDPA/FDPA Sheet 13

Corporate Park Drive

The applicants propose a mini-round-about design for the western end of Corporate Park Drive, which serves as an interim termination of East-West Drive. There are two existing offset entrances located just north of the proposed roundabout. The applicants acknowledged in the proffers the need to continue to work with staff on this design during the site plan process to ensure the most efficient and effective design given the off-site conditions.

Transportation Fund

On February 11, 2014, the Board of Supervisors approved the Reston Master Plan Special Study (Phase I) Plan Amendment. Staff was directed to develop an inclusive process to prepare a funding plan for the transportation improvements recommended in the Reston Master Plan that include arrangements for financing the public share of Reston infrastructure improvements and facilitate co-operative funding agreements with

the private sector. At the time of publication, the rate of contribution per dwelling unit and non-residential square feet has not yet been established or adopted by the Board. However, the applicants have provided a proffer to contribute to the transportation fund in accordance with the rates that are currently being reviewed.

Transportation Demand Management

The Comprehensive Plan has a goal of 30-40 percent vehicle trip reduction for office and residential uses within ½ mile radius of a Metro Station and a 15-25 percent trip reduction for residential uses outside the ½ mile radius. The office and multi-family Buildings 1 and 2 are located with the ½ mile radius and the single-family attached and two-over-two units are located outside the ½ mile radius. The applicants proffered an overall 35 percent trip reduction for the residents and office users. The applicants have proffered the appropriate incentive and monitoring as requested by staff to ensure the reductions are being met for the development.

Parking

The Comprehensive Plan encourages office uses to request a parking reduction to 2.4 spaces per 1,000 square feet in areas planned for Residential Mixed-Use within ½ mile of the Metrorail station. The applicants did not request a parking reduction from the Zoning Ordinance requirement of 2.6 spaces, but reserved the right to request a reduction in the future. The Comprehensive Plan does not provide a rate for a residential parking reduction, but does support a reduction of residential parking by taking into account the number of bedrooms being provided. The applicants are not requesting a residential parking reduction, but reserve the right to request one in the future. Staff also requested details related to the parking for single-family attached and two-over-two units and the applicants provided the garage details, as shown in Figure 13 and demonstrated the turning movements in Figure 38 for Block A and in Figure 39 for Block C.

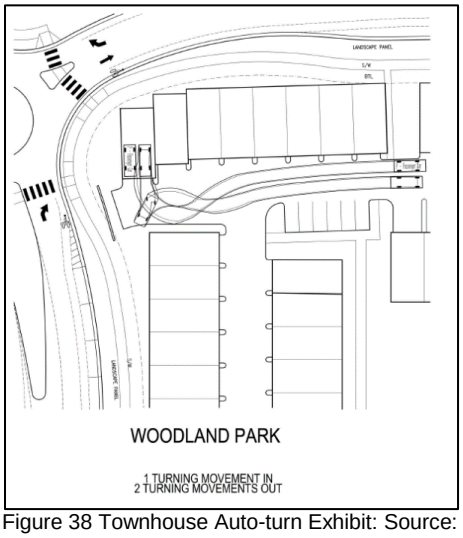

Figure 38 Townhouse Auto-turn Exhibit: Source: Gordon

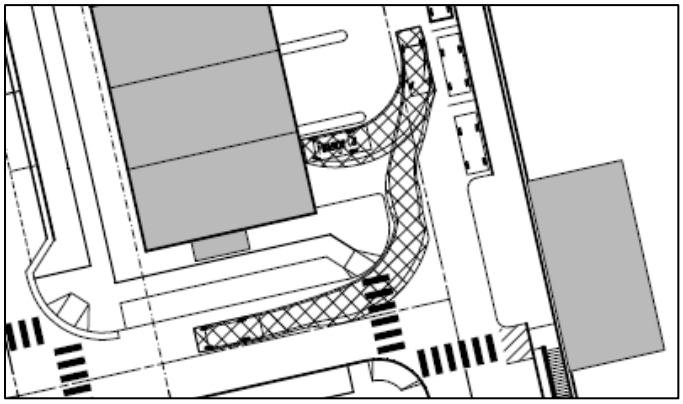
Figure 39: Block C Turning Movement. Source: CDPA/FDPA Sheet 3

Environmental Stewardship: *Protecting, restoring and enhancing Reston's diverse natural areas will remain a central planning principle.* ***Planning Principle:*** *Developments should provide for environmental sustainability and green technology.* ***Residential Development Criterion:*** *All rezoning applications should respect the environment and should be designed to take advantage of the existing tree cover. Developments should preserve existing natural resources, take existing topographic conditions into consideration, minimize off-site impacts on water quality, manage the volume and velocity of stormwater runoff, protect residents for adverse transportation generated noise, minimize exterior lighting and impacts on the night sky and provide energy measures within the building design.* ***TOD Guideline:*** *Development should seek opportunities for mitigating environmental impacts of development. Applicable staff memos are provided in Appendices 7, 10 and 11.*

Preservation

The existing trees within the Central Park will be preserved and further discussion on tree preservation is discussed in the Tree preservation and Tree Cover section of the report.

Slopes and Soils

There are no significant slopes on the site that would adversely impact the proposed development. The northern portion of the site, is seven feet higher than the southern portion of the site but given the distance between these areas, there are no retaining walls proposed or needed. The soils for the site generally consist of Dulles Silt Loam and Chantilly-Dulles Complex which is not a problem soil.

Water Quality/Drainage

The Comprehensive Plan recommends that stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system for developments above a 1.0 FAR. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, the emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

While the proposed development is below the 1.0 FAR the applicants strongly were encouraged to provide additional measures above and beyond the Public Facilities Manual requirement to address the goals of the Comprehensive Plan. The applicants provided a variety of low impact development measures in the eastern portion of the site in furtherance of the Comprehensive Plan goal.

The applicants will be utilize and existing offsite dry Pond A, which was designed as part of the Woodland Ponds site plan to meet the stormwater capacity for Block A and a

part of Block B. Block C and portions of Block B stormwater management will be provided by offsite Pond C, which was designed and constructed with Van Metre at Woodland Park and has the capacity to accommodate stormwater from the proposed development. In accordance with a Stormwater Ordinance Determination (SWOD), these portions of the development the applicants are grandfathered and may utilize the previous stormwater management requirements in accordance with DEQ Guidance Memo No. 14-2014. Additional details will need to be provided at the time of site plan related to adequate conveyance of runoff and detailed outfall analysis.

Transportation Generated Noise

The Policy Plan guidance for interior noise for residential buildings is DNL 45 dBA and DNL 50 dBA for office buildings. Outdoor recreation areas are expected to be subject to 65 dBA or less. The applicants completed a noise study that indicated that the unmitigated noise levels would exceed 70 dBA (Figure 40) along the northern portion of the site adjacent to the DAAR. In order to reduce the noise levels for the proposed outdoor recreation area in the northwest portion of the site the applicants have proposed a 10 foot tall noise wall along the northern boundary of the park and demonstrated in the noise study that this wall would be adequate in reducing the noise levels for the outdoor recreation area to less than 65 dBA. The applicants have also proffered to provide architectural mitigation for the office and residential buildings to reduce the interior noise levels to below the Policy Plan guidance.

Figure 40: Unmitigated Noise Levels. Source: Polysonics Barrier Analysis June 20, 2016

Lighting

The applicants will be subject to the lighting standards of the Zoning Ordinance.

Energy

The applicants have proffered to meet the County green building policy for the proposed residential development and proffered to LEED-NC (New Construction) for the multi-family buildings and Earth Craft House program for the single-family attached and two-over-two units. The applicants proffered to achieve LEED Silver certification for the proposed office buildings. The applicants revised their proffers to provide additional flexibility per staff suggestions and in staff's opinion, the applicants have addressed the expectation for the provision of green buildings.

Tree Preservation and Tree Cover Requirements

The site currently is vacant and has an existing tree canopy covering 71.9 percent of the site. The tree canopy requirement for the site is 10 percent (126,992 square feet) of which 71.9 percent (91,307 square feet) of the canopy must be met through preservation. The applicants propose 143,268 square feet (113 percent) of tree canopy through preservation and 45,500 square feet of canopy through additional plantings for a total of 188,768 square feet (14.8 percent). The applicants have provided the requested proffers to ensure effective tree preservation. It was noted to the applicants that for those areas of the site where new street trees are proposed where utilities are located, such trees should be located in a manner as to not conflict with utilities to ensure they would not be removed in the future. It was also noted that viability and ultimate size of the street trees is dependent on the available soil volume. The applicants proffered details on the proposed soil volume for the planting areas to ensure the survivability of the proposed landscaping.

Urban Parks, Recreational Facilities, Cultural Facilities: *The growth and redevelopment planned for the three TSAs will increase the need for parks and open space, recreation facilities, and cultural amenities, all of which are essential components in creating places where residents and employees can live, work and play. The need generated for recreation facilities should be primarily met through the integration of these facilities within the development.* ***Planning Principle:*** *High quality open space will be required.* ***Residential Development Criterion:*** *Heritage resources should be protected from destruction or deterioration until they can documented or preserved.* ***TOD Guideline:*** *Provide publicly-accessible, high-quality, usable open space. Applicable staff memo is provided in Appendix 12.*

Provision of Onsite Urban Parks

The Comprehensive Plan for the Reston Transit Station Area calls for urban parks to serve the residents, workers and visitors. This system should contain a variety of

different parks to serve leisure needs ranging from natural resource areas, pocket parks, urban greens, linear parks/trails, recreation focused parks and athletic fields. Applying the urban park guidelines (at least 1.5 acres of urban park space per 1,000 new residents based on 1.75 people per dwelling unit and 1.0 acres per 10,000 new employees), the site the development is expected to provide 2.09 acres on-site as public urban parks. The development proposes a total of 6.1 acres of public park spaces and 2.8 acres as private open space, as shown in Figure 41. The public park spaces consist of an existing Central Park (3.6 acres) along the southern portion of the site consisting of public art, trails and open space, the Stormwater Park (0.6 acres) adjacent to Building D contains a meandering bio-retention area with infiltration gardens and trail, and the Urban Recreation Park (1.9 acres) located in Block E, consisting of kickball and whiffle ball field, open lawn, playground, trails, seating and shade structures. The private park spaces consist of 1.3 acres interior to Blocks A and B, 0.7 acre courtyard for Building C located on top of the parking garage and 0.1 acres located at the intersection of East-West Drive and C-D Street, 0.5 acres in the interior courtyard for Building D and 0.2 acres of private courtyards adjacent to the Stormwater Park.

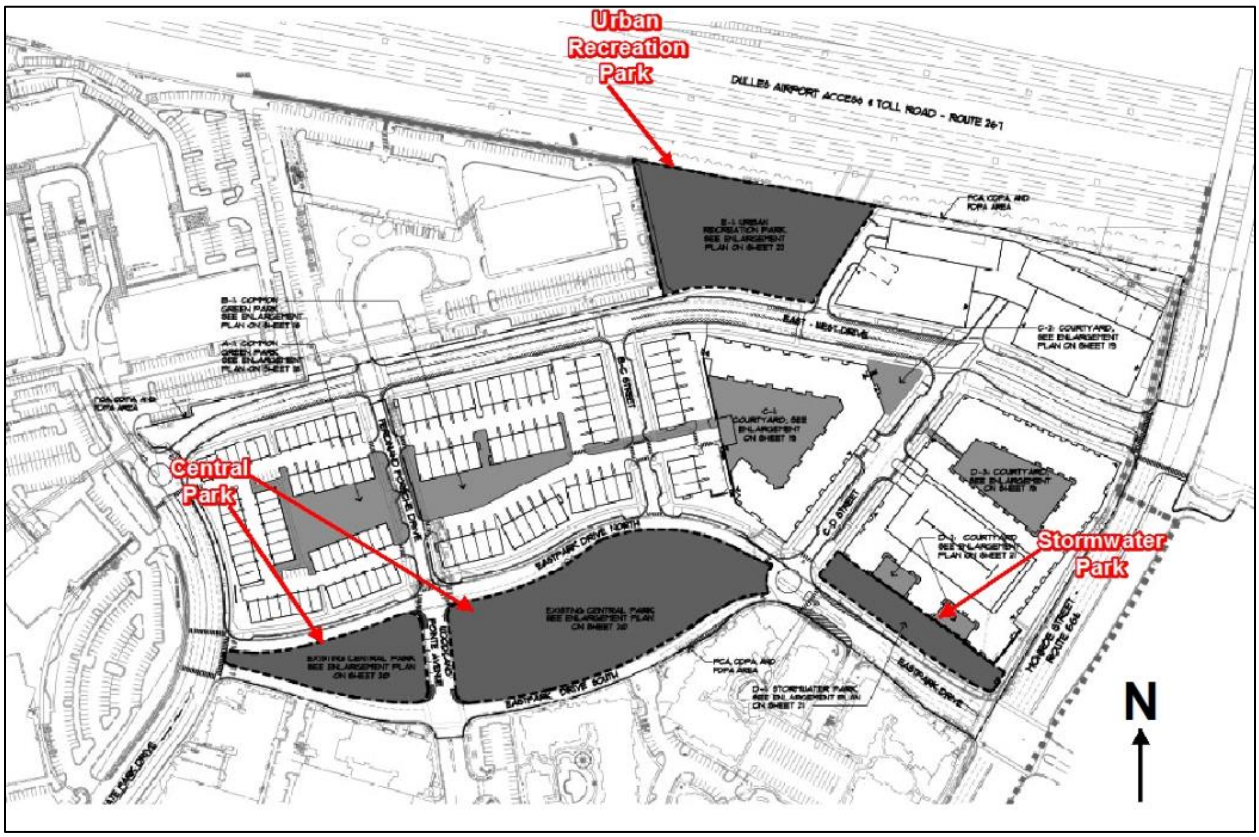

Figure 41: Parks and Open Space Plan. Source: CDPA/FDPA Sheet 17

Active Recreation Facilities

The Comprehensive Plan has a goal of providing an athletic field in each TSA and a total of 12 athletic fields serving Reston. Using a measure of 2.2 million square feet

gross floor area of development per field the development generates the need for 0.72 athletic fields. The applicants were encouraged to work with the Park Authority to see if a field could be accommodated onsite within Block E on the top of the stand-alone parking garage if that option was pursued. The applicants eliminated the option for the stand-alone parking structure to address land use and design issues. Absent the provision on-site of an athletic field, the applicants were requested to contribute $1.72 per square foot towards the overall goal of providing 12 athletic field construction or upgrades in Reston, such contribution equates to $2,751,165 and the applicants have proffered such a contribution towards athletic fields per staff guidance. The applicants have also proffered to provide onsite recreation at a minimum of $1,800 per unit in accordance with Sect. 16-404 of the Zoning Ordinance, which equates to $1,234,800.

Public Facilities: *Providing adequate public facilities to serve the planned growth will require the expansion or modification of existing facilities in some cases and the development of new facilities in other cases.* ***Planning Principle:*** *Development will be phased with infrastructure.* ***Residential Development Criterion:*** *Developments 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. Applicable staff memos are provided in Appendices 13-16.*

Fire and Rescue

Reston currently is served by five Fire and Rescue stations. In order to maintain acceptable levels of service to the community several of the existing stations will need to be upgraded and an additional station provided. No fire station was identified for the site and none is being provided. The applicants were requested and proffered to contribute $50,000 towards five pre-emption devised to facilitate improved response time for Fire and Rescue services.

Fairfax County Public Schools

No school site or library was identified for the site and none is being provided. Reston currently is served by 19 public schools. Two additional elementary and one additional middle and high schools are needed; as well as capacity enhancements to existing schools will be needed to accommodate the projected increases in student enrollment from the surrounding area. Over time the development may generate an average of 65 additional elementary, 17 additional middle and 31 additional high school students for a total of 113 additional students. The students are expected to attend Coates Elementary, Carson Middle and Westfield High School. The schools currently have excess capacity, but are projected to be near or over capacity in school year 2020-

2021. The applicants have proffered to provide a monetary contribution to offset the impact of the residential development on surrounding schools in accordance with the request.

Fairfax Water

The site is serviced by Fairfax Water and adequate service is available from existing 12 inch water main located onsite.

Sanitary Sewer

The site is located in the E-Branch (A-2) watershed and would be sewered into the Blue Plains Treatment Plant. Based on current and committed flow there is excess capacity and the existing 10-inch line located at the intersection of Eastpark Drive North and Woodland Pointe Avenue is adequate for the proposed use.

ZONING ORDINANCE PROVISIONS

General Standards for All Planned Developments

A planned development rezoning application or development plan amendment may only be approved if the planned development satisfies the following general standards of Article 16:

General Standard 1: The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

As previously discussed, the planned development substantially conforms to the adopted Comprehensive Plan with respect to type, character, use and does not exceed the intensity permitted by the Comprehensive Plan.

General Standard 2: The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

The planned development is located within the PDC District whose purpose and intent is to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of

the Zoning Ordinance. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning that could not be achieved with a conventional district.

The site was previously approved by the Board of Supervisors as a PDC District for an all office development. The development has evolved over time and the office portion has been reduced in size with the previous and proposed applications. The proposed mix of uses, intensity, and setbacks recommended by the Comprehensive Plan and proposed by the applicants would not be feasible under a conventional district.

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

The site is undeveloped and heavily wooded. With the exception of the Central Park area the existing vegetation will be removed. There are no streams, topographic features or other natural features besides the trees that are present on the site. While additional tree preservation would have been desirable, the applicants do exceed the tree preservation requirements of the PFM and landscaping is provided in general conformance with the Comprehensive Plan.

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

The properties to the northwest and west are developed with office buildings and planned for mixed-use at 0.70 FAR similar to the western portion of the site. The properties to the south are developed with multi-family dwellings in the Bryson development and mixed-use commercial and residential in Woodland Park Crossing at 0.70 FAR. The property to the east is developed with office and planned for a more intense mix of uses. In staff's opinion, the proposed development does not adversely impact or prevent the development of the adjacent properties.

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

The site is located in an area in which police, fire protection, and public utilities are available and adequate. As previously described the applicants have addressed schools, fire protection, water, sewer and stormwater management.

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

As previously discussed, adequate pedestrian, bicycle, and transit linkages exist or have been proffered to be provided by the applicants.

Design Standards for All Planned Developments

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

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

The bulk regulations for Block E are reviewed under the C-3 District requirements, which is the conventional zoning district that most closely characterizes the commercial portion of the development. The development would not meet the conventional district setbacks or angle of bulk plane (ABP) as shown in Table 2 and in Figure 42; however, the development is meeting the Comprehensive Plan guidance in terms of streetscape and orienting the development closer to the street to activate the area. The landscaping and screening requirements are requested to be modified and are discussed in more detail in the Waivers and Modifications section of this report.

Table 2		
	Required C-3	**Provided – Block E**
Building Height	90 feet	180 feet
Front Yard	25º ABP, but not less than 40 feet	30 feet or 8º ABP – Monroe Street 17 feet or 15º ABP – DAAR

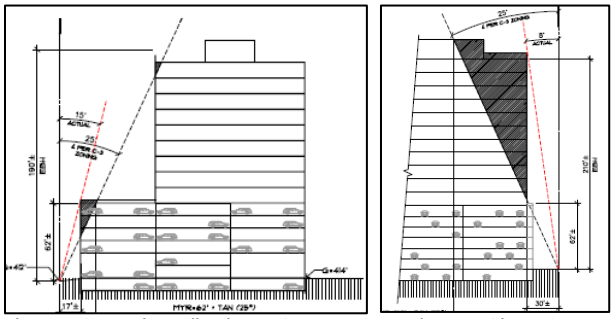

Figure 42: Angle Bulk Plane, Source: CDPA/FDPA Sheet 3

As depicted in Table 3 the bulk regulations conform to the R-30 District with ADUs which is the closest conventional district for the residential portion of the development for the periphery of the development. The landscaping and screening requirements are requested to be modified and are discussed in more detail in the Waivers and Modifications section of this report.

Table 3		
	Required R-30	**Provided**
Building Height	150 feet	75 feet
Front Yard	20° ABP, but not less than 15 feet	28 feet or 39° ABP– Monroe Street 99 feet or 53° ABP – Eastpark Drive 18 feet or 24° ABP – Corporate Park Drive

The establishment of a PDC District requires at least a minimum of 100,000 square feet of gross floor area or an extension of an existing Planned District or located within an area designated as a Community Business Center or Commercial Revitalization District. There is no minimum lot width or lot area except that single-family attached units must provide a minimum 200 square foot privacy yard unless waived by the Board of Supervisors. The maximum FAR is limited to 2.5 FAR with the ability by the Board of Supervisors to increase the FAR to 5.0. The site previously was approved as PDC at 0.70 FAR and now the proposal is for 1,599,515 square feet or 0.92 FAR.

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

A minimum of 15 percent open space is required and 44.5 percent is provided. The Comprehensive Plan encourages non-residential uses to park at a maximum of 2.4 spaces per 1,000 square feet; whereas, the Zoning Ordinance requires 2.6 spaces per 1,000 square feet of office uses. The applicants are not requesting a reduction in parking, but reserve the ability to request a parking reduction in the future. The applicants have requested a modification of the loading space requirement, as detailed in the Waivers and Modifications section this report.

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

East-West Drive is proposed to be a public street that could be extended further to the west by others in accordance with the Comprehensive Plan. This street is designed to

be either two or three lanes and with bicycle lanes on both sides of the street and adjacent sidewalks to provide convenient access through the site and to the adjacent Metro Station. The site provides additional pedestrian access through the site with six and eight foot wide sidewalks that connect the development and open space. The applicants are extending the trail from the west to connect to the East-West Drive sidewalk. Furthermore, subject to obtaining off-site easements, the applicants will be extending a trail to provide convenient access to the Herndon-Monroe Metro Station.

WAIVERS/MODIFICATIONS

The applicants request the following waivers and modifications:

<u>DAAR Setback</u>

The applicants request a modification of Sect. 2-414 of the Zoning Ordinance for the 75 feet setback from the Dulles International Airport Access Highway to permit the commercial structures as shown in the CDPA/FDPA. The attached parking structure is located 15 feet from the DAAR right-of-way and the office building would be located outside of the 75 foot setback, as shown in Figure 43. Previous approvals located the detached garage 43 feet from the DAAR. The proposed setback permits the two office building layout, as preferred by staff; therefore, staff does not object to the proposed modification.

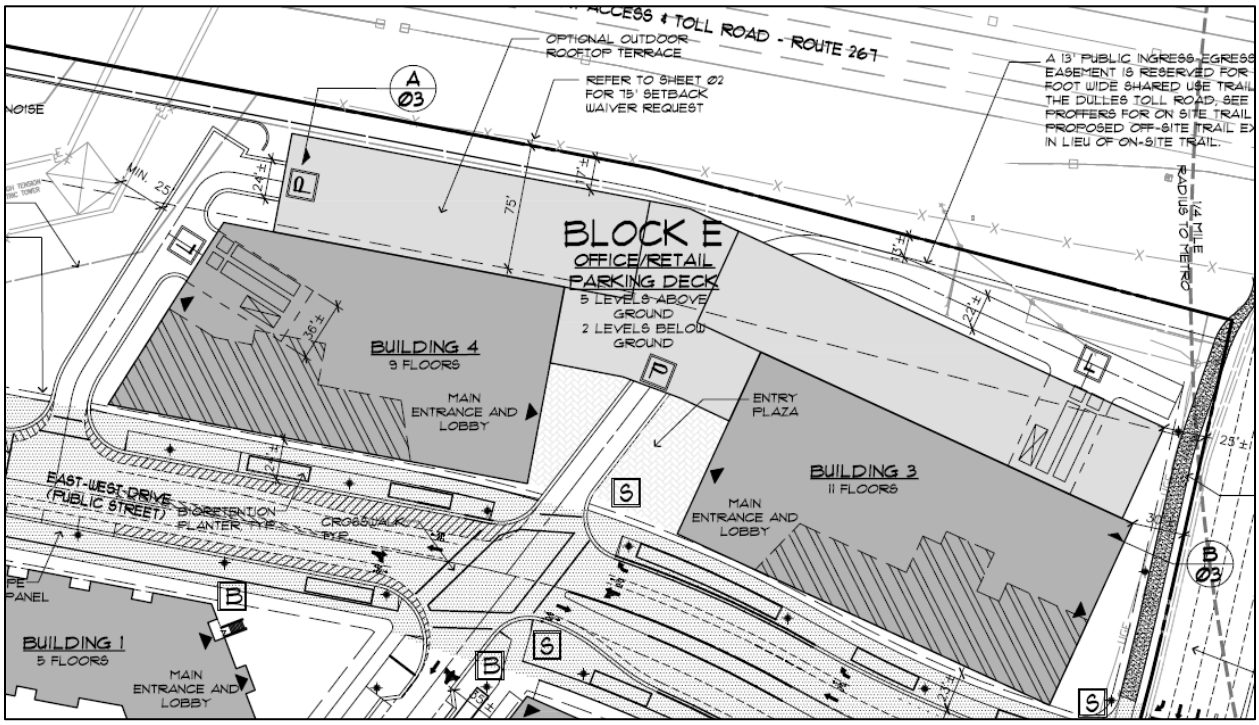

Figure 43: Block E. Source: CDPA/FDPA Sheet 7

Mix of Uses

The applicants request a modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area for residential uses to exceed 50 percent of the principal uses to permit the residential uses as shown on the CDPA/FDPA. The mix of uses is proposed at 580,000 square feet office and retail (principal uses) and 1,019,515 square foot residential (secondary use). In accordance with Sect. 6-206 of the Zoning Ordinance, the gross floor area devoted to residential dwellings shall not exceed 50 percent of the gross floor area for principal uses. Staff does not object to the propose modification because the mix of uses are in harmony with the Comprehensive Plan.

