APPLICATION ACCEPTED: June 13, 2016
PLANNING COMMISSION: January 18, 2017
BOARD OF SUPERVISORS: February 14, 2017
@ 3:30 p.m.

County of Fairfax, Virginia

January 3, 2017

STAFF REPORT

APPLICATION PCA 78-V-125
Concurrent with RZ/FDP 2016-MV-014

MOUNT VERNON DISTRICT

APPLICANT:	CHPPENN I, LLC
EXISTING ZONING:	R-MHP (Residential – Mobile Home Park), and H-C (Highway Corridor Overlay District).
PROPOSED ZONING:	PDH-20 (Planned Residential – 20 dwelling units per acre), H-C (Highway Corridor Overlay District)
PARCEL:	92-4 ((1)) 82A (pt.)
ACREAGE:	11.49 Acres
PLAN MAP:	Public Park with option for up to 279 workforce and affordable dwelling units, including independent living; up to 196 dwelling units; and an approximately 11 acre park.
PROPOSAL:	To delete 11.49 acres from the proffer commitments approved as part of RZ 78-V-125.

STAFF RECOMMENDATIONS:

Staff recommends the Board of Supervisors approve PCA 78-V-125 to delete 11.49 acres from RZ 78-V-125 to permit the land to be rezoned to the PDH-20 Zoning District as part of RZ 2016-MV-014.

Wanda S. Suder

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

Staff recommends approval of the following waivers and modifications relative to the PCA request pursuant to Sect. 2-820 of the Zoning Ordinance:

- Modification of Par. 1 of Sect. 3-M06 of the Zoning Ordinance to permit the minimum district size to be 13.75 acres rather than 15 acres as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 4,000 square foot average lot area requirement in the R-MHP District.
- Waiver of Par. 3 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 5,000 square foot minimum lot area requirement in the R-MHP District.
- Waiver of Par. 2A, B and C of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot front yard, 25 foot side yard and 25 foot rear yard requirements in the R-MHP District for mobile homes.
- Waiver of Par. 2D of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot minimum yard requirement between a mobile home and a public street in the R-MHP District**.**
- Modification of Sect. 3-M08 of the Zoning Ordinance to increase the maximum density to 9 dwelling units per acre rather than 6 mobile homes or dwelling units per acre as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed a maximum 600 feet in length.

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

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

The approval of this application does not interfere with, abrogate or annul any 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).

APPLICATION ACCEPTED: June 13, 2016
PLANNING COMMISSION: January 18, 2017
BOARD OF SUPERVISORS: February 14, 2017
@3:30 p.m.

County of Fairfax, Virginia

January 3, 2017

STAFF REPORT

APPLICATION RZ/FDP 2016-MV-014
Concurrent with PCA 78-V-125

MOUNT VERNON DISTRICT

APPLICANT:	CHPPENN I, LLC
EXISTING ZONING:	C-8 (Highway Commercial), R-2 (Residential – Two Dwelling Units Per Acre), R-MHP (Residential – Mobile Home Park), and H-C (Highway Corridor Overlay District).
PROPOSED ZONING:	PDH-20 (Planned Residential – 20 dwelling units per acre), H-C (Highway Corridor Overlay District)
PARCEL:	92-4 ((1)) 82A (pt.)
ACREAGE:	34.88 acres
DWELLING UNITS PER ACRE:	13.0 du/ac
OPEN SPACE:	38 percent
PLAN MAP:	Public Park with option for up to 279 workforce and affordable dwelling units, including independent living; up to 196 dwelling units; and an approximately 11 acre park.
15.2-2303.4 STATUS:	Exempt: Richmond Highway Corridor
PROPOSAL:	To rezone 34.88 acres of land from C-8, R-2, R-MHP, and H-C to PDH-20 and H-C Districts for the purpose of developing a community of 454 dwelling units (219

Wanda S. Suder

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/

multi-family; 60 independent living and 175 single-family attached) and to dedicate land for a public park.

STAFF RECOMMENDATIONS:

Staff recommends the Board of Supervisors approve PCA 78-V-125 to delete 11.49 acres from RZ 78-V-125 to permit the land to be rezoned to the PDH-20 Zoning District as part of RZ 2016-MV-014.

Staff recommends approval of the following waivers and modifications relative to the PCA request pursuant to Sect. 2-820 of the Zoning Ordinance:

- Modification of Par. 1 of Sect. 3-M06 of the Zoning Ordinance to permit the minimum district size to be 13.75 acres rather than 15 acres as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 4,000 square foot average lot area requirement in the R-MHP District.
- Waiver of Par. 3 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 5,000 square foot minimum lot area requirement in the R-MHP District.
- Waiver of Par. 2A, B and C of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot front yard, 25 foot side yard and 25 foot rear yard requirements in the R-MHP District for mobile homes.
- Waiver of Par. 2D