Privacy Yard

The applicants request a waiver of Par. 2 of Section 6-207 of the Zoning Ordinance requiring a minimum 200 square foot privacy yard for single attached dwelling units. The single-family attached units in Block A and B, are designed to be accessed by vehicles from the rear and no at grade privacy yard is provided. The units in Block A and B are in close proximity to the 3.6 acre Central Park to the south of the blocks and there is 1.3 acres of interior open space in Blocks A and B as shown in Figure 44. The site provides for 6.1 acres of public open space and over 44 percent of the site as open space. In staff's opinion, the waiver is appropriate given the proximity of open space and the desire to create an urban development.

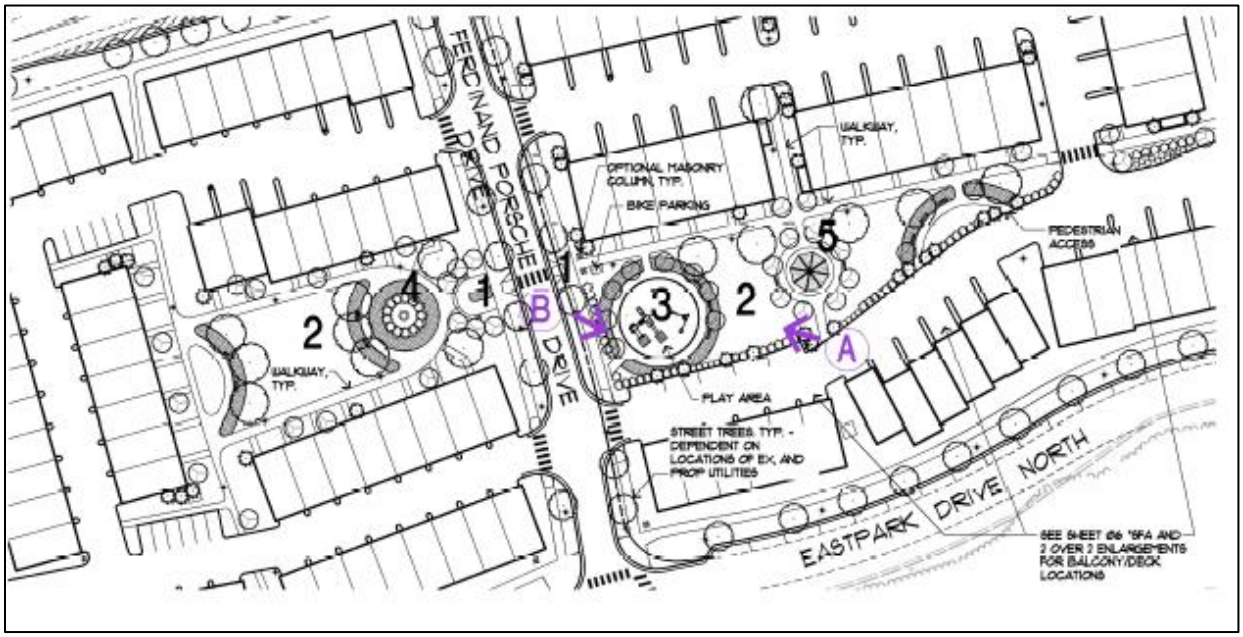

Figure 44. Blocks A/B Open Space. Source: CDPA/FDPA Sheet 18

Tandem Parking

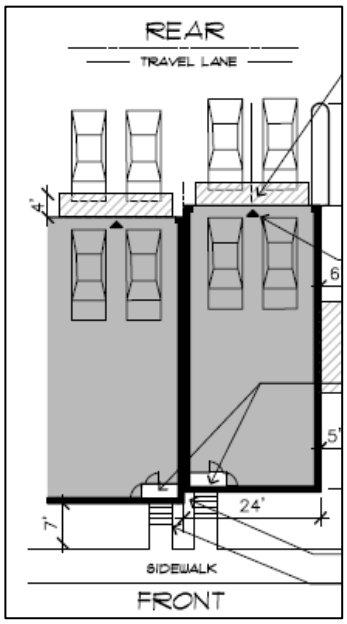

Figure 45: 2 over 2 Parking. Source: CDPA/FDPA Sheet 6

The applicants requests a waiver of Par. 10 of Sect. 11-102 of the Zoning Ordinance to permit tandem parking for the two-over-two units to count towards the off-street parking requirement for multi-family dwelling units. A total of 90 two-over-two dwellings are proposed. Par. 10 of Sect. 11-102 of the Zoning Ordinance states that "[a]ll off-street parking space shall be provided with safe and convenient access to a street." Sect. 11-103 provides the minimum required parking spaces for residential uses. For single-family attached units 2.7 spaces per unit are required; however, only one such space must have convenient access to the street. For multi-family dwellings 1.6 spaces per unit is required, but all must have convenient access to the street. Two-over-two units are parked at the multi-family rate.

The two-over-two dwellings contain one parking space in the garage and one parking space on the driveway, one directly in front of the other – tandem parking – with the same owner of both spaces as shown in the Figure 45. The off-street parking space in the garage does not have convenient access to the street since it abuts the driveway, which has convenient access to the street. Therefore, the garage parking space does not count as a parking space because it does not meet Par. 10 of Sect. 11-102, as stated above.

A waiver is needed to allow the parking space in the garage to count towards the off-street parking requirement for multi-family dwelling units, which the applicants are requesting. Staff does not object to the waiver request.

Loading Spaces

The applicants request a modification of Sect. 11-203 of the Zoning Ordinance for the loading space requirements to that shown on the CDPA/FDPA. No loading spaces are required for the single-family attached units in Block A. Two spaces are required for the multi-family two-over-two units in Block B and none are proposed. Loading would be provided within the driveway or the adjacent streets. Three loading spaces are required for the multi-family buildings in Block C and five for Block D and one is provided within Building 1 in Block C and two within Building 2 of Block D. The applicants indicate that multi-family buildings can regulate the move-in activities of tenants and that two spaces are adequate for the use. The applicants propose to provide four loading spaces for the office buildings instead of the five required by the Zoning Ordinance. Staff does not object to the proposed modifications.

Private Street

The applicants request a waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance restricting a private street to 600 feet in length. East-West Drive is proposed to be public but the rest of the streets are proposed to be private as depicted in the Figure 46. While the private streets may exceed 600 feet in length the applicants have provided for numerous connections throughout the site and to the public streets in Sunrise Valley Drive, Monroe Street and East-West Drive.

Furthermore, the applicants have committed to providing East-West Drive from Monroe Street to Corporate Park Drive in Phase 1. Staff has no objection to the proposed waiver.

Parking Lot Landscaping

The applicants request a waiver of Par. 1 of Sect. 13-302 of the Zoning Ordinance for interior parking lot landscaping for the Block D structured parking deck. The parking deck is wrapped by the multi-family building and staff does not object to the waiver request.

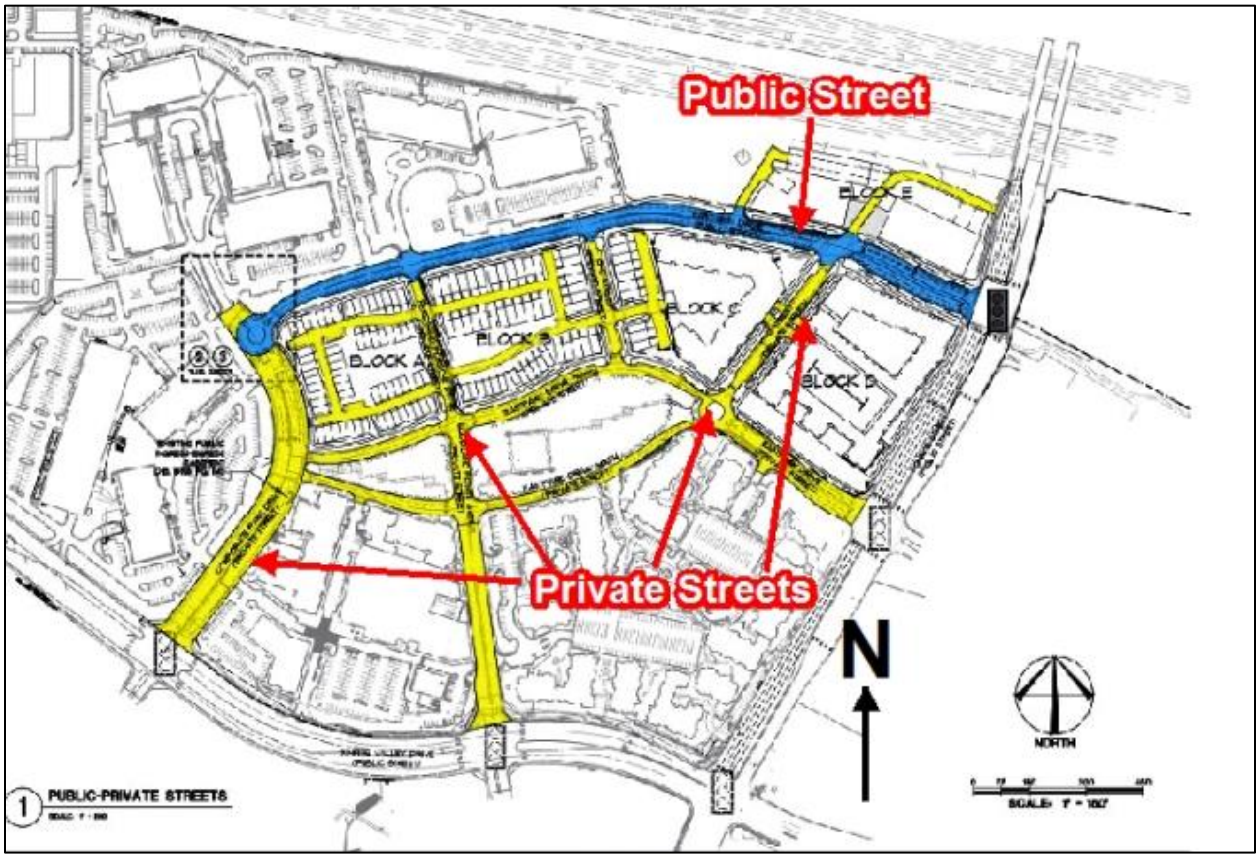

Figure 46: Public-Private Streets. Source: CDPA/FDPA Sheet 14

Screening and Barriers

The applicants request a waiver of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements. Transitional screening is not required along the perimeter of the site because the office use in Block E is adjacent to off-site office buildings and the multi-family buildings and the single-family attached dwellings are adjacent to multi-family buildings, office or retail uses which are a more intensive use. Transitional screening and barriers are only required to be provided from a more intense use to a lesser intense use. However, transitional screening and barriers are required between the on-site uses. Transitional Screening Type 1 (25 foot wide landscape strip) and Barriers D (42-48 inch tall chain link fence), E (6 foot tall brick wall) or F (6 foot tall fence) are required between the office and multi-family buildings onsite and Transitional Screening Type 1 is required between the multi-family and single-family attached units. Par. 1 of Sect. 13-305 of the Zoning Ordinance permits a waiver of the requirements between uses when developed under a common development plan in a PDC District and compatibility has been addressed through a combination of the location and arrangement of buildings, architectural treatments and landscaping. The proposed two-over-two units are considered multi-family but have an appearance similar to a single-family attached unit. The office buildings are separated from the multi-family buildings by East-West Drive. The applicants have worked with staff to establish landscaping/streetscape in accordance with the guidance of the Comprehensive Plan. The purpose of the transitional screening and barrier requirement is to promote the development of a harmonious community and in staff's opinion, the provision of fencing and wide landscape strips within the development would adversely impact the harmonious community the applicants are intending to develop. Staff has no objection to the proposed waivers.

Dumpster Pad/Recycling

The applicants request a waiver of the requirement to provide a dumpster pad and recycling system for the two-over-two dwelling units, pursuant to Sects. 10-0303.2 and 10-0306 of the Public Facilities Manual. In lieu of a central dumpster, each two-over-two units will accommodate trash and recycling within its garage and a trash and recycling enclosure is provided in the garage for the multi-family building. The applicants proffered that the trash and recycling containers will be stored within the garages of the single-family attached and two-over-two units, except on collection days. Given the accommodation of trash and recycling within the garages, staff does not object to the requested waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicants request to amend the development plan for five office buildings to permit 74 single-family attached dwelling units, 90 two-over-two units, 515 multi-family dwelling unit within two buildings and two office buildings with ground floor retail at 580,000 square feet for a total development of 1,599,515 square feet or 0.92 FAR. In staff's opinion, the development substantially conforms to the adopted Comprehensive Plan with respect to type, character, intensity of use, and public facilities and does not exceed the density or intensity permitted by the Comprehensive Plan and meets the general standards and design standards for all planned districts.

Staff Recommendations

Staff recommends approval of PCA 2000-HM-044-02, CDPA 2000-HM-044, PCA 2003-HM-046-03 and CDPA 2003-HM-046, subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2000-HM-044-02 and FDPA 2003-HM-046, subject to the proposed final development plan amendment conditions contained in Appendix 2 and the Board of Supervisors approval of PCA 2000-HM-044-2, CDPA 2000-HM-044, PCA 2003-HM-046-03 and CDPA 2003-HM-046.

Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 2-414 of the Zoning Ordinance for the 75-foot setback from the Dulles International Airport Access Highway to permit the structures as shown on the CDPA/FDPA.

- Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area for residential uses to exceed 50 percent of the principal uses to permit the residential uses as shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 6-207 of the Zoning Ordinance requiring minimum 200 square foot privacy yard for single-family attached dwelling units.

- Waiver of Par. 10 of Sect. 11-102 of the Zoning Ordinance to permit tandem parking for the two-over-two dwelling units to count towards the off-street parking requirement for multi-family dwelling units.

- Modification of Sect. 11-203 of the Zoning Ordinance for the loading space

requirements to that shown on the CDPA/FDPA.

- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance restricting a private street to 600 feet in length.

- Waiver of Par. 1 of Sect. 13-202 of the Zoning Ordinance for interior parking lot landscaping for Block D structured parking deck.

- Waiver of Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements.

- Waiver of the requirement to provide a dumpster pad and recycling system for the two-over-two dwelling units, pursuant to Sects. 10-0303.2 and 10-0306 of the Public Facilities Manual.

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

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

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 Proffered Conditions
2. Proposed FDPA Conditions
3. Statement of Justification
4. Affidavits
5. Land Use Analysis
6. Office of Community Revitalization Analysis
7. Environmental Analysis
8. Fairfax County Department of Transportation Analysis
9. Virginia Department of Transportation Analysis
10. Stormwater Management Analysis
11. Urban Forestry Analysis
12. Park Authority Analysis
13. Fire and Rescue Analysis
14. Public School Analysis
15. Water Authority Analysis

16. Sanitary Sewer Analysis
17. Glossary

PROFFERS

Woodland Park East

PCA 2003-HM-046
PCA 2000-HM-044-02
December 16, 2016

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PROFFERS

Woodland Park East

PCA 2003-HM-046
PCA 2000-HM-044-02

December 16, 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 applicants, the property owner and their successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the 2016 Fairfax County tax maps as 16-4 ((1)) 43, 45, and 46 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, proffered condition amendment applications 2003-HM-046 and 2000-HM-044-02 (the "Applications") are granted. Upon approval of the Applications, these Proffers shall replace and supersede all previous proffers and development conditions approved on the Property.

PROPOSED DEVELOPMENT

1. Conceptual Development Plan Amendment. The Property shall be developed in substantial conformance with the certain elements of Woodland Park East Conceptual/Final Development Plan Amendment ("CDPA/FDPA") dated September 9, 2015 and revised through November 7, 2016, and prepared by William H. Gordon Associates, Inc. The CDPA depicts five blocks, identified as A through E, as well as a Central Park.

2. Proffered CDPA Elements. It shall be understood that the proffered elements of the CDPA are limited to the grid of streets, the general location of the points of access, general location of the buildings, the mix of residential uses, maximum density, maximum building heights, the general quality and character of the streetscape, and the amount and general location and quality of urban park land (the "Proffered Elements"). The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than the Proffered Elements in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").

3. Minor Modifications. Minor modifications to the Proffered Elements may be permitted when necessitated by final engineering or that may become necessary as part of FDPA approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance.

4. Proposed Development. Development on the Property shall be limited to a maximum of 1,599,515 square feet of gross floor area. The following Principal and Secondary Use may be permitted within the buildings shown on the CDPA/FDPA:

   A. Accessory uses and accessory service uses.

B. Affordable dwelling units.

C. Automatic bank teller machines.

D. Business service and supply service establishments.

E. Child care centers and nursery schools, subject to approval of a special exception.

F. Colleges and universities.

G. Community Uses.

H. Dwelling units.

I. Eating establishments.

J. Establishment for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building are incidental to the principal use of scientific research, development and training.

K. Fast food restaurants, subject to the use limitations of Paragraph 10 of Section 6-206 of the Ordinance.

L. Financial institutions.

M. Health clubs.

N. Independent living facilities.

O. Institutional uses.

P. Medical Care Facility, subject to approval of a special exception.

Q. Offices.

R. Personal service establishments.

S. Private clubs and public benefit associations.

T. Private schools of general education, subject to approval of a special exception.

U. Private schools of special education.

V. Public uses.

W. Quick service food stores.

X. Repair service establishments.

Y. Retail sales establishments.

Additional Group or Category uses in Section 6-203 of the Ordinance not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA) or Special Exception (SE) if in substantial conformance with the CDPA/FDPA and proffers. The gross floor area of secondary uses, other than dwelling units and affordable dwelling units, shall be limited to ten percent of the principal uses in the development.

Uses allowed by special exception or special permit in the PDC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA.

5. Fire Marshal Evaluation. The Applicant has coordinated the layouts depicted on the CDPA/FDPA with the Fire Marshal. Changes to the CDPA/FDPA may be permitted without the requirement for a CDPA and/or FDPA in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and building setbacks as necessary to allow for required emergency vehicle access, provided such modifications are in substantial conformance with the CDPA, FDPAs and these Proffers.

ARCHITECTURAL DESIGN AND BUILDING PRACTICES

6. Architectural Design. The building elevations shown on Sheets 30 through 32 of the CDPA/FDPA are provided to illustrate the architectural theme and design intent of the residential dwellings and office buildings. The architectural design of the proposed dwellings and office buildings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations, such as adding architectural ornamentation, based on final architectural design. Buildings 1-4 shall be designed with high quality architecture and building materials that are typically used on the exterior of Class A office buildings and multi-family residential buildings of a similar quality.

7. Build-to-Lines. Build-to-lines ("BTL") have been established as depicted on the CDPA/FDPA, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL are permitted as shown on the CDPA/FDPA.

8. Rooftop Telecommunications Equipment. Telecommunications equipment may be placed on the proposed multi-family and office building rooftops and facades. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

9. Universal Design. Five percent of all dwelling units on the Property shall be designed and constructed with a selection of universal design features and options as determined by the Applicant which may include, but not be limited to: passage doorways with a minimum width of 32 inches; lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by the American National Standards Institute ("ANSI"); lever door handles; slip resistant flooring; seat in master bath shower; optional hand-held shower heads at tubs and showers; and optional front loading washers and dryers.

10. Residential Building Certifications.

A. Multi-Family Buildings 1 and 2.

(i) The Applicant shall include, as part of the building plan submission for multi-family Buildings 1 and 2, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction ("LEED®-NC") rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council ("USGBC"), or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-NC include both LEED-NC or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

Except as otherwise provided below in Paragraph E as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") who is also a professional engineer or architect shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the building.

(ii) The Applicant shall designate the Chief of the Environment and Development Review Branch ("EDRB") of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

(iii) Prior to issuance of a building permit, the Applicant shall Post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to the Department of Public Works and Environmental Services ("DPWES") as defined in the Fairfax County Public Facilities Manual ("PFM"), in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This green building escrow

shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that the building has attained LEED-NC certification will be sufficient to satisfy this commitment.

(iv) At the time LEED-NC certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-NC certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

(v) As an alternative to the actions outlined in the Sub-paragraphs (i), (iii) and (iv) above, the Applicant may choose at its sole discretion to pursue a certification level higher than LEED-NC, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least

the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to issuance of a building permit for the building, the Applicant shall submit documentation to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of the applicable building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

(vi) As an alternative to the actions outlined in the Paragraphs (i), (iii), (iv) and (v) above, if applicable and if the project meets the eligibility criteria for the rating system, the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected as an alternative to the previous paragraphs, the Applicant shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of site plan and building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected progress prior to the bond extension, reduction or final bond release of each building site, whichever occurs first. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

B. Single-Family Attached and Two-over-Two Multi-Family Dwellings. In support of energy conservation and green building techniques; the Applicant, in consultation with EDRB, shall seek certification from one of the following programs that offer third party review of green building or energy efficient measures. The Applicant shall have sole discretion to choose the program to be utilized.

(i) Certification in accordance with the Earth Craft House program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or

(ii) Certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or

(iii) Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the "Green Certificate" issued by NAHB in accordance with its "Green Certificate Program" prior to the issuance of the RUP for each dwelling.

11. Office Building Certifications.

A. The Applicant shall include, as part of the building plan submission for any office building to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell ("LEED®-CS") rating system, New Construction ("LEED®-NC") rating system, or other LEED rating system determined to be applicable by the USGBC, or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-CS include both LEED-CS or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

Except as otherwise provided below in Paragraph E as an alternative, the LEED-AP shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification of the building.

B. The Applicant shall designate the Chief of EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Prior to building plan approval for the building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of $2.00/square foot of GFA, as shown on the approved site plan. This

green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS Silver certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that each building has attained LEED-CS Silver certification will be sufficient to satisfy this commitment.

D. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If, prior to bond extension, reduction or final bond release for the applicable building site plan, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-CS Silver certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS Silver certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

If prior to bond extension, release or final bond release for the applicable building site plan, whichever occurs first, the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED-Silver certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-CS Silver certification by three (3) points or more, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the Proposed Development there is the potential for multiple bond extensions or reductions prior to the Proposed Development's completion, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release.

E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED-CS Silver, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list

of specific credits will meet at least the minimum number of credits necessary to attain LEED-CS Gold pre-certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit to EDRB documentation from the USGBC demonstrating that LEED Gold precertification under the Core and Shell program has been attained for that building. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-CS Gold certification.

However, if the Applicant is unable to provide the precertification documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in Paragraph C above. This escrow will be released upon submission of the documentation to EDRB from the USGBC demonstrating that the building is anticipated to attain a sufficient number of credits to attain LEED Gold pre-certification.

12. Use of Garages and Driveways. Individual garages associated with the two-over two multi-family dwellings and the single–family attached dwellings shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles and storage of trash and recycling containers). Any conversion of garages that will preclude the parking of vehicles and the storage of trash and recycling containers within the garage is prohibited. This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. Owners shall be required to store trash and recycling containers within the garage except on collection days. A covenant setting forth these restrictions shall be recorded among the land records of Fairfax County in a form approved by the Office of the County Attorney prior to the sale of any units and shall run to the benefit of the HOA and the Board.

These restrictions shall be included in the homeowner's association and condominium association documents prepared for the Property. Prospective purchasers shall be advised of these restrictions, and the interior dimensions of the garage, in writing prior to entering into a contract of sale. These restrictions and the interior dimensions of the garages shall be included in the marketing materials for the initial sales of units on the Property and also prominently included in the homeowner's association and condominium association documents prepared for the Property in order to provide notice to prospective purchasers in connection with future resale of the units.

All driveways that will be used for parking shall be 18 feet in length or greater. Otherwise driveways shall not exceed four (4) feet in length except where indicated along the curved entry drive to Block A and to accommodate single-family attached dwelling off-sets between units of up to two (2) feet.

13. Noise Study. With the site plan submission for new buildings to be constructed on the Property, the Applicant shall provide a noise study which considers development phasing and determines what, if any, noise attenuation measures may be needed for residential dwelling units or office space impacted by noise associated with the Dulles Airport Access Road and Monroe Street. Such study shall be submitted to EDRB for review. Based on the findings of that report, the Applicant shall identify building areas on the site plan and possible outdoor recreation areas that are anticipated to be affected by noise greater than 65 dBA Ldn and shall provide noise attenuation measures designed to reduce interior noise of those identified noise impacted units to a level of approximately 45 dBA Ldn for residential buildings and 50 dBA Ldn for office buildings.

The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, as may be applicable, which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

LANDSCAPING AND TREE PRESERVATION

14. Conceptual Landscape Plan. The CDPA/FDPA includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, publicly accessible park areas, courtyards and private amenity areas.

As part of the site plan submission for each building phase, the Applicant shall submit to the Urban Forest Management Division of the DPWES ("UFMD") for review and approval a landscape plan that is in substantial conformance with the concepts and quality of plantings and materials shown on the CDPA/FDPA. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

15. Streetscapes. Streetscaping shall be installed as conceptually illustrated on the CDPA/FDPA. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building(s) that is designed to allow access to the building, steps, stoops, and/or additional landscaping. Streetscape elements may be adjusted at the time of site plan approval provided the quality of the streetscape and minimum sidewalks are consistent with that shown on the CDPA/FDPA.

A. Street Trees. Tree planting sites are set forth on the CDPA/FDPA, subject to revisions as may be approved at site plan review by the UFMD or necessitated by providing bus stop shelters, clear zone requirements, etc. The Applicant shall retain the services of a certified landscape architect, certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection.

(i) Tree planting spaces proposed in the streetscapes shall provide:

a. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area, or as an option a grated covering of the open surface area.

b. A 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.

c. A minimum soil depth of three (3) to four (4) feet within four (4) 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.

d. Minimum soil volume for Category III and Category IV trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced where utility locations preclude meeting such requirement. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three or more trees 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.

e. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions.

f. The Applicant shall contact UFMD prior to installation of trees to provide an opportunity for UFMD staff to verify conformance with these requirements

(ii) Tree planting spaces in bio-retention tree planters shall be designed based on the most current edition of the Virginia Department of Conservation and Recreation (DCR) Specification No. 9 and Appendix 9A. Bio-retention features that will be used for tree planting shall meet the following minimum specifications:

a. 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 specified at time of first and all subsequent site plan submissions. A narrative for testing, monitoring, reporting and installation of the soil mixture shall also be included on the site plan.

b. Minimum soil volumes for Category III and IV Street trees shall be as specified in Paragraph A (i) d above. The soil depth of bio-retention tree planters shall be 4 feet and provide a minimum distance of 4 feet from barriers restrictive to root growth in all directions centered on the tree.

c. Permanent automatic irrigation systems shall be not located within designated bio-retention tree planters; temporary irrigation may be provided during the establishment period for specified trees.

d. A maintenance narrative covering the establishment period for the specified trees shall be provided on the site plan.

B. Non-Invasive Plant Materials. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas on the Property.

C. Mitigation of Soil Compaction. Except for areas along Monroe Street where underground utilities exist, soil in planting areas that has been previously compacted shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of one foot prior to installation of landscape material. Specifications for alleviating soil compaction in planting areas shall be provided on the landscape plan.

D. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines shall, to maximum extent feasible, be installed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDPA/FDPA. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as determined by the UFMD.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside clear pedestrian walkway zone of the streetscape to the extent feasible. These maintenance access points shall be shown on each site plan. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements.

E. Sight Distance Considerations. Sight distance requirements have been provided on the CDPA/FDPA so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event the Virginia Department of Transportation ("VDOT") does not approve the tree locations even after the changes anticipated

above, the Applicant may be permitted to relocate the affected street tree, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below ten percent (10%) on the Property, the street tree(s) shall be accommodated in another location on the Property, as approved by UFMD.

F. Site Furnishings, Materials and Lighting. Site furnishings and materials to be provided on the Property shall be in general conformance with the style and quality shown on Sheet 25 of the CDPA/FDPA. All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Ordinance.

G. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance and in locations as generally shown on the CDPA/FDPA. Alternatively, the Applicant may seek approval of a Comprehensive Sign Plan ("CSP"). Wayfinding signage may provide directions to locations of parks and trails.

H. Maintenance. The Applicant, or any successor associations or equivalent once established, shall maintain and replace in-kind all pedestrian realm elements within the Property. The pedestrian realm includes all areas between the back of curb and the back of the building zone, including landscape amenity panels, bio-retention facilities and sidewalk, whether located within the public right-of-way or on private land with public access easements. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Neither the Applicant nor any successor associations or equivalent shall be required to repair or restore any elements of the pedestrian realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant.

16. Tree Preservation.

A. Tree Preservation Plan. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions for the Central Park. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist (the "Project 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and

grading. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

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

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP, 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 in the Central Park as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fence as shown on Sheet 28 of the CDP/FDP. 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” paragraph below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the

demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD 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.

E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements. 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, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

(i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

(ii) Root pruning shall take place prior to any clearing and grading, or demolition of structures.

(iii) Root pruning shall be conducted with the supervision of the Project Arborist.

(iv) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, the Project Arborist shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD.

TRANSPORTATION IMPROVEMENTS

17. Monroe Street. The Applicant shall provide improvements along the Property's Monroe Street frontage as described below.

A. The Applicant shall, subject to VDOT approval, restripe the southbound section on Monroe Street from immediately north of East-West Drive to Sunrise Valley Drive in order to accommodate three travel lanes, as generally shown on Sheet 16 of the CDPA/FDPA. Said restriping shall be complete prior to issuance of the first Non-RUP or RUP for Buildings 2, 3 or 4, whichever occurs first.

B. The Applicant shall provide a median break in Monroe Street at the intersection of Monroe Street and the East-West Drive, and provide northbound and southbound left turn lanes, as generally shown in View 5 on Sheet 15 of the CDPA/FDPA and as may be approved by VDOT. To provide the median break, changes to the existing restricted access serving property on the east side of Monroe Street immediately south of the future median break identified as 2016 Tax Map 16-4 ((1)) 15A ("Parcel 15A") may be required, as determined by VDOT. If appropriate modifications to the entrance have not been constructed prior to Applicant's site plan approval for the median break improvements, the Applicant shall work with the owner of Parcel 15A and VDOT to identify and provide the needed modifications.

The median break and turn lanes shall be complete and open for public use prior to the issuance of the initial Non-RUP for the first office building in Block E if it includes more than 320,000 square feet of GFA; or otherwise prior to the issuance of the initial Non-RUP for the second office building. The Applicant reserves the right to provide the median break sooner at its sole discretion.

C. The Applicant shall conduct a warrant study for the intersection of Monroe Street and East-West Drive 1) within twelve (12) months after construction of the median break, and if not warranted at that time, the Applicant shall conduct a second warrant study within twelve months of the issuance for the last initial RUP or Non-RUP for the Property.

(i) If a signal is deemed warranted by VDOT after having reviewed the warrant study and approving the same for installation, then such traffic signal, including pedestrian enhancements as may be required by VDOT and as specified in Proffer 32B, shall be designed, equipped and installed by the Applicant subject to available easement or right-of-way from property east of Monroe Street, utilizing any escrowed contributions for the signal received by the County, no later than five (5) years after approval of the warrant.

(ii) For any signal warranted by VDOT, the Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors.

(iii) If the County, upon request of the Applicant or on its own initiative, determines that such signal installations as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) permit the Applicant to proceed without the signal installations.

(iv) If a signal is not warranted within twelve months of the issuance for the last initial RUP or Non-RUP for the Property, then the Applicant's

obligation to construct such signal is deemed null and void and the Applicant shall instead escrow $50,000 towards the cost of future signalization of the intersection(s) by others.

D. The Applicant shall restripe the existing pavement to provide a second northbound left turn lane on Monroe Street at its intersection with Eastpark Drive CDPA/FDPA as may be approved by VDOT. In conjunction with this improvement, and subject to VDOT approval, the Applicant shall modify the existing traffic signal at the intersection of Monroe Street and Eastpark Drive. Such improvements shall be provided prior to the issuance of the first RUP for either Buildings 1 or 2, whichever occurs first.

E. The final design of the improvements to Monroe Street as generally described above shall be further refined in conjunction with the submission of a site plans or public improvement plans including Monroe Street.

18. East-West Drive.

A. Prior to site plan approval for the first building to be constructed on the Property, the Applicant shall dedicate right-of-way in fee simple to the Board of Supervisors for East-West Drive from Monroe Street to Corporate Park Drive. The right-of way shall include the street, the landscape amenity panel (where provided), and the sidewalk (where provided), as generally shown on Sheets 6, 7, and View 3.1 on Sheet 15 of the CDPA/FDPA. VDOT maintenance shall be limited to the area within 18 inches back of curb on both sides of the street. The Applicant shall be responsible for maintaining the remainder of the landscape amenity panel and sidewalk.

B. The Applicant shall design and construct East-West Drive as described below:

(i) Between Monroe Street and B-C Street, East-West Drive shall be constructed as a two lane facility with bicycle lanes and on-street parking on both sides, transitioning to 3 lanes at the approach to Monroe Street, as shown in View 3.1 on Sheet 15 of the CDPA/FDPA.

(ii) Between B-C Street and Corporate Park Drive, East-West Drive shall be constructed as a two lane facility with bicycle lanes on both sides of the street and on-street parking on the south side of the street, as shown in View A on Sheet 10 of the CDPA/FDPA. It is anticipated that an additional lane for on-street parking on the north side of the street may be added by others with future redevelopment of land north of the Property.

C. Should Fairfax County and/or VDOT determine that additional capacity is needed on East-West Drive at the time of site plan or public improvement plan approval for the East-West Drive, the Applicant shall stripe the pavement to accommodate a three-lane configuration with on-street bike lanes and select on-street parking from C-D Street to Corporate Park Drive as shown in View 1 on Sheet 13 of the CDPA/FDPA and as may be approved by VDOT.

D. The Applicant shall construct the intersection of East-West Drive and Corporate Park Drive as shown in View 2 on Sheet 14 of the CDPA/FDPA. Right-of-way shall be dedicated as shown in View 3 on Sheet 14. In addition, between C-D Street and Corporate Park Drive, the Applicant shall reserve for future dedication land between the right-of way and the Property's northern boundary, to accommodate future widening or realignment of the East-West drive by others.

E. The final design of East-West Drive as generally described above shall be further refined in conjunction with the submission of a site plans or public improvement plans including East-West Drive. Construction of East-West Drive shall be complete and open for public use (although not necessarily accepted into the state system) prior to the issuance of the first RUP or Non-RUP for the Property.

19. Corporate Park Drive. The Applicant shall provide improvements along the Property's Corporate Park Drive frontage as shown on Sheets 6 and 12 of the CDPA/FDPA to provide a half section measuring 36 feet from centerline to face of curb to accommodate two travel lanes, a bicycle lane, and a parking lane. The final design of Corporate Park Drive as generally described above shall be further refined in conjunction with the submission of a site plans or public improvement plans including Corporate Park Drive and improvements shall be constructed concurrently with the development of Block A.

20. Sunrise Valley Drive. The Applicant shall restripe the existing pavement to provide a an additional eastbound left turn lane on Sunrise Valley Drive at its intersection with Corporate Park Drive as may be approved by VDOT. In conjunction with this improvement, and subject to VDOT approval, the Applicant shall modify the existing traffic signal at the intersection of Sunrise Valley Drive and Corporate Park Drive. Such improvements shall be provided prior to the issuance of the first RUP in Blocks A or B, whichever occurs first.

21. Ferdinand Porsche Drive/Woodland Pointe Drive. The Applicant shall provide modifications along the Property's frontages with Ferdinand Porsche Drive (as it is known as north of Eastpark Drive North) and Woodland Pointe Drive (as it is known as south of Eastpark Drive North) as shown on Sheets 6 and 11 of the CDPA/FDPA. The final design of Ferdinand Porsche Drive/Woodland Pointe Drive shall be further refined in conjunction with the submission of a site plans including Ferdinand Porsche Drive/ Woodland Pointe Drive. Modifications shall be constructed concurrently with the development of Blocks A or B, whichever occurs first.

22. B-C Street. The Applicant shall construct B-C Street as shown on Sheets 6. 7 and 11 of the CDPA/FDPA. The final design of B-C Street shall be further refined in conjunction with the submission of a site plans including B-C Street and shall be constructed concurrently with the development of Block B or the two-over two multi-family units in Block C, whichever occurs first.

23. C-D Street. The Applicant shall construct C-D Street as shown on Sheets 7 and 11 of the CDPA/FDPA. The final design of C-D Street shall be further refined in conjunction with

the submission of a site plans including C-D Street and shall be constructed concurrently with the construction of Buildings 1 or 2, whichever occurs first.

24. Eastpark Drive. The Applicant shall provide modifications to Eastpark Drive, Eastpark Drive North, and Eastpark Drive South as shown on Sheets 6, 7, and 12 of the CDPA/FDPA. The final design of Eastpark Drive and Eastpark Drive North and South shall be further refined in conjunction with the submission of a site plans for those portions of the Property fronting Eastpark Drive and Eastpark Drive North and construction of the modifications shall be provided concurrently with the development of buildings with frontage on Eastpark Drive and Eastpark Drive North. The construction of the roundabout at the intersection of C-D Street and Eastpark Drive shall occur concurrently with the construction of Buildings 1 or 2, whichever occurs first.

25. Private Streets.

A. The private streets shown in the CDPA/FDPA shall be constructed of materials and depth of pavement consistent with the Public Facilities manual ("PFM") standards for public streets.

B. Initial purchasers shall be advised of the requirement to maintain private streets prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the homeowners' association and condominium association documents prepared for the Property.

C. A public access easement in a form acceptable to the County Attorney shall be recorded over all private streets internal to the development and associated sidewalks at the time of site plan approval.

26. Reston Transportation Fund Contribution. In accordance with the anticipated adoption, by the Board of Supervisors, of a funding plan for streets and road elements in the Reston Transit Station Areas for each approved residential unit or square foot of non-residential development, the Applicant shall make a per unit or per square foot contribution in accordance with the adopted Funding Plan Guidelines contribution, not to exceed $2,288 for each residential unit and $ 11.24 for each square foot of non-residential use constructed on the Property. For the purpose of this proffer a “residential unit” shall include both rental and for sale units. The contribution associated with Buildings 1, 2, 3, and 4 shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the building. The contributions associated with the two-over-two multi-family and single-family attached dwellings shall be paid on or before the issuance of the RUP for each of those dwellings. This contribution shall not apply to any public-use facilities constructed on the Property. Should the Board of Supervisors approve a lesser per unit transportation contribution then that listed in this Proffer, the Applicant shall be permitted to reduce its contribution to match the rate approved by the Board. The amount due shall be adjusted for all creditable expenditures contained in the adopted Funding Plan Guidelines and shall not be subject to the Adjustment in

Contribution Amounts contained in Proffer 48. Any adjustment in contribution amounts over time shall be in accordance with the Funding Plan Guidelines.

27. Construction Traffic Management. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase of redevelopment, so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways and sidewalks adjoining the Property. This management plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with Fairfax County Department of Transportation ("FCDOT") and/or VDOT concerning construction material deliveries, lane or street closures, and/or other construction related activities to minimize disturbance on the surrounding street and sidewalk network.

Such plans shall be prepared by a qualified professional and submitted for review and comment to the VDOT, FCDOT and DPWES with the final site plan. A copy of the construction traffic management plan shall be provided to the District Supervisor.

28. Future Parking Reductions. The Applicant reserves the right to submit and pursue approval of a parking reduction for Buildings 1, 2, 3 and/or 4 from the Board of Supervisors prior to site plan approval for said building(s). Thereafter, the Applicant may request approval of further parking reductions from the Board as permitted by the Zoning Ordinance. Any modification to the parking requirement or layout resulting from a reduction approved by the Board shall not require a PCA, CDPA or FDPA, but shall be in substantial conformance with the approved CDPA/FDPA.

BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS

29. Bicycle Circulation.

A. In conjunction with roadway improvements, the Applicant shall provide on-street bicycle lanes and associated signage along East-West Drive and the Property's Corporate Park Drive frontage, subject to approval by VDOT and FCDOT.

B. The Applicant shall construct a combined pedestrian/bicycle eight (8) foot wide asphalt shared use trail, within a 13 foot easement, on the Property's frontage adjacent to the Dulles Toll Road connecting with an existing trail on the west side of Monroe Street. This trail shall be open for public use prior to the issuance of the first Non-RUP for Buildings 3 or 4, whichever occurs first. The Applicant shall record a public access easement in a form acceptable to the County Attorney ensuring the area of the shared use trail is accessible to the public.

C. As an interim bicycle circulation improvement, the Applicant shall construct an eight (8) foot wide concrete shared use path starting at the existing trail on adjacent Parcel 44, running along the western edge of the Block E Urban Recreation Park and the north side of East-West Drive, connecting to the existing trail on the west side of Monroe Street. This interim trail shall be constructed concurrently with the construction of East-West Drive as set forth in Proffer 18.

D. The Applicant shall seek to construct an extension of an existing, off-site, asphalt shared use trail from its current terminus on property identified on the 2016 Fairfax County tax maps as Tax Map 16-4 ((1)) 15A ("Parcel 15A"), across property identified as Tax Map 16-4 ((1)) 27A ("Parcel 27A") to the Herndon/Monroe Metro Station, provided the necessary off-site easements can be acquired at no cost to the Applicant through cooperative agreements with the owners of Parcels 15A and 27A. The trail extension shall be constructed with appropriately scaled lighting and shall be maintained by the Applicant until such time as Parcel 27A is redeveloped by others, at which time the Applicant's obligation to maintain the trail extension shall cease.

(i) In the event the Applicant is unable to acquire the easements necessary to construct the extension of the trail through cooperative agreements with the owners of Parcels 15A and 27A, then the Applicant shall be relieved of its obligation to construct the trail extension.

(ii) Should the necessary off-site easements be provided at no cost to the Applicant, the Applicant: 1) shall construct the trail extension prior to the issuance of the last RUP for Buildings 1 or 2, whichever occurs last; and 2) shall be relieved of is obligation under Proffer 29B to construct a combined pedestrian/bicycle eight (8) foot wide asphalt shared use trail on the Property's frontage adjacent to the Dulles Toll Road. Instead, a portion of the interim trail referenced in Proffer 29C running along the western edge of the Block E Urban Recreation Park shall become the permanent trail and shall connect with the on-street bicycle lanes and pedestrian sidewalks on East-West Drive.

30. Bicycle Parking. The Applicant shall provide bicycle racks throughout the Property in the general locations shown on the CDPA/FDPA and as may be refined at site plan. Exterior bike racks shall be inverted U-style racks as shown on the CDPA/FDPA or other design approved by FCDOT. An interior space for bike storage shall be provided in the garages of Buildings 1, 2, 3 and 4. The total number of bike parking/storage spaces shall be consistent provided on Sheet 7 of the CDPA/FDPA**.**

31. Bus Stop/Shelter. Bus stop/shelter locations shall be evaluated for feasibility at the time site plan approval in consultation with FCDOT. The Applicant shall provide up to two bus shelters and concrete pads on the Property. If at the time of site plan approval of a building, Fairfax County requests provision of a bus shelter, the Applicants shall construct the requested bus shelter prior to bond release for the applicable site plan. Bus shelter locations may necessitate adjustments to street tree locations and other street furnishings from that shown on the CDP which shall be accommodated without the requirement for a CDPA or FDPA.

32. Marked Crosswalks.

A. The Applicant shall install VDOT standard marked pedestrian crosswalks along East-West Drive, at the intersection of East-West Drive and Corporate Park Drive, and at signalized intersections adjoining the Property.

B. In conjunction with construction of the intersection of East-West Drive and Monroe Street as outlined in Proffer 17 B and C, high visibility crosswalks shall be provided subject to VDOT approval. Notwithstanding what is shown on Sheet 15 (View 5) and Sheet 16, subject to VDOT approval, the Applicant shall provide a crosswalk on the northern leg of the intersection of East-West Drive and Monroe Street. Provided the necessary off-site easements on Parcel 27A are available at no cost, the Applicant shall also construct a short segment of asphalt trail on the east side of Monroe Street from the northern crosswalk to the existing asphalt trail to the south. If the northern crosswalk is not approved for construction, or the Applicant is not able to obtain the necessary off-site easements on Parcel 27A at no cost, then the Applicant's obligation to construct the segment of asphalt trail on the east side of Monroe Street shall be null and void.

C. At other select locations on private streets, enhanced pedestrian crosswalks shall be installed as shown on Sheets 6 and 7of the CDPA/FDPA.

TRANSPORTATION DEMAND MANAGEMENT

33. Dulles Area Transportation Association (DATA). The Applicant shall join DATA and participate in its efforts to reduce single occupant vehicular trips.

35. Transportation Demand Management. The Applicant shall fund, implement and administer a transportation demand management program for the Property as described in this Proffer (the "TDM Program"). It is intended that the first new building to be constructed on the Property will initiate implementation of what will become a Property-wide TDM program that later buildings to-be-constructed on the Property will join.

A. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the *Woodland Park East Transportation Demand Management Plan* prepared by Wells + Associates, Inc. dated August 2016 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan 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 herein. 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 TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

B. Responsible Party. The Applicant, or any successor other than the UOA or its equivalent, shall remain obligated under this Proffer until such time as three consecutive post Stabilization trip counts reveal that the applicable vehicle trip reduction goals are being met (the "Applicant Control Period"). At the end of the Applicant Control Period, the Umbrella Owners Association (UOA) or equivalent shall become obligated under this Proffer and Applicant, or any successor other than the UOA or equivalent, shall have no further obligation with respect to this Proffer.

C. Definitions. For purposes of this Proffer, "Build-Out" shall be deemed to occur one-year following issuance of the last initial RUP for the final residential unit or the last initial Non-RUP for non-residential uses to be constructed on the Property. "Pre-build out" shall be deemed to occur any time prior to Build-Out.

D. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by new residents and office uses of the Property by thirty-five percent (35%) during weekday P.M. peak hours. This trip reduction percentage shall be multiplied by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, *Trip Generation* rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units and the maximum amount of GFA for non-residential uses proposed to be constructed on the Property as determined at the time of site plan approval shall be applied to the calculation described in the preceding sentence.

E. TDM Program Components. The TDM Program shall include, but not necessarily be limited to strategies which are more fully described in the TDM Plan and any subsequent Annual Reports that are submitted to FCDOT.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as may be approved by the FCDOT can be made without the need for a PCA.

(i) TDM Program Manager ("TPM"). The Applicant shall appoint and continuously employ, or cause to be employed, a TPM for the Property no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment. Following the termination of the Applicant Control Period, the UOA shall be responsible for employment of the TPM.

(ii) TDM Work Plan, Annual Report and TDM Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. The TDMWP shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A determination of the applicable Maximum Trips After Reduction for the Property;

d. Provision of the specific details associated with the monitoring and reporting requirements; and

e. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property.

The TDMWP shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission then the TDMWP shall be deemed approved and the TDM program shall be implemented. If FCDOT responds with comments on the TDMWP, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the TDMWP as discussed and agreed to with FCDOT and begin implementation of the approved program. Each calendar year thereafter, but no later than February 1, the TPM shall submit a report which summarizes the results of the previous year's TDM Program, incorporates any new construction on the Property, proposes modifications or enhancements to program elements, and establishes a budget to cover the costs of implementation of the program for the succeeding year (the "Annual Report"). The Annual Report and TDM Budget shall be submitted to FCDOT and reviewed in the same manner as outlined above for the TDMWP and TDM Budget. The expected annual amounts of the Budget are further described in Section 5 of the TDM Plan.

G. TDM Account. The Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia as approved by Fairfax County (the "TDM Account") within 30 days after approval of the TDMWP. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.

The TDM Account shall be funded solely by the Applicant, through the TPM, until the end of the Applicant Control Period. At the end of the Applicant Control Period, a line item for the TDM Account shall be included in the UOA, or its equivalent, budget. The governing documents that establish and control the development shall provide that the TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a given year. In no event shall the TDM Budget for the Property overall be required to exceed $64,800, and in no event shall an individual building's obligation to fund the TDM Budget exceed the proportion set forth in the TDM Plan. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) says of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

H. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit a contribution to fund a multimodal incentive program for initial purchasers/lessees within the Proposed Development. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to be constructed on the Property at the time of issuance of the first initial RUP or Non-RUP for each building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.

I. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of $0.20 per gross square foot of new office uses and $0.10 per gross square foot of new residential uses on the Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted in accordance with Proffer 48. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

J. Remedies.

(i) If the Maximum Trips After Reduction for the Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement

such remedial measures as may be identified in the TDM Plan and annual TDMWP.

a. Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Remedy Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

b. There is no requirement to replenish the TDM Remedy Fund at any time. Upon expiration of the Applicant Control Period, the Applicant shall transfer any funds remaining in the Remedy Fund to the COA or successor developer/management company for TDM purposes.

K. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the provision of Commute Surveys and/or Vehicular Traffic Counts of new residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Commute Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Commute Surveys shall be conducted and Vehicular Traffic Counts collected for the Property one year following issuance of the final initial RUP for the Property.

Commute Surveys shall be conducted every three (3) years thereafter and Vehicular Traffic Counts shall be collected every two (2) years thereafter until the results of three consecutive annual traffic counts show that the applicable Maximum Trips After Reduction for the Property are not exceeded. At such time as three consecutive traffic counts show that the applicable Maximum Trips After Reduction for the Property has not been exceeded, the Applicant Control Period associated with the Property shall terminate. Any time during which Person Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys to be conducted the following year. At such time and notwithstanding the provisions below, Commute Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Build-Out, FCDOT may suspend such Commute Surveys and/or Vehicular Traffic Counts if conditions warrant such.

L. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable

vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

M. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined above, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

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

O. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

P. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM shall have sixty (60) days within which to cure such violation after receipt of written notice from FCDOT. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of $75 per day not to exceed $27,375 for any one incident. Such penalties shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

AFFORDABLE/WORKFORCE HOUSING

36. Affordable Dwelling Units. Affordable Dwelling Units ("ADUs") shall be provided pursuant to Part 8 of Article 2 of the Ordinance unless modified by the ADU Advisory Board. The Applicant reserves the right to provide ADUs associated with the two-over two multi-family dwellings and the single–family attached dwellings within the multi-family Buildings 1 and/or 2. The Applicant reserves the right to provide ADUs associated with for-sale multi-family dwellings, if any, as rental multi-family dwellings in Buildings 1 and/or 2.

37. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide Workforce Dwelling Units ("WDUs") in accordance with the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. WDUs shall be provided such that the total number of ADUs plus the total number of WDUs results in not less than twelve percent (12%) of the total residential units constructed.

The Applicant reserves the right to provide WDUs associated with for-sale units dwellings as rental multi-family dwellings. The WDUs shall have a bedroom mix similar to the bedroom mix in the market rate units in the same building.

38. Non-Residential Contribution for Workforce Housing. For office buildings to be constructed on the Property, the Applicant shall select, within their sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing. These contributions shall be made to the Board of Supervisors and shall be payable at the time of issuance of the Non-RUPs for new office buildings constructed on the Property. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of new office use excluding any ground floor retail/services uses and public uses, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office or hotel excluding any ground floor retail/services uses and public uses continuing for a total of sixteen (16) years.

PARKS AND RECREATIONAL FACILITIES

39. Publicly Accessible Parks. The Applicant shall provide publicly-accessible park and open space areas on the Property in general conformance with the concepts and locations and depicted on the CDPA/FDPA. The Applicant shall retain these areas in fee simple; record public access easements ensuring that the park spaces are open to the public for periods of time consistent with traditional Fairfax County parks and subject to usual and customary rules and regulations; and provide for perpetual private maintenance. While public access easements shall be granted for these areas, the Applicant reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes.

The variety and quantity of recreational facilities and amenities provided in the publicly accessible parks shall generally follow those shown on the CDPA/FDPA, but the park designs, recreational facilities, and amenities to be provided shall be subject to refinement and adjustment at the time of site plan, provided they result in a similar variety and level of physical activity.

The following publicly accessed parks shall be provided as identified on Sheet 17 of the CDP:

A. Central Park, is an existing open space amenity that includes significant tree preservation, a boardwalk/pathway system, an open lawn panel, public art and a variety of outdoor seating as illustrated on Sheet 20 of the CDP.

B. Stormwater Park, a linear park located on Block D shall integrate stormwater features such as infiltration gardens with walkways, seating, landscaping and interpretive signage as illustrated on Sheet 21 of the CDPA/FDPA and shall be constructed concurrently with the Block D building.

C. Urban Recreation Park, located on Block E, shall include trails, a mixed age group playground, a sport court, an open unprogrammed lawn, a shade structure, outdoor tables and chairs, and a solid noise wall a minimum of ten (10) feet in height, as illustrated on Sheet 22 of the CDPA/FDPA. The Urban Recreation Park shall be constructed and open for public use prior to the issuance of the first RUP or Non-RUP for the second of Buildings 1, 2, 3, and 4 to be constructed.

40. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 16-209 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1800 per market-rate unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Park Authority ("FCPA") for the provision of recreation facilities serving the vicinity of the Property. Amenities to be provided may include, but not be limited to:

A. Exterior recreational areas and interior open courtyards which may include, but not be limited to, informal seating areas, sport courts, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, tot lots, playgrounds, outdoor adult exercise areas and swimming pools;

B. Club rooms and/or entertainment centers for resident gatherings.

C. Fitness center(s) with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc.

41. Athletic Field Contribution. To address the Comprehensive Plan's recommendations for the provision of athletic fields in the Reston Transit Station Areas, the Applicant shall make a contribution to the FCPA for the acquisition and/or development of athletic fields serving the Reston Transit Station Areas as follows.

A. Prior to the issuance of each RUP for single family attached dwelling units in Block A, the Applicant shall contribute the sum of $4,364, which is equivalent to $1.72/SF.

B. Prior to the issuance of each RUP for two-over-two multi-family dwelling units in Blocks B and C, the Applicant shall contribute the sum of $3,750, which is equivalent to $1.72/SF.

C. Prior to the issuance of the first RUP or Non-RUP for each of Buildings 1, 2, 3, and 4, the Applicant shall contribute the sum of $1.72 for each square foot of space constructed, based on the actual GFA in the applicable building.

PUBLIC FACILITIES

42. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, as revised, the Applicant shall contribute $11,749 per expected student (based on a ratio of 0.100 student per multi-family unit, 0.325 student per two-over two multi-family unit, and 0.441 student per single-family attached unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Contributions for Block A shall be made prior to the issuance of the first RUP for the single-family attached units in Block A based on the actual number of dwelling units approved on the applicable portion of the site plan. Contributions for two-over-two multi-family dwelling units in Blocks B and C shall be made prior to the issuance of the first RUP for the two-over two multi-family units in Block B and Block C based on the actual number of dwelling units approved on the applicable potion of the site plan(s). Contributions associated with Buildings 1 and 2 shall be made prior to the issuance of the first RUP for each of Buildings 1 and 2, and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family or single family attached unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 48.

43. Fire Department Contribution. The Applicant shall contribute a total of $50,000 to Fairfax County toward the cost of preemptive devices on traffic signals. A contribution of $10,000 shall be paid upon site plan approval for each of Buildings 1, 2 and 3, and a fourth and fifth contribution of $10,000 shall be paid upon site plan approval for the two-over-two multi-family units and single-family attached dwelling unit. The Applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.

STORMWATER MANAGEMENT

44. Stormwater Management.

A. Stormwater Management/Best Management Practices ("SWM/BMPs") for portions of the Property identified as Blocks A, B, C, and the Central Park have been provided in existing off-site and on-site facilities identified as Pond A, Pond C, and the Sprint Pond, pursuant to approved Site Plans 5518-SP-006-4, 5518-SP-014-2, and 4890-SP-003-2, respectively. Stormwater Management Ordinance Determination #5518-SWOD-002-1 was provided by DPWES on April 12, 2016 and is shown on Sheet 47 of the CDPA/FDPA.

B. As part of site plan approval for the buildings on the Blocks D and E, the Applicant shall demonstrate that the development will meet the applicable Fairfax

County Public Facilities Manual ("PFM") requirements for stormwater quantity and quality in effect at the time of the approval of these Applications. To further meet the objectives of the Comprehensive Plan with regard to environmental stewardship and the goal of reducing stormwater runoff volume or delaying its entry in to the stream system, and subject to DPWES approval, the Applicant shall utilize low impact development ("LID") techniques such as: i) permeable pavers for certain sidewalks and trails; ii) vegetative stormwater enhancement buffer to promote the goal of reducing stormwater runoff volume or delaying its entry in to the stream system; and iii) non-structural best management practices and innovative bio-engineering practices, such as those generally shown on Sheet 46 of the CDPA/FDPA. Potential use of Non-Proprietary BMPs and Proprietary/Manufactured BMPs such as Filterra® or similar products found on the Virginia Stormwater BMP Clearinghouse website, including purchase of off-site credits may be considered.

C. In order to address the Environmental Stewardship objectives described in Comprehensive Plan, the Applicant shall construct supplemental BMPs in Blocks A, B, and C in the form of mechanical devices as generally described on Sheet 40 and as shown on Sheet 38 of the CDPA/FDPA.

MISCELLANEOUS

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

46. Metrorail Tax District Buyout for Other Multi-Family Residential Uses. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents and/or at least sixty days prior to recordation of homeowner association documents that would change the use of all or any portion of the Property from a use that is taxable for purposes of the now existing Phase II Dulles Rail Transportation Improvement District (the "Phase II District") to a use that is not subject

to the Phase II District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents or record such homeowner association documents for that portion of the Property. Prior to registering the condominium documents or recording such homeowner association documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.

47. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements proffered have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

48. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these Proffers, shall adjust on a yearly basis from the base month of January 2018 and change effective each January 1 thereafter, as permitted by Virginia State Code Section 15.2-2303.3.

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

50. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.

51. 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 the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA or HOA, the COA or HOA shall have liability for performance of any applicable proffers, but not the individual condominium owners.

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

[SIGNATURES BEGIN ON NEXT PAGE]

CO-APPLICANT/CONTRACT PURCHASER
OF TAX MAP 16-4 ((1)) 43, 45 PT.

NVR, INC.

By: _____
Name: Jeffrey D. Martchek
Its: Area President

[SIGNATURES CONTINUE ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER
OF TAX MAP 16-4 ((1)) 43, 45 PT.

WOODLAND PARK PARCEL I, L.P.

By: Woodland Park JV GP, L.L.C.

By: _____
Name: Steven Wechsler
Its: Senior Managing Director

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER
OF TAX MAP 16-4 ((1)) 46 PT.

WOODLAND PARK PROPERTY OWNERS
ASSOCIATION

By: _____
Name: Steven Wechsler
Its: Senior Managing Director

[SIGNATURES END]

Proposed Final Development Plan Amendment Conditions

FDPA 2000-HM-044-2 and FDPA 2003-HM-046

December 28, 2016

If it is the intent of the Planning Commission to approve FDPA 2000-HM-044-2 and FDPA 2003-HM-046 located at Tax Map 16-4 ((1)) 43, 45 and 46, staff recommends conditioning the approval by requiring conformance with the following development condition:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA entitled “Woodland Park East” as submitted by Gordon consisting of 50 sheets dated September 9, 2015 as revised through November 7, 2017.

The above proposed development conditions are a staff recommendation and does not reflect the position of the Planning Commission unless adopted by the Planning Commission.

WALSH COLUCCI
LUBELEY & WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

December 16, 2016

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

Re: Woodland Park East
Applications for Proffered Condition Amendments, and Conceptual and Final Development Plan Amendments associated with RZ 2000 HM-044 and RZ 2003-HM-046
Woodland Park Parcel I, L.P. and NVR, Inc. (the "Applicants")
Tax Map 16-4 ((1)) 43, 45, and pt. 46 (the "Application Property")

Dear Ms. Berlin:

This letter serves as the statement of justification for two applications seeking Proffered Condition Amendments ("PCAs") and Conceptual and Final Development Plan Amendments ("CDPA/FDPAs") associated with RZ 200-HM-044 and RZ 2003-HM-046. The Application Property includes 31.59 acres of land situated south of the Dulles Toll Road and east of Monroe Street, the majority of which is located in the Herndon Transit Station Transit-Oriented Development District. It is part of a larger development referred to as Woodland Park. The Application Property is zoned Planned Development Commercial ("PDC") but is undeveloped. The Applicants seek to amend the current approvals and gain approval of a residential mixed use project in keeping with the newly adopted Comprehensive Plan for the Reston Transit Station Areas.

I. Zoning History and Request

The Application Property was zoned to the PDC District through two applications:

RZ 2000-HM-044 - On June 17, 2002, the Board of Supervisors rezoned 39.30 acres located in the eastern portion of Woodland Park from the I-4 District to the PDC District to permit the development of 1,072,616 square feet within four office buildings (with the option for two hotels) and a retail/office building, and up to 600,000 square feet of multi-family uses.

Following the zoning action, the 600,000 square feet of multi-family uses were constructed on property at the corner of Monroe Street and Sunrise Valley Drive, and is now known as The Bryson condominiums.

RZ 2003-HM-046 and PCA 2000-HM-044 - On October 18, 2004, the Board of Supervisors approved two companion applications. RZ 2003-HM-046 rezoned 20.94 acres immediately west and adjacent to the RZ 2000-HM-044 property from the I-4 District to the PDC District. PCA 2000-HM-044 amended the previously approved rezoning (with the exception of The Bryson). The two sites were combined in a joint CDP/FDP to create a coordinated mixed use development that included`1,773,621 square feet of development comprised of 1,544,621 square feet of office, hotel and retail uses and approximately 212 dwelling units. Following the zoning action, a shopping center with a grocery store and the residential component were developed west of The Bryson and a significant park space was provided in the center of the site.

The Applicants seek to amend the proffers and CDP/FDP for the undeveloped portion of the PDC District. PCA 2000-HM-044-2 includes 25.71 acres identified as Tax Map 16-4 ((1)) 45 pt. and 46 pt. It is located on the west side of Monroe Street and extends to Ferdinand Porsche Drive. PCA 2003-HM-046 includes 5.89 acres identified as Tax Map 16-4 ((1)) 43, 45 pt. and 46 pt., which is located between Corporate Park Drive and Ferdinand Porsche Drive.

II. Proposed Development

The planning vision for Woodland Park East seeks to convert the approval for a relatively suburban style office campus to a transit-related residential mixed use community that will create an attractive living and working environment and take advantage of the future transit, cycling and walking opportunities. The CDP/FDP for the Application Property provides for five urban blocks (A through E) and public park spaces that are defined by an interconnected grid of streets. The Central Park is the primary organizing element. With significant tree save areas and a well-developed system of paths and seating areas, this is a major community amenity. Residential uses front onto the Central Park and office uses (with an option for a hotel) are located adjacent to the Dulles Toll Road to take advantage of the good visibility for corporate users. Development proposed with the CDPA/FDPA includes 1,599,515 square feet of gross floor area ("GFA") with office with the potential for ground floor retail and service uses and a variety of residential dwelling types.

Immediately to the east of the Application Property, existing Monroe Street is planned as a six-lane avenue and will provide for vehicle, bike, and pedestrian movements. Located on the western periphery of the Application Property, Corporate Park Drive is an existing two lane private street. The Applicants propose to create on-street parking on this street in keeping with the urban design guidance regarding street sections. Existing Eastpark Drive, a two lane private street forms the southern boundary of the site and circles Central Park. A new round-a-bout is proposed to direct traffic and act as a focal point for the development. The Applicants are

proposing the construction of a new East-West Drive that will provide a major point of access to the Application Property from Monroe Street and extend through the site to connect with Corporate Park Drive. It is generally planned as a two lane roadway with on-street parking and bicycle lanes. A portion of this street in the northwest portion of the Application Property would be expanded to its full section with the future development on adjacent properties. It is envisioned that East-West Drive will be extended by others east of Monroe Street and provide convenient access to the Herndon Metro Station. Two new local streets, referred to as B-C North-South Local Road and C-D North-South Local Road, are proposed connecting Eastpark Drive North and East-West Drive and will complement existing Ferdinand Porsche Drive. The street pattern and the blocks the streets form are consistent with the County's planned street network for the area.

The development program for each block is as described below.

- Block A is located on the most western portion of the Application Property and as such is furthest from the Herndon Metro Station. A total of 62 single family attached homes are planned for Block A. Units are sited with front doors facing the streets and alleys providing access to garages at the back of the units. Access is limited to Ferdinand Porsche Drive, leaving the frontages of East-West Drive, Corporate Park Drive and Eastpark Drive North with gracious, pedestrian oriented streetscapes. A Common Green Park is located along Ferdinand Porsche Drive providing a focal point in this block where the residents can come together for passive recreational activities.

- Block B is located east of Block A, between Ferdinand Porsche Drive and B-C Street. This block is planned with 70 two-over-two multi-family units and 12 single-family attached units.. Again front doors are oriented to the streets with alley access to the rear of units keeping pedestrian and vehicle circulation separated. The Common Green Park on Block A is extended across Block B creating a linear style park with pathways, benches, and a play area.

- Block C, located to the east of Block B, provides for up 20 additional two-over-two multi-family units and a 210,715 square foot multi-family building, which is likely to be developed as condominium units. The five story building housing 140 units fronts onto East-West Drive and C-D Street. Access to the structured parking is provided from both B-C Street and C-D Street. Outdoor recreational amenities are provided on the top level of the parking podium and in a plaza at the corner of East-West Drive and C-D Street

- Block D is located adjacent to Monroe Street and thus is closest to the future metro station. As such, this block is planned with higher intensity residential uses. A total of 414,000 square feet (375 units) is proposed in a five story structure. A four level parking deck is accessed from C-D Street and is wrapped entirely with residential units. An internal courtyard and two courtyards along the southern façade of the building, provide opportunities for passive and active recreational amenities for the residents. The southern

courtyards overlook a public Stormwater Park adjacent to Eastpark Drive that is designed to include infiltration gardens, winding paths, bridges and seat walls and provide an opportunity for the community to learn about, and engage with, the innovative stormwater features.

- Block E is situated between the Dulles Toll Road and the new East-West Drive and is planned for commercial and park uses.

  - Two complementary office buildings, Buildings 3 and 4, with a total of 560,000 square feet of office use and up to 20,000 square feet of retail uses are provided on the eastern portion of Block E. Building 3 would be a maximum of 210 feet in height and Building 4 would be up to 190 feet in height. A multi level parking structure, with 2 of those levels underground is proposed to serve the uses. Access to the parking is provided from an extension of the C-D Street and a separate entrance from East-West Drive.

  - The western portion of Block E is planned as an urban recreational park. This public park would serve the recreational needs of the Application Property's residents and workforce population as well as the broader community. The proposed design for this area includes a mixed age group playground area, a full size sport court, and an open lawn area that will support programmed play activities such as kickball and wiffle ball. The park will also include landscaping, paths, benches, a shade structure, portable restrooms, and a berm or other noise barrier. A County planned trail adjacent to the Dulles Toll Road and well as trail connection through the park are also provided.

III. Comprehensive Plan Guidance

The Application Property is located in the Herndon Transit Station Area and recommendations for its use and development are guided by the Reston Transit Station Areas Comprehensive Plan text adopted by the Board of Supervisors on February 11, 2014 (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Herndon Transit Station Area. The Application Property is split between two planning districts. Parcel 45, representing the majority of the Application Property, is located in the Herndon Station Transit-Oriented Development (TOD) District. Parcels 43 and 46 are in the Woodland Park/Great Oak District.

Herndon Station Transit-Oriented Development (TOD) District

The Herndon Station Transit-Oriented Development (TOD) District includes recommendations for the Base Plan and the Redevelopment Option. The Base Plan specifically references Parcel 45 stating: *The parcel at the eastern end of Woodland Park is planned for mixed-use development up to .70 FAR and has an approved rezoning for approximately 1 million*

square feet of office use. Under the Redevelopment Option, Parcel 45 is recommended for Residential Mixed Use. The long term goal for each Residential Mixed Use area is to achieve 75 percent residential uses on the basis of approved square footage. The Plan text for the TOD states:

> *The Residential Mixed Use area is planned for intensity up to 1.5 FAR. The area is planned for predominantly residential uses with a mix of other uses including office, hotel and supporting retail. In addition, the wetlands area should be preserved. The availability of vacant land in this district creates an opportunity to achieve the Residential Mixed Use goal of 75 percent residential uses. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as the Residential Mixed Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.*

Woodland Park/Great Oak District

The Plan's vision for the Woodland Park/Great Oak District is to maintain the character, uses and intensities/densities of existing development. The Plan text for the Woodland Park Subdistrict reads:

> *It is planned and developed as a major mixed-use development up to .70 FAR, with office, retail, hotel, and residential uses. This area along the DAAR has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreation facilities and other amenities for residents. Residential development should be sited away from the DAAR and towards Sunrise Valley Drive. Support retail and service uses are appropriate in office, hotel or residential buildings.*

The proposed development results in an overall FAR of 0.92, including bonuses for affordable/workforce housing. This overall FAR is relatively low due to the fact that 15.57 acres of density credit associated with previous public street dedications was reserved for the Application Property and are included in the FAR calculations. Development located in the TOD District totals 1,444,715 square feet while 154,800 square feet is located in the Woodland Park Subdistrict. The proposed development of the Application Property includes 1,019,515 square feet of residential use and between a high of 580,000 square feet of commercial uses. The land use mix is ~64% residential and ~36% commercial and is in conformance with Plan recommendations.

In addition to recommendations with regard to land uses and intensity, the Plan provides guidance on the planned street network, urban design, urban park standards and a host of other topics. The Plan sets forth Development Review Performance Objectives which all developments within the Transit Station Areas are expected to contribute. The Applicants have addressed the Development Review Performance Objectives as described below.

- ***Achieve High Quality Site Design and Architecture*** – Excellent site design in the TSAs should continue the Reston traditions of emphasizing community gathering places, integrating access to the natural environment when possible, and providing public art. In addition, there should be an emphasis on environmentally sustainable design and practices with non-residential development achieving U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification or the equivalent, at a minimum. Residential development should be guided by the Fairfax County Policy Plan objectives on Resource Conservation and Green Building Practices.

  The proposed development includes a high quality design with well sized blocks, a refined grid of streets, the highest intensities uses located closest to the metro station, buildings sited to address the street and visually hide parking facilities, and an extensive and varied open space/park system. Innovative stormwater management techniques are integrated in to the design. Proposed residential buildings will meet a minimum of LEED or equivalent certification and non-residential buildings will meet a minimum of LEED Silver or equivalent certification, although the Applicants may work towards a design to a higher level of certification.

- ***Provide Pedestrian and Bicycle Connectivity throughout the Transit Station Areas (TSAs)*** – New pedestrian and bicycle connections should be provided through complete streets within the TSAs and new or extended trails on both sides of the DAAR connecting the three Metrorail stations. Pedestrian and bicycle crossings of existing streets should be improved to increase pedestrian and bicyclists' safety, visibility and convenience.

  The Applicants are proposing complete streets as outlined in the Plan. New East-West Drive will include bicycle lanes as well as on-street parking. An off-road bicycle trail is shown on Monroe Street in the Countywide Bicycle Plan. The off-road trail exists today and will be enhanced with these applications. The Applicants are also committed to extend the planned trail on the south of the DAAR across its property to provide better connectivity to the Herndon Metro Station, or alternatively to extend a trail from the future Monroe Street/East-West Drive intersection to the metro station.

- ***Provide Urban Parks and other Recreational Amenities throughout the TSAs*** – Local-serving urban parks, recreational and cultural amenities including but not limited to plazas, trails and public art should be provided throughout the TSAs in order to serve local leisure and recreation needs. Membership in Reston Association may serve to meet a portion of the identified park and recreation needs. The exact number of urban parks

and other amenities, their sizes and distribution will be determined by the amount and type of new development and provided in accordance with the guidance in the Urban Parks, Recreation Facilities and Cultural Facilities section.

Based on the Urban Park Standards and the expected resident and workforce population, the Application Property is expected to provide 2.18 acres in publically accessible park space. The Woodland Park East development will include a variety of public and private park spaces. Public park spaces include the 3.6 acre Central Park, the 1.9 acre Urban Recreation Park, and the 0.6 acre Stormwater Park for a total of 6.10 acres, far exceeding County expectations. In addition the private park spaces within Blocks A and B and multi-family courtyards add another 2.7 acres to community amenities.

- ***Achieve Greater Housing Diversity*** – Future development should ensure that a diversity of housing is available in the TSAs. The residential component of mixed-use development should meet the needs of a variety of households such as families and seniors. Most of the new housing is envisioned to be multi-family to achieve the desired urban form. However, urban townhouses may be appropriate in some locations. To ensure the provision of adequate affordable housing, future development should meet county policies on affordable housing.

  Woodland Park East has designed the community to provide four distinct residential styles to provide a variety of residential opportunities to appeal to a diverse market. These include high density residential apartments, condominiums, two-over-two units and urban style townhouses. The residential components will meet the provisions of the Affordable Dwelling Unit Ordinance ("ADU") when applicable and will meet the Policy Plan's Workforce Housing Policy objective of 12 percent of units being provided as Affordable or Workforce Dwelling Units ("WDU"). The Applicants will also proffer to contribute $3.00 per non-residential square foot on total new development intensity toward workforce housing.

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

  New office uses are proposed in Block E adjacent to the Dulles Toll Road. This area is just outside the ¼ mile radius from the Herndon Metro Station. This site was chosen for office use as it enjoys excellent visibility from the Dulles Toll Road, is the closest site to

the metro station, and will have excellent access to the station in the future. The County's planned road network for the Herndon Transit Station Area includes an east west collector which the Applicants are proposing to construct across the Application Property. This East-West Drive is planned to be extended across Monroe Street eastward to provide access to the new metro station. This will provide easy vehicular and pedestrian access to the transit facility. It is envisioned that the bicycle trail the Applicants are constructing will also be extended to further the multi-modal opportunities for connectivity.

- ***Provide Retail, Hotel Uses and Institutional Uses*** – Retail uses on the ground floor of mixed-use buildings are encouraged in all TSAs to allow employees and residents in each TSA to carry out daily activities with minimal need to use single-occupancy vehicles. Hotel uses are encouraged in all TSAs because they generate potential transit users and pedestrian traffic and have less impact on the road network. In addition, hotels can contribute to the objective of generating pedestrian activity throughout the day and into the evening.

  The Applicants are providing for retail uses in the first floor of the office buildings in Block E. These would be well located to serve the office tenants but also to provide convenient and walkable shopping or dining opportunities for residents of Woodland Park East. Future residents and workers will be well served with the existing grocer and other retail establishments located in the Woodland Crossing Shopping Center just south of Central Park. These existing uses are within easy walking distance of all uses in Woodland Park East.

- ***Encourage Coordinated Development Plans*** – For development proposals requesting increased intensity above the base plan recommendation, consolidation or coordinated development plans are encouraged.

  The 31.59 acre Application Property consolidates three parcels and is large enough to accomplish the objectives of the Plan.

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

  No low density residential communities are adjacent to the Application Property. Adjacent uses include the Woodland Crossing Shopping Center, multi-family residential projects, and office buildings.

IV. Requested Waivers and Modifications

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or are there any planned with the proposed use. Furthermore, to the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the exceptions identified on Sheet 2 of the CDPA/FDPA.

One of the requests involves a waiver of Section 6-206, Paragraph 5 to permit the gross floor area devoted to residential uses to exceed 50 percent of the gross floor area of all principal uses. Within the Application Property, gross floor area of residential uses will be greater than the gross floor area of the principal uses. However, given the fact that the Plan recommendations for this area call for 75 percent residential use, this waiver request is appropriate.

V. Conclusion

These applications will implement the newly adopted Plan for the Herndon Transit Station Area by creating a well designed, residential mixed use community with significant public benefits such as the establishment of a grid of streets and a robust open space and park network, and by taking full advantage of the transit opportunities provided by the extension of the Silver Line. The Applicants have worked diligently to ensure that the mix of uses is market appropriate and that access and circulation for pedestrians, cyclists, and vehicles and function well and create good connectivity to the metro station.

I appreciate your attention to this matter.

Very truly yours,

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

Elizabeth D. Baker/KAF

Elizabeth D. Baker
Senior Land Use Planner

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

132105a

I, Elizabeth D. Baker, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 2000-HM-044-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Woodland Park Parcel I, L.P. Agents: Rustom A. Cowasjee Cynthia H. Bowden Bradford J. Heming • Henry Ross • Steven R. Wechsler • Paul A. Galiano • David Augarten • Russell Makowsky • Michael B. Benner	45 Rockefeller Center New York, NY 10111	Co-Applicant/Title Owner of Tax Map 16-4 ((1)) 45 pt.
NVR, Inc. Agents: Jeffrey D. Martchek Jay K. Johnson Mark K. Coletta Matthew A. Beck • Eric M. Dickman	11700 Plaza America Drive, #500 Reston, VA 20190	Co-Applicant/Contract Purchaser of Tax Map 16-4 ((1)) 45 pt.

(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).

Information added.

132105a

Rezoning Attachment to Par. 1(a)

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Woodland Park Property Owners Association	1921 Gallows Road, Suite 400 Vienna, VA 22182	Title Owner of Tax Map 16-4 ((1)) 46 pt.
Agents: J. Randolph Lawson Paul C. De Martini Rustom A. Cowasjee		
William H. Gordon Associates, Inc.	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agent
Agents: Steven E. Gleason J. Scott Peterson • Brian S. Parsons (FORMER) Robert W. Walker • Ian P. Buchanan		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant
Agents: Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
• Jeffrey R. Sunderland (FORMER)		FORMER Attorney*/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Davis, Carter, Scott Ltd	8614 Westwood Center Drive, Suite 800 Tysons, VA 22182	Architects/Agent
Agents: Douglas N. Carter Jan (nmi) Makovnik		

(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.

• Information updated.

Rezoning Attachment to Par. 1(a)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci William F. Johnson Kevin R. Fellin Brian J. Horan Lester E. Adkins, III • Andrew C. Buntua	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Mark W. Headly	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent
Kimley-Horn and Associates, Inc. Agent: Jeffrey H. Saxe	11400 Commerce Park Drive, #400 Reston, VA 20191	FORMER Consultant/Agent
Polysonics Corp. Agent: Christopher J. Karner	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
KTGY Group, Inc. Agent: Rohit Anand	8609 Westwood Center Drive, Suite 600 Tysons, VA 22182	Architect/Agent
SK&I Architectural Design Group LLC Agents: Frederico Olivera Sala (nmi) Valerie M. Hochman	7735 Old Georgetown Road, #1000 Bethesda, Maryland 20814	Architect/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.

•Information added.

132105a

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(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)
Woodland Park Property Owners Association
1921 Gallows Road, Suite 400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A not-for-profit corporation with no shareholders

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
J. Randolph Lawson, President; Paul C. De Martini, VP; Sharon M. Fitzgerald, Secretary/Treaurer; Rustom A. Cowasjee, Director

(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.

132105a

Rezoning Attachment to Par. 1(b)

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

William H. Gordon IV Revocable Trust Dated July 22, 1997, As Amended, f/b/o Anne G. Tirona, William H. Gordon V, Sharon G. Blount

McClellan Living Trust Dated September 03, 2009 f/b/o Leif E. Hansen, Karen M. McClellan, Wendy A. McClellan, Erika L. Hansen, Christopher S. Hansen

- Paula M. Fleckenstein
Robert W. Walker
Mark A. Dyck
Kevin D. Nelson
Stanley D. Heiser
J. Scott Peterson
Louise (nmi) Zwicker
William E. Junda

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, #400
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

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

information updated.

Rezoning Attachment to Par. 1(b)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis, Carter, Scott Ltd
8614 Westwood Center Drive, Suite 800
Tysons, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas N. Carter
Lena I. Scott
Patricia A. Appleton
C. Robert Atkinson
Marcia K. Calhoun
Christine C. Garrity
Christopher L. Garwood
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 Attachment to Par. 1(b)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
The Davey Tree Expert Company

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH 44240

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)
An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company.

==========

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

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

Rezoning Attachment to Par. 1(b)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NVR, Inc.
11700 Plaza America Drive, #500
Reston, VA 20190

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)
Publicly Traded

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

- Jeffrey D. Martchek, President Homebuilding Operations (FORMER Area President); Matthew A. Beck, VP; John J. Halak, VP; Paul C. Saville, President & Chief Executive Officer; Victoria A. Nelson, Assistant Secretary
- Directors: C.E. Andrews, Timothy M. Donahue, Thomas D. Eckert, Alfred E. Festa, Ed Grier, Manuel H. Johnson, Mel Martinez, William A. Moran, David A. Preiser, W. Grady Rosier, Susan W. Ross, Dwight C. Schar, Paul W. Whetsell

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

• Information updated.

Rezoning Attachment to Par. 1(b)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

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)
SK&I Architectural Design Group LLC
7735 Old Georgetown Road, #1000
Bethesda, Maryland 20814

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)
Meral Iskir (nmi), member
Sami M. Kirkdil, member

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

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

Rezoning Attachment to Par. 1(b)

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
KTGY Group, Inc.
8609 Westwood Center Drive, Suite 600
Tysons, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

- Patricia Ann Esser
- John Peter Tully (former)
- Jill Diane Williams
- Chris S. Texter
- David Senden

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

• Information updated.

REZONING AFFIDAVIT

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number(s))

==========

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Woodland Park Parcel I, L.P.
45 Rockefeller Center
New York,, NY 10111

(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**)

General Partner:
Woodland Park JV GP, L.L.C. (owns less than 10% of Woodland Park Parcel I, L.P.)

Limited Partner:
Woodland Park/Westfields JV, L.P.

(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: November 23, 2016
(enter date affidavit is notarized)

132105a

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

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

Woodland Park/Westfields JV, L.P.
45 Rockefeller Center
New York,, NY 10111

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

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

General Partner:
Tishman Speyer Woodland Park/Westfields JV GP, L.L.C.*

Limited Partners:
Woodland Park/Westfields, Corp.*
Tishman Speyer Real Estate Venture VI, L.P.
Tishman Speyer Real Estate Venture VI Parallel (GER), L.P.*
Tishman Speyer Real Estate Venture VI Parallel (ERISA), L.P.*
Tishman Speyer Real Estate Venture VI Parallel (ON), L.P.*
Tishman Speyer Real Estate Venture VI Alternative (BF), L.P.*

* owns less than 10% of Woodland Park Parcel I, L.P.

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

132105a

Rezoning Attachment to Par. 1(c)

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number (s))

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

Tishman Speyer Real Estate Venture VI, L.P.
45 Rockefeller Center
New York,, NY 10111

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

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

General Partner:
Tishman Speyer U.S. Value-Added Associates VI, L.L.C. (owns less than 10% of Woodland Park Parcel I, L.P.)

Limited Partners:
Alaska State Pension Investment Board (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of Woodland Park Parcel I, L.P.)

Landmark Real Estate Partners VII PV LP (a master limited partnership consisting of hundreds of limited partners/investors)

(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

13210Sa

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number(s))

==========

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

132105a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-HM-044-2
(enter County-assigned application number(s))

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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.)

- Dwight C. Schar, a member of the Board of Directors of NVR, Inc., a Co-Applicant listed in Section 1(a) of this affidavit, contributed in excess of $100 to Chairman Sharon Bulova and Supervisor Patrick Herrity.

(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.

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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: Elizabeth D. Baker

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

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23 day of November 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Information added.

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

132245a

I, Elizabeth D. Baker, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 2003-HM-046-03
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Woodland Park Parcel I, L.P. Agents: Rustom A. Cowasjee Cynthia H. Bowden Bradford J. Heming • Henry Ross • Steven R. Wechsler • Paul A. Galiano • David Augarten • Russell Makowsky • Michael B. Benner	45 Rockefeller Center New York,, NY 10111	Co-Applicant/Title Owner of Tax Map 16-4 ((1)) 43, 45 pt.
NVR, Inc. Agents: Jeffrey D. Martchek Jay K. Johnson Mark K. Coletta Matthew A. Beck • Eric M. Dickman	11700 Plaza America Drive, #500 Reston, VA 20190	Co-Applicant/Contract Purchaser of Tax Map 16-4 ((1)) 43, 45 pt.

(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).

• Information added.

Rezoning Attachment to Par. 1(a)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Woodland Park Property Owners Association	1921 Gallows Road, Suite 400 Vienna, VA 22182	Title Owner of Tax Map 16-4 ((1)) 46 pt.
Agents: J. Randolph Lawson Paul C. De Martini Rustom A. Cowasjee		
William H. Gordon Associates, Inc.	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agent
Agents: Steven E. Gleason J. Scott Peterson • Brian S. Parsons (FORMER) Robert W. Walker • Ian P. Buchanan		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Agents for Applicant
Agents: Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
• Jeffrey R. Sunderland (FORMER)		FORMER Attorney*/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Davis, Carter, Scott Ltd	8614 Westwood Center Drive, Suite 800 Tysons, VA 22182	Architects/Agent
Agents: Douglas N. Carter Jan (nmi) Makovnik		

(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.

• Information updated.

Rezoning Attachment to Par. 1(a)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M. J. Wells and Associates, Inc. Agents: Robin L. Antonucci William F. Johnson Kevin R. Fellin Brian J. Horan Lester E. Adkins, III • Andrew C. Buntua	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Mark W. Headly	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent
Kimley-Horn and Associates, Inc. Agent: Jeffrey H. Saxe	11400 Commerce Park Drive, #400 Reston, VA 20191	Consultant/Agent
Polysonics Corp. Agent: Christopher J. Karner	405 Belle Air Lane Warrenton, VA 20186	Noise Consultant/Agent
KTGY Group, Inc. Agents: Rohit Anand	8609 Westwood Center Drive, Suite 600 Tysons, VA 22182	Architect/Agent
SK&I Architectural Design Group LLC Agents: Frederico Olivera Sala (nmi) Valerie M. Hochman	7735 Old Georgetown Road, #1000 Bethesda, Maryland 20814	Architect/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.

• Information added.

132245a

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Woodland Park Property Owners Association
1921 Gallows Road, Suite 400
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A not-for-profit corporation with no shareholders

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
J. Randolph Lawson, President; Paul C. De Martini, VP; Sharon M. Fitzgerald, Secretary/Treaurer; Rustom A. Cowasjee, Director

(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)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

William H. Gordon IV Revocable Trust Dated July 22, 1997, As Amended, f/b/o Anne G. Tirona, William H. Gordon V, Sharon G. Blount

McClellan Living Trust Dated September 03, 2009 f/b/o Leif E. Hansen, Karen M. McClellan, Wendy A. McClellan, Erika L. Hansen, Christopher S. Hansen

- Paula M. Fleckenstein
Robert W. Walker
Mark A. Dyck
Kevin D. Nelson
Stanley D. Heiser
J. Scott Peterson
Louise (nmi) Zwicker
William E. Junda

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, #400
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

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

• Information updated.

Rezoning Attachment to Par. 1(b)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis, Carter, Scott Ltd
8614 Westwood Center Drive, Suite 800
Tysons, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Douglas N. Carter
Lena I. Scott
Patricia A. Appleton
C. Robert Atkinson
Marcia K. Calhoun
Christine C. Garrity
Christopher L. Garwood
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 Attachment to Par. 1(b)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
The Davey Tree Expert Company

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Davey Tree Expert Company
1500 N Mantua Street
Kent, OH 44240

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)
An employee-owned company with the only shareholder that owns 10% or more is The Reliance Trust Company, as trustee for the Davey 401(k) SOP and ESOP. There are in excess of thousands of members in this pension fund, none of whom own 10% or more of The Davey Tree Expert Company.

==========

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

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

Rezoning Attachment to Par. 1(b)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NVR, Inc.
11700 Plaza America Drive, #500
Reston, VA 20190

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)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Jeffrey D. Martchek, President Homebuilding Operations (FORMER Area President); Matthew A. Beck, VP; John J. Halak, VP; Paul C. Saville, President & Chief Executive Officer; Victoria A. Nelson, Assistant Secretary
Directors: C.E. Andrews, Timothy M. Donahue, Thomas D. Eckert, Alfred E. Festa, Ed Grier, Manuel H. Johnson, Mel Martinez, William A. Moran, David A. Preiser, W. Grady Rosier, Susan W. Ross, Dwight C. Schar, Paul W. Whetsell

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

-Information updated.

Rezoning Attachment to Par. 1(b)

DATE: November 23, 2016
(enter date affidavit is notarized)

132245a

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

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)
Gordon E. Jacobs
Denise A. Jacobs

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)
SK&I Architectural Design Group LLC
7735 Old Georgetown Road, #1000
Bethesda, Maryland 20814

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)
Meral Iskir (nmi), member
Sami M. Kirkdil, member

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

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

Rezoning Attachment to Par. 1(b)

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
KTGY Group, Inc.
8609 Westwood Center Drive, Suite 600
Tysons, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Patricia Ann Esser
• John Peter Tully (former)
Jill Diane Williams
Chris S. Texter
David Senden

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

• Information updated.

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

132245a

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number(s))

==========

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
Woodland Park Parcel I, L.P.
45 Rockefeller Center
New York,, NY 10111

(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**)

General Partner:
Woodland Park JV GP, L.L.C. (owns less than 10% of Woodland Park Parcel I, L.P.)

Limited Partner:
Woodland Park/Westfields JV, L.P.

(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.

132245a

Rezoning Attachment to Par. 1(c)

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

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

Woodland Park/Westfields JV, L.P.
45 Rockefeller Center
New York,, NY 10111

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

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

General Partner:
Tishman Speyer Woodland Park/Westfields JV GP, L.L.C.*

Limited Partners:
Woodland Park/Westfields, Corp.*
Tishman Speyer Real Estate Venture VI, L.P.
Tishman Speyer Real Estate Venture VI Parallel (GER), L.P.*
Tishman Speyer Real Estate Venture VI Parallel (ERISA), L.P.*
Tishman Speyer Real Estate Venture VI Parallel (ON), L.P.*
Tishman Speyer Real Estate Venture VI Alternative (BF), L.P.*

* owns less than 10% of Woodland Park Parcel I, L.P.

(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: November 23, 2016
(enter date affidavit is notarized)

132245a

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number (s))

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

Tishman Speyer Real Estate Venture VI, L.P.
45 Rockefeller Center
New York,, NY 10111

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

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

General Partner:
Tishman Speyer U.S. Value-Added Associates VI, L.L.C. (owns less than 10% of Woodland Park Parcel I, L.P.)

Limited Partners:
Alaska State Pension Investment Board (There are in excess of thousands of members in this pension fund, none of whom own more than 10% of Woodland Park Parcel I, L.P.)

Landmark Real Estate Partners VII PV LP (a master limited partnership consisting of hundreds of limited partners/investors)

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

132245a

REZONING AFFIDAVIT

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number(s))

==========

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

132245a

DATE: November 23, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-HM-046-03
(enter County-assigned application number(s))

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

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

- Dwight C. Schar, a member of the Board of Directors of NVR, Inc., a Co-Applicant listed in Section 1(a) of this affidavit, contributed in excess of $100 to Chairman Sharon Bulova and Supervisor Patrick Herrity.

(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: Elizabeth D. Baker

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

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23 day of November 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Information added.

County of Fairfax, Virginia

MEMORANDUM

DATE: August 10, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis:** PCA/FDPA 2000-HM-04-2; PCA 2003-HM-046
Woodland Park Parcel I, L.P.

This memorandum, prepared by Denise James, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated September 9, 2015, as revised through June 17, 2016, and draft proffers dated June 17, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Woodland Park Parcel I, L.P. (also referred to as Woodland Park East) is seeking to amend the approved development in two companion zoning applications. The development for this portion of the previous approved development plans consisted of 1,223,465 square feet of office located in five buildings and four associated above ground parking garages. The adjacent properties that were a part of the overall Woodland Park are developed with a shopping center and grocery store and residential units as part of the Woodland Crossing, condominium multi-family as part of the Bryson, and the Volkswagen headquarters. The previously approved development also included 3.6 acres of publically accessible park/open space. The total combined site area for the subject application is 31.59 acres. The current proposal offers a mix of residential and non-residential uses as outlined below:

Block A, situated at the western edge of the development, is proposed to have 61 4-story single family attached townhouse units.

Block B, immediately adjacent to Block A to the east, is proposed to have 90 4-story stacked multi-family townhouse units.

Block C begins to transition residential housing types with a 5-story multifamily building consisting of 140 units and 20 stacked multifamily townhouse units.

Block D at the eastern edge of the development is proposed to have a 6 story 375 multifamily building.

Block E is proposed for two development options:

- Option 1-Two office buildings of 308,000 square feet (11 Stories) and 252,000 square feet (9 stories) which includes the potential for 20,000 square feet of retail for a total of 580,000 square feet
- Option 2 – A single office/retail building of 390,000 square feet, (13 stories) which includes the potential for 15,000 square feet of retail

The proposal includes several areas of urban public and private park space including an approximately 1.9 acres recreation area in the northern portion of the site which is shown to be developed with a mixed age playground area, un-programmed open space, a basketball court and a smaller kickball/waffle ball field; an approximately 1.1 acre central common green park area in the center of Blocks A and B; and an approximately 0.6 acre stormwater park in Block C, among others. A total of 6.1 acres of public and private park spaces are provided with the application, which includes the 3.6 acre Central Park in the southern portion of the development area which is passively developed with trails and seating areas.

LOCATION AND CHARACTER OF THE AREA

The 31.6 acre application property is situated immediately south of the Dulles Airport Access and Toll Road (DAAR), immediately west of Monroe Street and immediately east of Corporate Park Drive. The site is bounded by Eastpark Drive South, approximately 500 feet north of Sunrise Valley Drive. The site is surrounded by a variety of office and residential uses: Bryson multi-family condominiums and Woodland Park office uses are located south and west of the application property. To the north and east are the DAAR, Volkswagen corporate offices and the Herndon Park and Ride. The surrounding areas are all planned for mixed use development at a floor area ratio (FAR) of .70 with the exception of the Transit Station Area which is planned for mixed use at 1.5-2.5 FAR. The site is vacant and undeveloped with the exception of the park open space areas situated between North and South Eastpark Drives.

COMPREHENSIVE PLAN CITATIONS:

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Reston, as amended through October 20, 2015, on Pages 178 - 182, the Plan, as applied to the application area, states the following:

"HERNDON TRANSIT STATION AREA

The Herndon Transit Station Area (TSA) is bounded on the north by the DAAR, on the east by Fairfax County Parkway, on the south by Sunrise Valley Drive, Frying Pan Road and Fox Mill Road, and on the west by Centreville Road.

Local-serving amenities including plazas, other urban parks, trails, and public art should be provided throughout the districts to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan. Recreational impacts of new development should be offset through provision of recreation facilities on-site or contributions to nearby parks.

The existing Sunrise Valley Wetlands provides a particular opportunity to link a natural habitat by trails and pedestrian facilities planned for the TSA to other small semi-urban scale parks along Sunrise Valley Drive in a connected park amenity.

As described in the Areawide text on Urban Parks, Recreation Facilities, and Cultural Facilities, athletic field needs will be met through the construction of new fields as well as improvements to existing nearby fields. As a part of this, Areawide Plan guidance establishes a goal of one new full-service athletic field within each TSA. Contributions toward land and improvements sufficient to achieve this goal should be provided with development.

This TSA includes the Herndon Transit-Oriented Development (TOD) Station District and the Woodland Park/Great Oak District.

Herndon Station Transit-Oriented Development (TOD) District

The vision of the Herndon Station TOD District is for a moderate intensity urban neighborhood with a mix of uses including office, residential, and hotel, together with support retail and services, adjacent to a district-defining natural resource amenity. In addition, redevelopment should create pedestrian-friendly connections to one or more smaller urban plazas or parks to provide gathering places for people of all ages as well as places to walk and enjoy green spaces.

Guidance for evaluating development proposals in each district is contained in the Areawide Recommendations and the following district and subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

The Herndon Station District is comprised of approximately 126 acres and is generally bounded by the DAAR on the north, the Fairfax County Parkway on the east, Sunrise Valley Drive on the south and the Woodland Park office development on the west, as shown on Figure 62. Monroe Street is the primary north-south street in the district.

Existing development in the district is a combination of low rise suburban office buildings with surface parking and mid-rise office buildings with structured parking. The Herndon Park-and-Ride facility is located adjacent to the planned transit station platform. The four-level county-owned and operated transit center (for Fairfax Connector bus service) and park-and-ride facility has 1,700 spaces and will be expanded to provide 3,500 spaces for Metro parking. The Sunrise Valley Wetland is an approximately 14 acre man-made wetland area in the district with a notable diversity of wildlife and a boardwalk facility that crosses the wetland. In addition, there is an approximately 21 acre vacant parcel in the northeastern corner of the Woodland Park mixed-use development along Monroe Street.

Base Plan
The subdistrict is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. The parcel at the eastern end of Woodland Park is planned for mixed-use development up to .70 FAR and has an approved rezoning for approximately 1 million square feet of office use.

Redevelopment Option

The vision for this district is for redevelopment at higher intensities with more diverse land uses than currently exist and a wider array of support services.

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

The Transit Station Mixed Use area is planned for intensity within a range of 1.5 to 2.5 FAR. The planned zoning target for office development in this area of the subdistrict is 2.1 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 2,000 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. The availability of vacant land within close proximity to the Metro station presents an opportunity to realize the desired mix for Transit Station Mixed Use areas of 50 percent non-residential uses and 50 percent residential uses. Individual developments may have flexibility to build more office use if other developments are built or rezoned with a use mix that contains proportionally less office. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area is planned for intensity up to 1.5 FAR (approximately 2,700 units). The area is planned for predominantly residential uses with a mix of other uses including office, hotel and supporting retail. In addition, the wetlands area should be preserved. The availability of vacant land in this district creates an opportunity to achieve the Residential Mixed Use goal of 75 percent residential uses. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as the Residential Mixed Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

...

Woodland Park Subdistrict

The Woodland Park development consists of approximately 163 acres and is bounded by the DAAR on the north, Monroe Street on the east, Sunrise Valley Drive on the south and Centreville Road on the west, as shown on Figure 63. It is planned and developed as a major mixed-use development up to .70 FAR, with office, retail, hotel and residential uses. This area along the DAAR has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreation facilities and other amenities for residents. Residential development should be sited away from the DAAR and towards Sunrise Valley Drive. Support retail and service uses are appropriate in office, hotel or residential buildings.

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to rail service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future when rail is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and attractive outdoor spaces for residents and employees.

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

Specifically, development in Woodland Park should incorporate recreational amenities for employees and residents, such as walking/jogging paths, exercise stations, and multi-use courts that are appropriate to the mix of potential users and their needs. The development of this area should incorporate a vehicular circulation network that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

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

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

Use and Intensity

The application property is in an area that is largely planned for residential use with a mix of other uses including office, hotel and supporting retail; the Plan recommends a development intensity for a floor area ratio (FAR) of up to 1.5. The applicant's proposal for 1,599,515 square feet of mixed use development, inclusive of 686 residential units and resulting in a .92 FAR (including affordable and work force dwelling units) generally meets the Comprehensive Plan recommendations for use and intensity.

However, to maintain the viability of future office use in Block E and to address the Plan recommendation which discourages free-standing parking garages, staff strongly encourages Development Option 1 which features two office buildings (9 and 11 floors) over a five level parking garage fronting along the Toll road. This option includes entry plaza areas for both buildings which visually anchor the terminus of the proposed C-D Street and provide a more integrated mixed use design. This option also features a potential for 20,000 square feet of retail use within the office buildings fronting along East-West Drive which is readily accessible to and visible from the surrounding existing and proposed mixed use development. Option Two features a single office building (13 stories) in the north-easternmost corner of the development and a free standing, 6-level parking garage fronting on East-West Drive. The Option Two parking structure would be located directly across from the proposed residential multi-family building in Block C, a design element which is not desirable and which should be eliminated. Staff finds that the proposed mixed use development with the office and retail as shown in Option 1 is in conformance with the use and intensity recommendations of the Comprehensive Plan.

Site Design/Open Space

The application features several private landscaped park features in Blocks A, B, C and D totaling 2.7 acres. Blocks D and E feature public park spaces for both developed active recreation use and more passive amenity space totaling approximately 2.5 acres. The applicant should explore opportunities to incorporate an athletic field on Block E with the Park Authority and commit to the provision of the Block E recreation uses in an earlier phase of development. The existing passive Central Park consists of 3.6 acres which combined with the park areas in Blocks D and E provide 6.1 acres of public park space. Although it would be desirable to have somewhat larger open space in what is referred to as the Common Green Park running centrally thought the townhouse portion of the site (Blocks A and B), staff finds there is adequate access to both private and public park open space throughout the development. However, the applicant should explore ways to better transition the open space to the dwelling units on Block B where the rear of the units front onto the open space. This could be accomplished by improved landscaping, exploring a different unit type that would eliminate driveways, or exploring an all multi-family option.

Architectural and Building Design

The Comprehensive Plan anticipates redevelopment of the highest caliber in terms of architectural design. The applicant has provided elevations and other details of the proposed building and is committing to provide the general quality and character of the architectural design shown on the CDP/FDP. Additional detail is needed for the western portion of the multi-family building on Block C to understand how it would integrate with the proposed stacked townhome units. The applicant should provide cross sections and elevations for this area in addition to exploring options for additional landscaping.

Streetscaping/Connectivity

The most recent CDPA/FDPA submission has generally addressed the streetscape expectations outlined in the Plan. However, staff notes that no landscape/streetscape plantings are provided between the easternmost 2 over 2 units in Block B and the multi-family building in Block C; on-street parking is the only buffer or transition between these unit types. This deficiency should be addressed though building foundation plantings to soften the impact of the multi-family building and provide some landscape plantings to what will otherwise be an unrelieved paved area between the residential townhomes and the taller multi-family residential buildings.

Affordable /Workforce Housing/Universal Design

The applicant has provided the appropriate commitments to affordable (ADU) and workforce (WDU dwelling units. However, as stipulated in the proffers, the applicant has reserved the right to provide all ADUs in the multi-family building with none provided in the single family or multi-family townhouse units. The Comprehensive Plan seeks to provide a diversity of housing opportunities to varying income levels. It would be desirable to preserve both ADU and WDU housing opportunity within all the housing types proposed as well as a voluntary commitment to providing the workforce housing at a lower area median income level then the policy plan to ensure the provision of affordable units in close proximity to metro. Furthermore, non-residential uses in the TOD District are encouraged to contribute $3 per square foot towards affordable housing opportunities. The applicant's proffers currently do not provide for a non-residential contribution.

The Comprehensive Plan recommends that development proposals with a residential component should commit to providing dwelling units that incorporate universal design. Proposals located closer to transit and services should provide more units. These units may be either market rate or affordable. Nearly half of the application property is within a half mile of the Herndon Metro station. It is recommended that the applicant make a commitment to incorporate universal design in a minimum of five percent of the proposed dwelling units.

DMJ

County of Fairfax, Virginia

MEMORANDUM

DATE: October 21, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis Addendum:** PCA/FDPA 2000-HM-044-3
PCA 2003-HM-046 Woodland Park East

This addendum is based on the revised Conceptual Development Plan Amendment (CDPA) and Final Development Plan Amendment (FDPA) dated September 20, 2016 and draft proffers also dated September 20, 2016.

The Comprehensive Plan Land Use Analysis, dated August 10, 2016, found that the proposed use and intensity were in general conformance with the Plan. However, several outstanding issues concerning Plan objectives were identified as outlined below.

- Two office options for Block E were proposed. Staff found Option 1, which featured two office buildings fronting on East-West Drive with an integrated parking garage fronting on the Toll Road, to be in conformance with the Plan. Option 2 proposed a single office building in the north-easternmost corner of the site and a free-standing parking garage fronting on East-West Drive, directly across from the proposed multi-family residential use. Given that the Plan discourages free-standing parking garages and the visual impact of the free-standing parking garage on the residential building directly across East-West Drive, staff strongly encouraged that the second office option proposal be eliminated.

Discussion: The proposed development continues to feature the single office and free-standing garage option. Staff continues to find this option to be a departure from the Plan recommendations which discourage free-standing parking structures. This concern remains outstanding.

- While staff was generally supportive of the Common Green Park concept, a need to provide a better transition from this central open space feature to the dwelling units in Block B was identifies, especially where the rear of the units are across from the open space park amenity. Improved landscaping, a different unit type to eliminate driveways or an all multi-family option were suggested.

Discussion: The application continues to feature a sub-optimal design with an alley driveway and garage access pads adjacent to a portion of the Common Green Park, specifically for those units which front onto Eastpark Drive North. Staff has provided some alternate design suggestions for a more open design to improve access, enlarge the open space and improve inclusivity for these units. This concern remains outstanding.

- Staff had identified a concern with the lack of transition and landscaping between the multi-family building in Block C and the two over two multifamily units which access off the alley in the eastern-most portion of Block B. Further, a second garage entry to the larger Block C multifamily building is also shown. Additional design considerations were encouraged. No cross sections or elevations along this section have been provided. Additional building foundation landscaping and street trees were suggested to soften the impact of the paved area between these blocks and units types.

Discussion: Revised development plans have not addressed this concern

- The applicant had provided the appropriate commitments to affordable and workforce dwelling units but reserved the right to provide all such units in the multi-family buildings. The Comprehensive Plan seeks to provide a diversity of housing opportunities to varying income levels and it was recommended that the applicant preserve affordable housing opportunities within all the housing types proposed. Staff further noted that for non-residential uses in the TOD District, a monetary contribution toward affordable house was encouraged, but not provided with the application. In addition, the need to provide for Universal Design within the proposed units was identified.

Discussion: The draft proffers, dated September 20, 2016, address the concern for the provision of Universal Design (Proffer 9) and the concern for an affordable housing contribution for the non-residential uses (Proffer 37). However, the draft proffers continue to reserve the right to provide affordable units exclusively in the multi-family buildings 1 and 2 (Proffers 35 and 36).

DMJ

County of Fairfax, Virginia

MEMORANDUM

DATE: October 18, 2016

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

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

SUBJECT: Woodland Park Parcel I, L.P.
PCA/FDPA 2000-HM-044-02
CDPA 2000-HM-044
CDPA/FDPA 2003-HM-046
PCA 2003-HM-046-03

The Office of Community Revitalization (OCR) has reviewed the revised plan set and draft proffered conditions for the above referenced case, both dated September 20, 2016. While the application is generally in conformance with urban design guidance in the Comprehensive Plan, the following recommendations are offered for consideration.

1. Design of Block B
As requested, the applicant has provided additional detail and perspective drawings depicting the proposed relationship between the two-over-two units and the common green park to the north of those units. While the addition of rear-facing balconies will help to visually connect the community space with the residences, the evergreen hedges and the expansive parking pads serve as both visual and physical barriers between the two-over-two units and the community space. The common green park, which includes a tot-lot, will likely be more attractive to residents with young children than the passive Central Park across Eastpark Drive North. For this reason, staff continues to recommend that more emphasis be placed on the common green park, and that better connections be provided between that park and the adjacent units. This could be accomplished by converting the units along the Eastpark Drive North frontage of Block B to single-family attached units (as opposed to the currently proposed two-over-two units). This housing typology would allow the parking pads of those units to be reduced, and therefore the common green park to be enlarged and the alleys aligned across Ferdinand Porsche Drive. Landscaping treatment along the southern edge of the common green park should also be designed as a porous buffer, rather than an impassable barrier, to allow residents to cross into the space from their homes while still creating a sense of enclosure within the park.

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2. Design of Block C
    a. *Secondary Garage Access & Building Relationship:* The applicant has maintained the secondary parking garage entrance to Building 1 from the Block B alley. Staff continues to recommend that this entrance be eliminated. It is unclear why Building 1, with 140 residential dwelling units, requires a secondary garage access point, when Building 2, with 375 units, does not. A single garage access point for Building 1 (on C-D Street) would greatly improve the condition along the building's western frontage and the relationship to the two-over-two units on the same block. An alternative solution that the applicant might consider is integrating the two-over-two units into the multi-family building in such a way that parking is shared in the multi-family garage. This would potentially allow for more open space and retention of the secondary garage access point.
    b. *View Corridor:* The side yards of the two-over-two units between the common green park on Block B and Building 1 on Block C are identified as "private park space" on the Parks & Open Space Plan (sheet 17). If the purpose of this identification is to highlight a visual corridor from the park spaces into the courtyard of Building 1, then such sight line needs to be demonstrated. The renderings and elevations provided on Sheets 19 and 31 show the pool house, rather than the open space, at the visual terminus.
    c. *Pedestrian Connections:* A sidewalk should be provided on both sides of the street leading to the Building 1 access point for pedestrian connectivity (see diagram below for location of recommended link).
    d. *Landscape Plan Consistency:* The Landscape Plan (Sheet 26) does not include any of the plantings along the western façade of Building 1 that are shown on the Fire Management Plan (Sheet 34) and the Private Courtyards Plan (Sheet 19). The applicant should include these plantings on the Landscape Plan, or, at minimum, make reference to Sheets 19 and 34 on the Landscape Plan, for clarity at implementation.

3. Design of Block E
    a. *Stand-alone Parking Structure:* The applicant has retained the option for a stand-alone above-grade parking structure on Block E, which is discouraged in the TSAs. The stand-alone garage proposed in option 2 for Block E is located on a connector road and immediately adjacent to a proposed active recreation park. This does not meet plan guidance or the guidance of the Guide for Development in the Reston TSAs. As staff has previously recommended, Block E should be designed for option 1 (which shows two office buildings with integrated structured parking).
    b. *Block E Elevations:* As discussed, staff does not support the stand-alone parking structure on Block E as proposed in option 2; however, the applicant has provided perspective drawings of the office buildings and parking structure as requested. The façade articulation and change in building materials along the ground plane of the office buildings are in conformance with the urban design guidelines in the Comprehensive Plan and will provide interest and variety at the pedestrian-scale. However, if the stand-alone

garage remains in the proposal, additional detail should be provided in the elevations in order to evaluate the impact of this option on the pedestrian realm. In addition, proffer #7 (Parking Structure) should specifically note that design of the screening and façade treatment be subject to review and approval by DPZ and OCR at time of building permit review.

4. Phasing
The applicant has provided a phasing plan, as requested, which helps staff evaluate proposed interim conditions. Clarification should be provided regarding timing of implementation of the off-site trail, should it be constructed. The Phasing Plan on Sheet 48 shows the off-site trail construction during Phase I; however, proffer 29(D) (Bicycle Circulation) notes that the trail would be constructed prior to issuance of the last RUP for Building 1 or 2, whichever occurs last. In addition, Phase I improvement #5 notes "see proffers regarding construction of interim asphalt trail along Block D," but this item is not referenced in the proffers. The proffers and the plan set should be consistent.

5. Streetscape
The applicant has addressed staff's concerns regarding the proposed streetscape on East-West Drive. In addition, in consultation with UFMD, OCR agrees that tree preservation around the perimeter of the Central Park would be more beneficial to the community than construction of a sidewalk along the park's northern border, as there are alternative pathways through and around the open space. OCR offers the following additional recommendations:
    a. *Monroe Street Landscape Amenity Panel (LAP):* The applicant has replaced lawn areas with drought-tolerant groundcover, as recommended by staff. The plantings shown in the LAP will serve as a substantial buffer between pedestrians and vehicular traffic on Monroe Street. Although this is an improvement, staff strongly recommends that the gaps in the planting area be eliminated to maintain a consistent planted buffer along the entire LAP. This is particularly important along this street because the street trees, which are typically within the LAP to serve as a buffer from traffic, have been relocated to the building zone in order to alleviate the applicant's constraints related to existing utilities.
    b. *Transformers:* The applicant has provided a drawing of typical transformer screening, which satisfies staff's concerns regarding visual impact on the streetscape. Staff has also recommended additional language for proffer 14(C) Utility Locations (see separate proffer markups).

6. Circulation
The applicant has chosen not to combine the loading and parking garage entrances to each of the multi-family buildings on C-D Street, as was requested. If these entrances are to remain separated, staff requests that the applicant provide additional detail on the FDP elevations that demonstrate creative treatment to reduce the visual impact of four garage entrances along this streetscape. Staff further recommends that the applicant proffer to creative architectural treatment

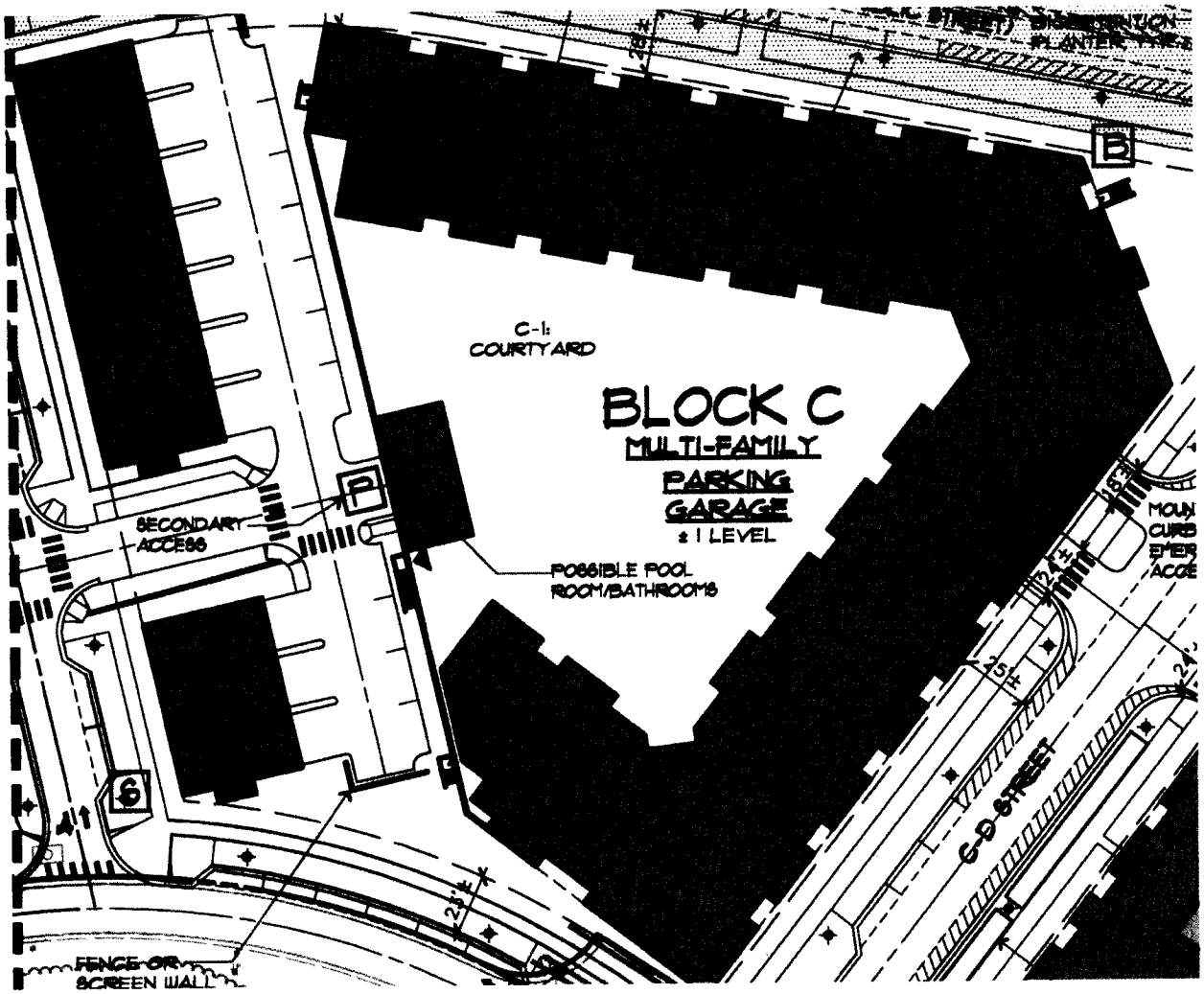
on exposed garage facades, such as vertical planting, use of public art/murals, high quality materials, etc.

7. Signage
The applicant's submission continues to include monument signs, which are highly discouraged within the TSAs. Staff understands that signage is important for identity and conveyance of information, and therefore recommends that signage be incorporated into the building façade where appropriate, rather than the free-standing monument example shown on Sheet 25.

8. Elevations
The applicant has submitted additional elevations, which help to further illustrate the character and design intent of the proposed buildings on all blocks, particularly addressing the pedestrian experience along the office buildings on Block E. While it is understood that the architectural treatment of buildings is subject to change, the applicant should include a palette of building materials on the elevation sheets to demonstrate a commitment to high quality materials that complement the surrounding context. Commitments should be made to provide materials consistent with the quality and character shown.

cc. Bill Mayland, AICP, Branch Chief, DPZ
Maggie Soffel, AICP, Revitalization Program Manager, OCR
OCR Files

Recommended sidewalk linkage pursuant to comment #2c, above.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 12, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/FDPA 2000-HM-044-02; CDPA 2000-HM-044; PCA 2003-HM-046-03 CDPA/FDPA 2003-HM-046**
Woodland Park East

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning and Final Development Plan Amendment (RZ/FDPA), Proffer Condition Amendment (PCA) and Conceptual Development Plan Amendment (CDPA) and proffers, revised through June 17, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies. Applicable Comprehensive Plan citations are attached.

DESCRIPTION:

The 31.59 acre subject property is located south of the Dulles Airport Access Road (DAAR) and Volkswagen Group, west of Monroe Street and north of Eastpark Drive and east of Corporate Drive. The property is currently zoned Planned Development Commercial (PDC).
The application seeks to transfer the previous approval for an office campus to a residential, mixed use, transit oriented development which includes 5 urban blocks developed around a focal point central park space. The central park space is situated in the southeastern quadrant.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

ANALYSIS:

Water Quality Protection and Stormwater Management Best Management Practices: Woodland Park East is situated within the Horsepen Creek watershed. A variety of low impact development measures are proposed for the eastern portion of the subject property. The stormwater management for the western and southern portions of the property, as cited in Note 13, Sheet 2 of the current development plan, indicates that water quality and water quantity requirements are handled by existing stormwater management facilities. A Stormwater Ordinance Determination (SWOD) letter (5518- SWOD-002-1) has been provided on Sheet 47 of the development plan. The SWOD describes the applicable area of the site and the conditions under which the western portion of the site qualify for use of other existing stormwater facilities. The letter states qualification expires at the end of 2019.

However, no information has been provided that describes how the applicant intends to address the *Environmental Stewardship* goals of the Reston Comprehensive Plan for the western portion of the development. Addressing this Comprehensive Plan goal remains an outstanding concern.

The development plan provides detailed analysis for the eastern portion of the development regarding water quality and quantity requirements, as well as a commitment to the *Environmental Stewardship* goals of Comprehensive Plan. The applicant is encouraged to extend the commitment to the *Environmental Stewardship* goals for the entire development including a commitment for the western portion of the development even though that aspect of the proposal qualifies for a SWOD. Proffer 38 of the June 17th proffer statement references the environmental stewardship goals of the Comprehensive Plan but no details are provided in that proffer. Staff requests that the applicant elaborate on ways that the entire development will meet the *Environmental Stewardship* goals of Comprehensive Plan in the development plan and in the proffer.

It should be noted that stormwater management/best management practice measures, outfall adequacy and conformance with the County's Stormwater Management Ordinance will be subject to further review and approval by the Department of Public Works and Environmental Services (DPWES).

Transportation Generated Noise: The Policy Plan guidance recommends that interior noise levels for new residential development and other noise sensitive uses should not exceed DNL 45 dBA in interior areas and 65 dBA for outdoor recreational areas. The northeastern portion of the proposed development is situated immediately adjacent to the DAAR and the Silver Line Metro. As currently shown on the development plan, an urban park is located on the western exposed frontage and parking garages are proposed on the remaining eastern exposed frontage. The applicant has submitted a noise study performed by Polysonics, report number 5625, dated June 20, 2016, and entitled, Urban Park, Barrier Analysis. That study in conjunction with another study, Polysonics number 5578, dated September 25, 2015 concluded that the noise level

immediately adjacent to the DAAR would be subject to noise levels between 70-75 decibels. The consultant recommends that a 10 foot barrier be placed immediately adjacent to the northern boundary of the site in order to ensure that transportation generated noise in the proposed urban park does not exceed the Policy Plan recommended guidance of 65 decibels in the outdoor recreation areas. A 10 foot barrier is shown on the northern property boundary on Sheets 7 and 8 of the current development plan to provide mitigation for the proposed urban park.

A parking garage and office/retail use are proposed east of the park immediately adjacent to the DAAR. Proffer 12 commits to provide another noise study at site plan submission to determine what, if any, mitigation will be required for future residential dwelling units. Staff recommends that the 65, 70 and 75 decibel contours already identified in the current studies be included on a the development plan. This information is important in conjunction with information regarding building phasing as it pertains to the concern that the future structures proposed along the DAAR may not be in place and may not serve the proposed mitigation for the future residential and possible hotel use. Staff recommends that the applicant elaborate on the building and construction phasing in the noise mitigation commitment.

Green Building: Proffer 10 provides commitments to meet the county's green building policy for the proposed residential development as recommended by Plan guidance, as well as a commitment to achieve LEED Silver certification for the propose office buildings. However, it is noted that the office building commitment only includes LEED – CS (Core and Shell) Silver precertification with the option to seek the next higher level of LEED – CS Gold precertification. Staff recommends that the green building proffer also incorporate the option for LEED for New Construction (NC) Silver or Gold certification in the event the applicant does not qualify for LEED – CS Silver precertification in the future.

Tree Preservation/Restoration: In the existing condition the undeveloped subject property is heavily vegetated. This redevelopment will dramatically transform this pervious site to a highly impervious, developed site. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to find additional opportunities to preserve more vegetation on the subject property as part of this development.

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:

Fairfax County Comprehensive Plan, 2013 Area III, Reston, as amended through October 20, 2015, pages 41-48 state:

"ENVIRONMENTAL STEWARDSHIP

Reston is a community founded on the integration of nature with developed areas and the stewardship of its wetlands, streams, lakes, forests, and other natural areas. Protecting, restoring and enhancing Reston's diverse natural areas will remain a central planning principle and activity. Reston Association (RA), the Reston Town Center Association (RTCA), the Northern Virginia Regional Park Authority (NVRPA), Fairfax County, homeowner associations, and individual property owners will plan and manage Reston's natural resources with the following environmental stewardship planning goals in order to keep natural areas healthy and resilient:

- Protect the headwater areas and other environmentally sensitive areas through the implementation of innovative stormwater management practices.
- Restore and enhance the mature tree canopy and other natural areas.
- Establish high expectations regarding use of green technology and low impact development techniques for all buildings and neighborhoods.
- Provide noise attenuation measures as appropriate.

Stormwater Management

Future development 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.

Environmentally-friendly stormwater design should be an integral design principle that will be part of the conceptual stage of site development for all future development, 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 may support this approach while providing recreational amenities, 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 future development projects consistent with the scale of such projects.

Stormwater quantity and quality control measures should be provided with the goal of reducing the total runoff volume or significantly delaying its entry into the stream system. In furtherance of stream protection and/or restoration through replication of natural hydrologic conditions, 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.

In addition, at a minimum the following guidelines should be followed for any application for which a floor area ratio (FAR) of 1.0 or more is proposed. Any such development proposals should be reviewed on a case-by-case basis for the appropriate optimization of stormwater management and water quality controls, allowing for flexibility in specific approaches taken to achieve these guidelines.

1. For sites that have greater than 50 percent 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 percent less than the total volume of runoff released in the existing condition for the same storm. Furthermore, the peak runoff rate for the 2-year, 24-hour storm in the post-developed condition should be at least 25 percent less than the existing condition peak runoff rate for the same storm.

2. For sites that have 50 percent 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.

3. In addition to item 1 or 2 above, stormwater runoff associated with the development should be controlled such that either: (a) the total phosphorus load for the property is no greater than what would be required for new development pursuant to Virginia's Stormwater Regulations/the county's Stormwater Management Ordinance; or (b) an equivalent level of water quality control is provided.

As an alternative to items 1, 2 and 3 above, stormwater management measures may be provided that are sufficient to attain the Rainwater Management credit of the most current version of LEED-NC or LEED-CS rating system (or equivalent of this/these credit(s)).

As an alternative to the minimum guidelines above, stormwater management measures and/or downstream improvements may be pursued to optimize site-specific stormwater management and stream protection/restoration needs, consistent with the adopted watershed management plan(s) that is/are applicable to the site. Such efforts should be designed to protect downstream receiving waters by reducing stormwater runoff volumes and peak flows from existing and proposed impervious surfaces to the maximum extent practicable, consistent with watershed plan goals.

Natural Resources Management

Protection, enhancement and management of natural resources in the existing wetlands and streams in Reston are critical to the long term viability of those habitats.

Wetlands

Wetlands filter water and provide important habitat for native plants and animals. One notable wetlands habitat is the Sunrise Valley Wetlands, which lies within ¼ mile of the Herndon Station. This privately owned land is a federally-mandated mitigation site established by Reston Land Corporation through a Conservation Covenant in July 1994. This site provides multiple ecosystems, including open water, marsh and upland forest that attract a wide range of wildlife. Recreational uses that are compatible with the environmental, public accessibility and educational objectives of the wetlands should be encouraged.

Streams and Buffer Areas

The Reston Association (RA) manages many of the stream valleys and lakes within Reston as part of its water resource program. Various tributaries have been negatively impacted by years of unchecked stormwater runoff, consumption of understory plants by deer, and encroachment by non-native invasive plant species. Generally, these streams suffer from numerous exposed utilities, particularly sewers; areas of severe stream bank erosion and many fallen trees; and a significant number of large sediment deposits. RA is implementing a long-term action plan for a Watershed Master Plan to restore the Glade, Snakeden Branch, and tributaries to Colvin Run in Reston.

Lakes and Ponds

Four constructed lakes, (Lake Anne, Thoreau, Audubon and Newport), cover 125 acres, provide valuable habitat for fish and aquatic plants, serve as visual amenities, and create recreation opportunities while also functioning as stormwater management facilities. These lakes are actively managed by RA for aquatic health, sediment, algae, and shoreline stabilization. In addition, Lake Fairfax, owned by the Fairfax County Park Authority, is located adjacent to Reston and also provides stormwater management and recreation. Smaller ponds provide stormwater management and have become important features of the Reston area. Additional tree canopy and shoreline stabilization should be considered to enhance these important features.

Environmental Enhancement

Environmental enhancement efforts should be encouraged and should include endeavors such as the planting of native species of vegetation in degraded open space areas, invasive plant control, deer management, stream restoration, and creating new natural areas where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design.

Tree Canopy Goals

Trees provide numerous environmental and human health benefits and should be considered an essential element in the vision for development and redevelopment within Reston. 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. The recommendations to protect, restore and enhance the tree canopy include the following:

- Follow guidelines established in the Tree Action Plan: a 20-Year Strategic Plan to Conserve and Manage Fairfax County's Urban Forest

- Consult Reston Association's list of "banned" plants and "preferred" native plantings when selecting trees and other plants for landscaping.

- Avoid the overuse of one tree species along streets

- Replace existing trees preferably in the same watershed

- Expand the eradication program for invasive species

- Expand the planting program for native trees, seedlings, and shrubs and wildflowers to ensure regeneration and resilience of natural areas.

Green Buildings Practices

The Policy Plan's Environment section provides guidance for green building practices. Non-residential development in the TSAs should achieve LEED Silver certification or the equivalent, at a minimum, in light of the level of redevelopment potential proposed for the TSAs. Achievement of higher levels of LEED certification is also encouraged.

Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

A broad range of practices can be pursued in support of or in addition to green building certification.

The following are examples of energy and ecologically conscious approaches to building design that should be encouraged within Reston:

- Provision of green (vegetated) roofs

- Use of site and building design and orientation for passive solar heating and daylighting

- Use of thermal and/or photovoltaic solar energy systems

- Incorporation of passive cooling through proper shading and ventilation

- Use of ground source heat pump heating and cooling systems for space conditioning and hot water requirements

- Reduction of water consumption, including the re-use of gray water where allowed

- Use of radiant floor heating

- Provision of roof-mounted wind turbines as an energy source

- Recycling of building materials and maximizing the use of locally produced materials
- Use of light reflecting roof surfaces
- Use of outside light shades that provide shading for glass while also directing sunlight deep into interior building spaces
- Provision of or readiness for charging stations and related infrastructure for electric vehicles, particularly for multifamily residential where opportunities may be limited.

The Fairfax County Comprehensive Plan, 2013 Edition, Area III, Reston, Herndon Transit Station, as amended through October 20, 2015, can be accessed at:

Herndon Transit Station Area (TSA)

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9 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 j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (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...f

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State 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…."

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19 -21 state:

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the

applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that 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: November 30, 2016

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

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

FILE: RZ 2000-HM-044; RZ 2003-HM-046

SUBJECT: PCA/FDPA 2000-HM-044-02; CDPA 2000-HM-044
PCA 2003-HM-046-03; CDPA/FDPA 2003-HM-046

Woodland Park Parcel I, L.P. (Woodland Park East)
2200 Monroe Street; 2295 Woodland Pointe Avenue; 2355 Corporate Oak Drive
Tax Map: #16-4 ((1)) 43, 45 pt., 46 pt.

This department has reviewed the subject application including the Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA) dated September 9, 2015, as revised through November 7, 2016, and the Proffered Condition Amendment. We offer the following comments to be addressed:

Monroe Street Intersection Design:

- Staff has raised design concerns about the proposed median break on Monroe Street at the East-West Drive intersection. The main issue pertains to the necessary off-site entrance modifications to Parcel 15A to convert the existing right-in/right-out entrance to a right-in only when the applicant constructs the median break on Monroe Street. Staff encouraged the applicant to contact the impacted property owner during the application review period to determine if this change to their existing right-in/right-out entrance was feasible. The applicant has not provided documentation or verification regarding this request. The applicant has included proffer commitments related to the coordination of these improvements.
- In addition to the off-site existing entrance modifications, staff recommends that the proposed median break/intersection design on Monroe Street include a pedestrian crossing along the north leg of the intersection and the extension of the existing northbound trail located on the east side of Monroe Street. This proposed crossing would tie directly into the interim and possible ultimate design for the Dulles Toll Road Regional Trail located on Block E of the development being proposed by the applicant.

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East-West Street:

- Staff recommends the two WB lanes on East-West Drive at the Monroe Street intersection be reduced to one inbound lane by extending the curb radius out into the roadway or providing a striped out area. This would help reduce conflicts between merging and weaving vehicle movements as well as remove the conflict in which bicyclists need to transition through the right turn lane for the Block E entrance in order to continue down East-West Street. The applicant has provided this preferred intersection design, on Sheet 15, View 3.1, however the proffers need to be consistent with this recommendation.

Corporate Park Drive:

- The applicant proposes a mini-roundabout design on Corporate Park Drive which will also serve as an interim termination of the East-West public roadway. As currently depicted, there are two existing offset entrances located just north of the proposed roundabout. The applicant has also introduced stop bars just north of roundabout. Staff anticipates further design review during the site plan process to address any safety or operational issues with the proposed roundabout feature in order to ensure the most efficient and effective design given the existing off-site conditions located in close proximity to the proposed roundabout.

Transportation Road Fund:

- The applicant has proffered to contribute to the Transportation Road Fund being considered for the three Transit Station Areas located along the Dulles Toll Road. Staff has provided, under separate cover, recommended revisions to the proposed language in order to be consistent with approved proffers for similar mixed development proposals within the adjacent TSA areas.

Dulles Toll Road Regional Trail/Proposed Off-Site Trail to Metro:

- The applicant seeks to construct an extension of an existing, off-site asphalt trail from the current terminus located on Parcel 15A, across Parcel 27A, connecting to the east side of the existing Herndon-Monroe garage. This proposed trail would provide a more direct route to the Herndon-Monroe station, however a portion of it would be located in a vacant wooded lot. Staff recommends the applicant include lighting as part of the design in order to address safety concerns. In addition to the necessary easements to construct the proposed trail, the applicant would also need to obtain additional permissions and maintenance agreements for the trail. If the applicant is able to construct the off-site trail, staff recommends the proposed 13-foot easement along the back of Block E be retained so that a trail connection can be installed by others if needed in the future.

Transportation Demand Management (TDM) Program:

- Fairfax County has developed standard proffer language in order to provide a clear and consistent framework that defines the TDM program and provides a mechanism to hold the applicant accountable for achieving the TDM trip reduction goals. Staff recommends

the following TDM program elements be included in the TDM proffer commitments in order to be consistent with the standard TDM program elements:

- Remedy Fund Account Establishment
- Implementation of the Remedy Fund
- Additional trip counts if warranted
- Review of trip reduction goal concurrent with remedial fund implementation
- Continuing implementation responsibility
- Notice to future owners of the TDM program and responsibilities
- The Non-Compliance Fee $75/day for applications the ½ mile of a metro station

cc: William Mayland, DPZ-ZED

MAD/EAI

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

June 29, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 2000-HM-044-2 & PCA 2003-HM-046; Woodland Park East

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

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

- The TIA has been resubmitted and the review is underway.
- Provide the signage/striping/geometrics on the Existing Condition Sheet for Sunrise Valley Drive and Monroe Street.
- This section of Monroe Street is shown to be widened to ½ of a six lane divided facility. A plan sheet should be provided showing the transitioning along Monroe Street back to the existing four lane divided roadway south of Corporate Center Drive.
- High visibility, striped crosswalks proposed along Monroe Street, East-West Drive and Corporate Park Drive should be removed. Separate Crosswalk Studies are required.
- The right in/right out entrance along Monroe Street serving Parcel 15A (Reston Arboretum) should be shown on the Development Plan (not a Phased improvement) as a fourth approach of the intersection opposing East-West Drive.
- Future signals along Monroe Street and Sunrise Valley Drive should meet the Spacing Requirements of the VDOT *Road Design Manual*, *Appendix F*.

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

October 7, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: **PCA 2000-HM-044-2 & PCA 2003-HM-046; Woodland Park East**

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

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

- Waivers and Exceptions should be submitted and approved prior to zoning approval.
- Sheet 6; Right of way along Corporate Park Drive should be dedicated encompassing the roundabout. State acceptance of East-West Drive will require the public roundabout.
- Sheet 16; The proposed 4-way stop at the intersection of East-West Drive and C-D Street should be revised to a 2 way stop (the striped crosswalks should be removed on the mainline).
- Sheet 16; Access Management Exceptions will be required for the proposed traffic signal along Monroe Street and East-West Drive and the right in only entrance along Monroe Street for the Aboretum property.

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charlie Kilpatrick
COMMISSIONER

December 12, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: **PCA 2000-HM-044-2 & PCA 2003-HM-046; Woodland Park East**

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

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

- Waivers and Exceptions should be submitted and approved prior to zoning approval.
- Access Management Exceptions will be required for the proposed traffic signal along Monroe Street and East-West Drive and the right in only entrance along Monroe Street for the Aboretum property.
- High Visibility Crosswalks proposed within the right of way should be removed.
- The Mid Block Crosswalks along East-West Drive should be removed.

County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2016

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Clinton Abernathy, Engineer IV
Site Development and Inspections Division
Land Development Services

SUBJECT: Woodland Park Proffers Condition Amendments PCA 2000-HM-044-02 and PCA 2003-HM-046-03, LDS Project #8918-ZONA-001-1, Tax Map #016-4-01-0045 & 0046, Hunter Mill District

We have reviewed the revised plans for the subject development, and we offer the following comments:

1. For the portion of the site draining towards the East (Part of Blocks D & E) which is subject to the provision of Article 4 of the Storm water management ordinance, it seems that the proposed combination of LID practices which include bio retention filters, permeable pavers, manufactured BMP devices and underground storage vault meet the standard water quality and quantity control requirements per 124-4-4 of the SWMO. However, detailed description of the outfall need to be provided specifically for the reach between downstream Monroe Street and the existing farm pond.

2. The results of recent monitoring carried by the Stormwater Planning Division, reflect poor water quality conditions for the Merrybrook Run downstream of Centerville Road. The Stormwater Planning Division comments partially attributed the poor water quality conditions to the low performance of the existing two wet ponds (Pond A&B) that were designed and constructed under Woodland Park Ponds (Plan #5518-SP-006-3). These two ponds were originally designed to provide both detention and water quality control for portion of the subject site that drain towards the west (Block A and Part of Block B). It is recommended to provide additional BMP and LID practices on this portion of the site.

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Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678

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

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

County of Fairfax, Virginia

MEMORANDUM

DATE: July 18, 2016

TO: William Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Woodland Park East, PCA/FDPA 200-HM-044-2

I have reviewed the above referenced Final Development Plan Amendment (FDPA) and Proffered Condition Amendment (PCA) plat plan set stamped as received by the Zoning Evaluation Division on June 17, 2016. The following comments and recommendations are based on this review and a site visit conducted during review of previous plan submissions for this site.

1. **Comment:** The location of canopy area proposed for preservation and used for credit on this site is unclear. The existing Central Park area is being deducted as an exemption. Tree canopy cannot be used if the area in which the canopy is located is exempted from the gross site area.

   Recommendation: Require clear identification of areas of tree preservation that are being used to meet the Tree Preservation Target. Require a revised 10-year Tree Canopy Calculation as appropriate.

2. **Comment:** Tree canopy in the Central Park was previously used to satisfy the canopy requirement for the site to the south between Sunrise Valley Drive and Eastpark Drive South. It is unclear how the Central Park area figures into the PCA/FDPA currently under review for open space and tree canopy purposes.

   Recommendation: Require calculations for open space and tree preservation requirements based on all applications for which the Central Park is used for credit to show how the Central Park area satisfies requirements for all sites for which it is used.

3. **Comment:** Street trees are not proposed along Monroe Street. A twelve-foot wide planting strip is located between the sidewalk and the street in which only ground cover and/or annuals/perennials are shown.

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Recommendation: Require street trees along Monroe Street. Where site distance lines may conflict with trees space trees such that VDOT approves of locations.

4. **Comment:** The median in East-West Drive at the intersection with Monroe Street is proposed for shrub planting. This is a 10-foot wide median with the capacity to support Category III/IV deciduous trees.

   Recommendation: Require Category III/IV deciduous trees in the East-West Drive median at the intersection with Monroe Street.

5. **Comment:** Where on-street parking is provided, a 2-foot wide pedestrian step-out zone is proposed with lawn or permeable paver specified in the landscape amenity panel. Where parking is not provided, the step-out zone is shown as lawn or ground cover. Lawn is an unnecessary maintenance burden in the landscape amenity panel and competes with tree root zones for water and nutrients.

   Recommendation: Specify permeable pavers, ground covers, or low shrubs in landscape amenity panels. Eliminate the option of lawn in these areas.\

6. **Comment:** 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.

   Recommendation: Obtain a commitment to satisfy requirements for minimum soil volume as specified below:

   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 at least 4 x 4 feet. 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 un-compacted 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 3-4 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.

7. Bio-retention planters often use a soil mix that is 80% sand. A soil mix that is 50% sand is also acceptable in many applications. Soil mix consisting of 80% sand is not sustainable for most species of trees as it does not retain sufficient moisture for trees to thrive and predisposes trees to stress during periods of drought.

   Recommendation: Ensure that soil in bio-retention planters consists of a mix that is suitable for trees to grow and thrive as well as provide adequate drainage for stormwater purposes. The following proffer language is recommended:

   Bio-retention Tree Planter Requirements. The design and utilization of bio-retention tree planters will be based on the most current edition of the Virginia Department of Conservation and Recreation (DCR) Specification No. 9 and Appendix 9A. 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 will be comprised of a ratio of 50% sand, 30% topsoil and 20% leaf compost. Each component will 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 will also be included on the site plan.
   - Minimum soil volumes for Category III and IV trees as specified in the proffer for Tree Space Requirements (see Comment 6, above) will be required. The soil depth of bio-retention tree planters shall be 4 feet and provide a minimum distance of 4 feet from barriers restrictive to root growth in all directions centered on the tree.
   - A permanent automatic irrigation system located within designated bio-retention tree planters is not permitted; therefore, tree species selection will need to fully consider the

growing conditions for each bio-retention tree planter. Temporary irrigation shall be provided during the establishment period for the specified trees.

- The maintenance of each bio-retention tree planter 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 will be provided on the site plan.

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

HCW/
UFMDID #: 217561

cc: DPZ File

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2016

TO: William Mayland, Branch Chief
Zoning Evaluation Division, DPZ

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

SUBJECT: T St. Woodland LLC Prop, Parcel F 45 & 46
PCA/FDPA 2000-HM-044-02

I have reviewed the above referenced Final Development Plan Amendment (FDPA) and Proffered Condition Amendment (PCA) plat plan set stamped as received by the Zoning Evaluation Division on September 20, 2016. The following comments and recommendations are based on this review and a site visit conducted during review of previous plan submissions for this site.

Recommended proffer edits have been provided in track changes on the X: drive.

1. **Comment:** Landscape information is difficult to review because it is scattered throughout the plan set without references on the landscape sheets linking to related sheets where more detailed information for courtyards, parks, streetscapes, etc. can be found.

   Recommendation: Landscape sheets should precede detail sheets and include references to sheet numbers providing additional related information in greater detail. Sheets showing proposed landscape features should be grouped together. Sheets showing existing features that will be retained should be grouped separately within the plan set.

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

HCW/
UFMDID #: 204763

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2016

TO: William Mayland, Branch Chief
Zoning Evaluation Division, DPZ

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

SUBJECT: T St. Woodland LLC Prop, Parcel F 45 & 46
PCA/FDPA 2000-HM-044-02

I have reviewed the CDP/FDP, stamped with the engineer's seal dated November 7, 2016. Urban Forest Management Division staff has no further comments regarding the CDP/FDP at this time. Recommended edits have been made in track changes to proffers dated June 17, 2016, and stored on the X: drive (X:\DPZ\Reston-Core\Cases\PCA 2000-HM-044-2 Woodland Park East\Second submission and proffers).

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMDID #: 204763

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY 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: July 18, 2016

SUBJECT: PCA/FDPA 2000-HM-044-02, CDPA 2000-HM-044, CDPA/FDPA 2003-HM-046, PCA 2003-HM-046-03, Woodland Park East
Tax Map Numbers: 16-4 ((1)) 43, 45pt, 46pt

The Park Authority staff has reviewed the proposed Development Plan dated June 17, 2016, for the above referenced application. The Development Plan shows 686 new dwelling units and up to 560,000 square feet of office use and 20,000 square feet of optional retail use (Option 1) or 375,000 square feet of office use and 15,000 square feet of optional retail use (Option 2) on a 31.59-acre parcel zoned PDC with proffers. Based on an average urban multi-family household size of 1.75 within the Reston TSA, an average single-family attached household size of 2.77 in the Upper Potomac Planning District, an average of 300 square feet of office GFA per office employee, and an average of 450 square feet of retail GFA per retail employee, the development could add approximately 1,263 new residents and approximately 1,283 (Option 2) / 1,911 (Option 1) new employees to the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework that provides an urban parkland standard and detailed guidance on urban park development.

Reston Transit Station Area (TSA) recommendations in the Area III Plan describe the importance of urban parks, trails, and other recreational amenities. Recommendations regarding provision of parks are described in Areawide recommendations (Land Use; Development Review Performance Objectives; and Urban Parks, Recreation Facilities and Cultural Facilities) as well as in individual Transit Station Areas. The subject site is located just west of Monroe

Street on the south side of the Dulles Toll Road within the TOD District of the Herndon Transit Station Area.

The Reston Plan identifies eleven core needs for the Reston Park System as the community grows and redevelops. The specific core needs to be met include: trails; local parkland; playgrounds; sport courts; athletic fields (addressed though development contributions of land and facilities); dog exercise areas and parks; memorial gardens; public art; and indoor facilities such as aquatic and fitness, tennis, and performance spaces (Area III Plan, Reston, pages 39-41). Redevelopment in the TSAs and Village Centers should address these needs by utilizing guidance from the Urban Parks Framework.

Recommendations for the Herndon TSA include provision of local-serving parks and amenities in accordance with the Urban Parks Framework, offsetting recreational impacts onsite or at nearby parks, and contributing toward land and improvements to meet athletic field goals set out in the Areawide text (Reston Plan, Herndon Transit Station Area, p. 178).

ANALYSIS AND RECOMMENDATIONS

Onsite Urban Parks

The Plan for the Reston Transit Station Area calls for an urban park system to serve residents, visitors and workers. This system should contain a complement of urban park types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to serve local leisure needs; support environmental and sustainability goals; and contribute to the area's sense of culture, liveliness, and identity. As stated in the Comprehensive Plan, "Creation of an urban park network is fundamental to the vision for the TSAs and to the successful redevelopment efforts around the transit stations" (Area III, Reston Plan, Reston Transit Station Areas, Areawide Recommendations, Urban Parks, Recreational Facilities and Cultural Facilities, p. 147).

Reston Transit Station Area Areawide Recommendations state the following:

> "The urban parkland standard calls for 1.5 acres of urban park space per 1,000 residents and 1.0 acre of urban park space per 10,000 employees that is well integrated into the urban fabric and distinguished from site and public realm landscaping and streetscape features. A range of recreation facilities and park amenities should be incorporated into the urban park spaces to serve the recreation and leisure needs of nearby residents, workers and visitors." (Area III, Reston Plan, Reston Transit Station Areas, Areawide Recommendations, Urban Parks, Recreational Facilities and Cultural Facilities, p. 143)

Applying the above urban parkland standard to the proposed development and assuming an average urban multi-family household size of 1.75 within the Reston TSA, an average single-family attached household size of 2.77 in the Upper Potomac Planning District, an average of 300 square feet of office GFA per office employee, and an average of 450 square feet of retail GFA per retail employee, there is a need for 2.02 (Option 2) / 2.09 (Option 1) acres of urban parkland on site.

Sheet 17 shows the parks and open space plan which includes six private amenity areas and three public park space areas.

The development plan shows a total of 6.1 acres of public park space which the Applicant designates as a stormwater park (0.6 acres), an urban recreation park (1.9 acres), and a central park (3.6 acres), as follows:

1. Stormwater Park
   Shown on Sheet 21, the stormwater park consists of a meandering pedestrian walkway that crisscrosses a meandering bio-area with infiltration gardens. Along the trail are seating walls with a focal element in the middle. Using the Comprehensive Plan's urban parks typology, the stormwater park would be classified as a linear park.

2. Urban Recreation Park
   Shown on Sheet 22, the urban recreation park consists of trails, a playground area, a multi-use court, an approximately 90-feet x 90-feet kickball / wiffle ball field, and an un-programmed open lawn for bocce or other lawn games. In addition to the recreational amenities, other amenities include seating, shade structures, and optional lighting. Using the Comprehensive Plan's urban parks typology, the recreation park could be classified as a recreation-focused park.

3. Central Park
   Shown on Sheet 20, the central park consists of trails, seating, a public art feature, a water feature, and an un-programmed open space with the majority of the park being used for tree preservation. Using the Comprehensive Plan's urban parks typology, the central park could be classified as a hybridized resource-based and common green park. This park currently exists on site is being used to serve the multifamily residential area and the mixed-use residential area to the south of the Property.

Draft Proffer 35 states, "The Applicant shall provide publicly-accessible park and open space areas on the Property in general conformance with the concepts and locations and depicted on the CDPA/FDPA. The Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of time consistent with traditional Fairfax County parks; and provide for perpetual private maintenance. While public access easements shall be granted for these areas, the Applicant reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes."

Evaluation: The proposed development generates a need for 2.02 (Option 2) / 2.09 (Option 1) acres of public urban parkland on site. The Applicant is providing a total of 6.1 acres of public park space in a variety of park types with diverse amenities that will meet the urban park needs of the future community. The Applicant has proffered to provide public access easement(s) on the public park space and to provide perpetual private maintenance for the public park space.

Athletic Field Needs

Plan language in the Reston Station Areas also describes the need for provision of active recreation facilities the TSAs. The Plan states:

> "A goal of adding capacity equivalent to twelve athletic fields serving Reston should be achieved through development contributions of land and/or facilities. At a minimum, three new full-service athletic fields should be provided within the corridor...Based on the projected redevelopment, the need for 12 fields is equitably fulfilled using a measure of 2.2 million GFA of development per field within the TSA corridor. Implementation of this metric and achievement of active recreation facilities, as well as all other park and recreation facility types, will primarily occur through the development review process."
> (Area III, Reston Plan, Reston Transit Station Area, Areawide Recommendations, Urban Parks, Recreation Facilities, and Cultural Facilities, Active Recreation Facilities, p. 146)

With approximately 1,409,515 (Option 2) / 1,599,515 (Option 1) square feet of new proposed GFA, the development generates the need for 0.64 (Option 2) / 0.72 (Option 1) athletic fields. The Applicant does not provide an athletic field, despite there being an opportunity to do so in the urban recreation park if it were reconfigured. If a contribution is sought in lieu, using an established rate of $1.72 per square foot of GFA based on the recent average market value of land in the corridor and typical expense of athletic field improvements, the development is asked to contribute $2,424,365.80 (Option 2) / $2,751,165.80 (Option 1) toward athletic field construction to serve the Reston area.

Sheet 03 shows two options for Block E: one option with two office buildings (Option 1) and one option with one office building and one parking deck (Option 2). If Option 2 is pursued, there is opportunity in Block E to provide an athletic field either at grade in the location of the proposed parking deck or on top of the parking deck.

Draft Proffer 37 states, "Prior to the issuance of each RUP for single family attached dwelling units in Block A, the Applicant shall contribute the sum of $4,250. Prior to the issuance of each RUP for two-over-two multi-family dwelling units in Blocks B and C, the Applicant shall contribute the sum of $3,750. Prior to the issuance of the first RUP or Non-RUP for each of Buildings 1, 2, 3, and 4, the Applicant shall contribute the sum of $1.72 for each square foot of space constructed, based on the actual GFA in the applicable building."

Based on Draft Proffer 37, the final lump sum that the Applicant has proffered to is $2,417,059.80 (Option 2) / $2,743,859.80 (Option 1). If the two-over-two multifamily units are doubled counted in Block C / Building 1, the final lump sum that the Applicant has proffered to is $2,492,739.80 (Option 2) / $2,819,539.80 (Option 1).

Evaluation: The development generates the need for 0.64 (Option 2) / 0.72 (Option 1) athletic fields. The development should provide an athletic field on site or contribute $2,424,365.80 (Option 2) / $2,751,165.80 (Option 1) to the Park Authority for athletic field construction to serve the Reston area. The Applicant has proffered to contribute $2,417,059.80 (Option 2) /

$2,743,859.80 (Option 1) (if the two-over-two multifamily units are doubled counted in Block C / Building 1, $2,492,739.80 [Option 2] / $2,819,539.80 [Option 1]) to athletic field construction. The contribution should be provided as a single lump sum amount with the first RUP for each housing type at the rate of $1.72 per square feet of GFA. If Option 2 is pursued, the Applicant is requested to provide an athletic field either at grade in the location of the proposed parking deck or on top of the parking deck instead of providing an athletic field contribution.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-209 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. Development tabulation footnote 3 on Sheet 02 states, "The final mix of ADUs and/or WDUs will be determined at time of final site plan." If no ADUs are proposed, the Ordinance-required amount to be spent on site is $1,234,800. Any portion of this amount not spent on site should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

Draft Proffer 36 states, "The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of $1800 per market-rate unit on such recreation facilities."

The development plan shows a total of 2.7 acres of private amenity areas which the Applicant designates as two common green parks (0.5 acres and 0.6 acres) and four courtyards (0.8 acres, 0.1 acres, 0.2 acres, and 0.5 acres), as follows:

1. Shown on Sheet 18, common green parks A-1 and B-1 consist of an optional fenced off-leash dog area, a community quad, a neighborhood play area, a central focal element, and a gazebo / central gathering space. The fenced off-leash dog area is approximately 0.8 acres which is less than the minimum recommended size for this type of facility. The Applicant has stated that the intent of the off-leash dog area is to provide residents a location to quickly and conveniently relieve their dogs. However, fencing in the dog area and having it off leash encourages the space to be used as a recreational dog park, which to be viable, should be enlarged, include amenities (seating, trashcans, etc.), and potentially be relocated.

2. Shown on Sheet 19, courtyard C-1 consists of two lawn areas, an amenity area, seating, a pool, a pool room / bathroom, a pergola / focal wall, and a focal element. No details are provided on what types of amenities will be included the amenity area.

3. Shown on Sheet 19, courtyard C-2 consists of specialty paving, a reflecting pool or specialty planting area, and seating.

4. Shown on Sheet 21, courtyard D-2 consists of seating and outdoor tables.

5. Shown on Sheet 19, courtyard D-3 consists of a lawn area, decorative paving / gathering space, a focal wall / water feature, a pergola, a pool, an amenity area, and seating. No details were provided on what types of amenities will be included in the amenity area.

Evaluation: The Applicant has proffered to the $1,800 per unit Ordinance-required expenditure on onsite recreational facilities. If 686 non-ADU units are proposed, the Ordinance-required amount to be spent on site is $1,234,800. The quantity and variety of private amenity areas and facilities should allow the Applicant to spend these funds on site.

SUMMARY OF RECOMMENDATIONS

The Park Authority recommends the following:

- Provide an athletic field on site or contribute $2,751,165.80 (Option 1) to the Park Authority for athletic field construction to serve the Reston area which should be provided as a single lump sum amount with the first RUP for each housing type at the rate of $1.72 per square feet of GFA;
- Provide an athletic field either at grade in the location of the proposed parking deck or on top of the parking deck instead of providing an athletic field contribution if Option 2 is pursued; and
- Spend $1,234,800 for outdoor recreational facilities and convey any portion of this amount not spent on site to the Park Authority ($1,800 per non-ADU residential unit).

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

FCPA Reviewer: Paul Ngo
DPZ Coordinator: Bill Mayland

Copy: Cindy Walsh, Director, Resource Management Division
Bill Mayland, DPZ Coordinator
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron File
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: November 19, 2015

TO: Bill Mayland
Staff Coordinator
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: PCA/FDPA 2000-HM-044-02, CDPA 2000-HM-044 concurrent with CDPA/FDPA 2003-HM-046, PCA 2003-HM-046-03 (Woodland Park Parcel I, L.P.)

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

Current Fire and Rescue Service Delivery
The proposed Woodland Park Parcel development is located between the emergency response areas of the Herndon Fire and Rescue Station 4 on Spring Street and the Frying Pan Fire and Rescue Station 36 on West Ox Road in Herndon, VA.

Emergency Response Impact of Proposed Development
The proposed Woodland Park residential mixed-use development consisting of 58 single-family homes in Block A, 88 attached multi-family homes in Block B, five residential buildings with 180 dwelling units in Block C, a residential building with 375 dwelling units in Block D, and options for office, retail and hotel in Block E may have the potential to increase the total residential population by about 1,752.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In FY2015, there were 3,147 incidents, an average of nine calls per day, in the Herndon fire station's response area; and there were 1,799 incidents, an average of five calls per day, in the Frying Pan fire station's response area. The potential impact on emergency services of the proposed residential mixed-use development can currently be handled by the existing fire stations. However, multiple rezoning cases in a station's response area could significantly impact each station's availability and overall response times to emergency incidents.

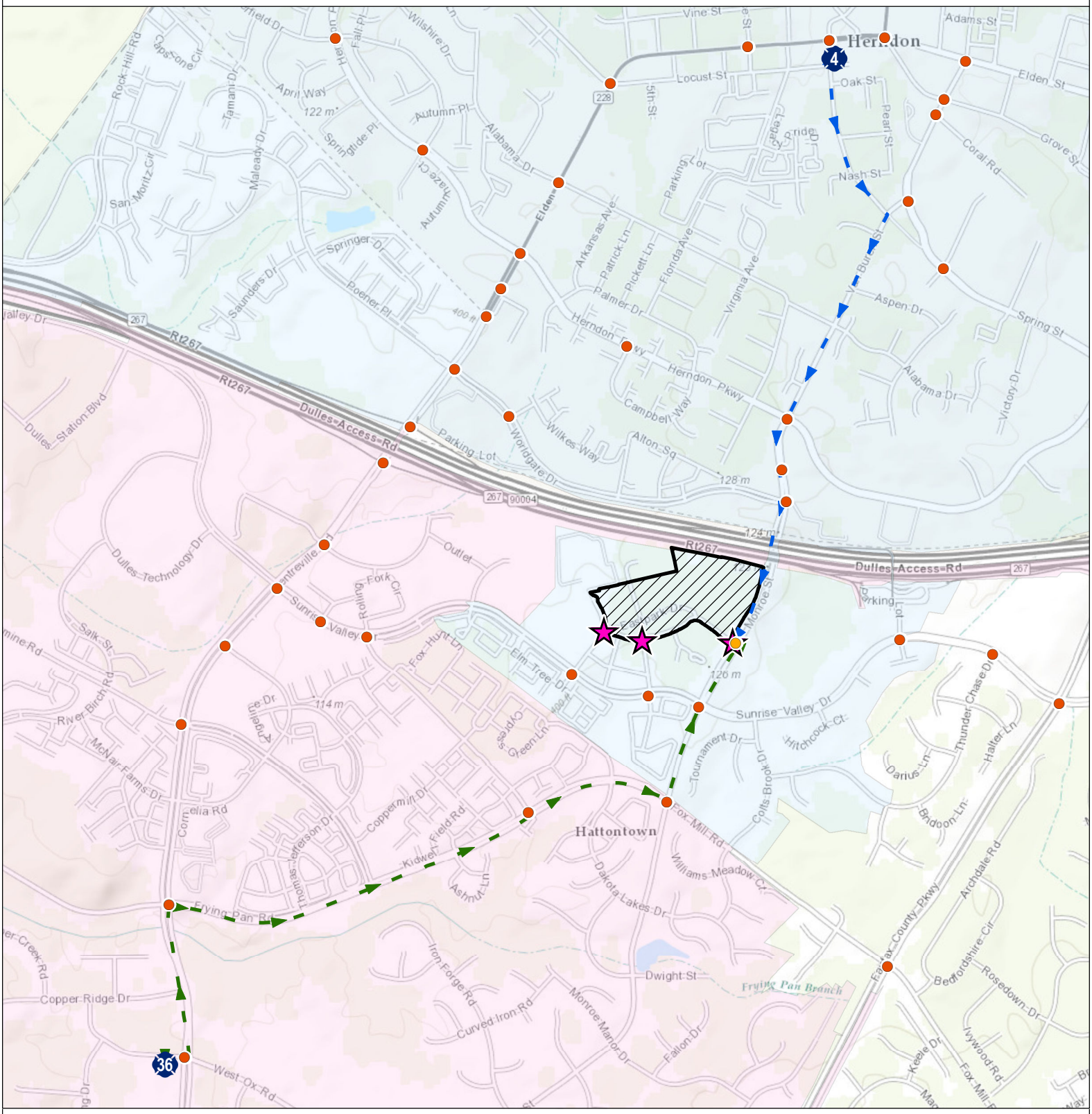
Furthermore, residential dwelling units may be occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in medical and other types of emergency incidents.

Traffic Signal Preemption Equipment for Emergency Responders:
As Fairfax County increases in population density and roadways become more congested, it will be challenging for FRD to meet response time goals to emergency incidents. Therefore, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

In summary, the proposed Woodland Park development with a total of 701 dwelling units could have an impact on Fire and Rescue services of additional emergency calls for service. Therefore, the FRD requests the developer proffer the cost of preemption devices for five traffic signals ($10K each) located along the primary travel routes from the two closest fire stations. The attached map identifies the traffic signals needing preemption equipment.

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

FRD Woodland Park East Study



Access Points

Property Boundary

Fire Stations

VDOT Traffic Signals

Proposed Traffic Signal

Route: Station 04 to Access Points

Route: Station 36 to Access Points

First Due Boundaries

404	436

FRD-GIS. Current as of: 10/23/2015

N

0 0.15 0.3 Miles

Routing based on June 2015 street network.

G:\projects\frd\hq\projects\2015\Planning Maps\Woodland Park East - Reston\WoodlandParkEast.mxd

FAIRFAX COUNTY
PUBLIC SCHOOLS

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

August 5, 2016
Updated

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

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

SUBJECT: PCA/FDPA 2000-HM-044-02, CDPA 2000-HM-044, concurrent with CDPA/FDPA 2003-HM-046, PCA 2003-HM-046-03 (Woodland Park Parcel I, L.P.)

ACREAGE: 25.71 and 5.89

TAX MAP: 16-4 ((1)) 45 pt., 46 pt., and 16-4 ((1)) 43, 45 pt., 46 pt.

PROPOSAL:
The rezoning application seeks to convert the approval for a relatively suburban style office campus to a transit-related residential mixed use community in keeping with the newly adopted Comprehensive Plan for the Reston Transit Station Areas. The applicant seeks to adjust the number of units from the last memo dated December 4, 2015, for this development. There will be four "blocks" of residential development. Block A will increase from 58 to 61 single-family attached homes, Block B will increase from 88 to 110 two-over-two multi-family low-rise units, Block C will decrease from 180 to 140 multi-family high-rise units, and Block D will remain unchanged at 375 multi-family high-rise units.

ANALYSIS:
The schools serving this area are Coates Elementary, Carson Middle, and Westfield High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2015 / 2020	Enrollment (9/30/15)	Projected Enrollment SY16-17	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
Westfield HS	2,760 / 2,760	2,608	2,565	195	2,610	150
Carson MS	1,296 / 1,296	1,467	1,516	-220	1,403	-107
Coates ES	743 / 743	764	771	-28	731	12

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, Westfield High and Coates Elementary schools will have a surplus capacity, and Carson Middle School will have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2017-21 Capital Improvement Program (CIP) includes a recommendation to construct a new elementary school in the North West part of the county to accommodate growth at Coates Elementary School. Also recommended is to construct a new high school in the western end of the Silver Line Metro vicinity.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School Level	Single-Family Attached Ratio	Proposed # of Units	Proposed Student Yield
High	.127	61	8
Middle	.062	61	4
Elementary	.252	61	15
Total Student Count			**27**

2013 countywide student yield ratios (November 2014)

School Level	Mid/High-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.028	515	14
Middle	.016	515	8
Elementary	.056	515	29
Total Student Count			**51**

2013 countywide student yield ratios (November 2014)

School Level	Low-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.085	110	9
Middle	.046	110	5
Elementary	.194	110	21
Total Student Count			**35**

2013 countywide student yield ratios (November 2014)

Total Student Count – 113

RECOMMENDATIONS:

Proffer Contribution

A net of 113 new students is anticipated (65 elementary, 17 middle, and 31 high). Based on the approved Residential Development Criteria, a proffer contribution of $1,327,637 (113 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 Map

cc: Pat Hynes, School Board Member, Hunter Mill District
Jane Strauss, Vice-Chairman, School Board Member, Dranesville District
Dalia Palchik, School Board Member, Providence District
Thomas Wilson, School Board Member, Sully 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
Frances Ivey, Assistant Superintendent, Region 5
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Anthony Copeland, Principal, Westfield High School
Gordon Stokes, Principal, Carson Middle School
Jesse Kraft, Principal, Lutie Lewis Coates Elementary School

Fairfax Water

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

RECEIVED
Department of Planning & Zoning
OCT 21 2015
Zoning Evaluation Division

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

October 20, 2015

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

Re: PCA/FDPA 2200-HM-044-02
CDPA 2000-HM-044
PCA 2003-HM-046-03
CDPA/FDPA 2003-HM-046
Woodland Park East
Tax Map: 16-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch water main located onsite. See the enclosed water system map.

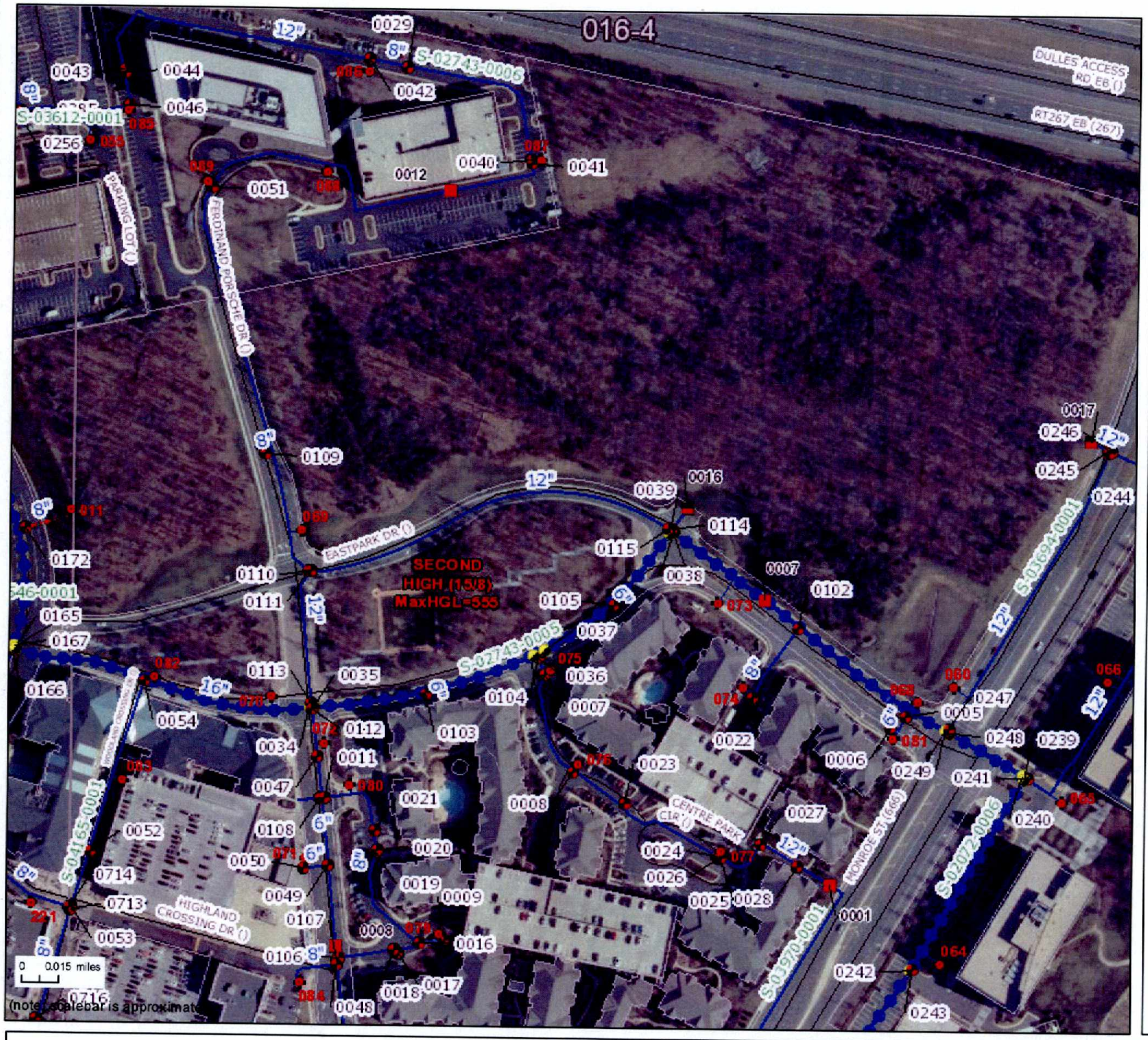
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

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

Enclosure



Title:

Legend

Hydrants
- Fairfax Water, Active
- Other, Active
- Fairfax Water, Inactive

Hydrant Valves
- Fairfax Water
- Other

System Valves
- Gate, Open, Fairfax Water
- Gate, Closed, Fairfax Water
- Gate, Open, Other
- Gate, Closed, Other
- Butterfly, Open, Fairfax Water
- Butterfly, Closed, Fairfax Water
- Butterfly, Open, Other
- Butterfly, Closed, Other

Main Breaks
- Main Breaks

Pressurized Mains - Private
- Private, In Service
- Private, Approved

Pressurized Mains
- Approved
- Transmission Main, CastIron
- Transmission Main, DuctileIron
- Transmission Main, Steel
- Transmission Main, Plastic
- Transmission Main, AsbestosCement
- Transmission Main, PCCP
- Transmission Main, Unknown
- DistributionMain, CastIron
- DistributionMain, DuctileIron
- DistributionMain, Steel
- DistributionMain, Plastic
- DistributionMain, PolyVinylChloride
- DistributionMain, AsbestosCement
- DistributionMain, PCCP
- DistributionMain, Copper
- DistributionMain, Galvanized
- DistributionMain, HDP
- DistributionMain, Unknown

County of Fairfax, Virginia

MEMORANDUM

DATE: November 23, 2015

TO: Bill Mayland
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA/FDPA 2000-HM-044-02, CDPA 2000-HM-044 conc with CDPA/FDPA 2003-HM-046, PCA 2003-HM-046-03**
Tax Map No. 016-4-((1))-0045 & 0046

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 E-branch (A-2) watershed. It would be sewered into the Blue Plains Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 10 inch line located at the intersection of the Eastpark Drive North and Woodland Pointe Avenue 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**:

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Wastewater Planning & Monitoring Division
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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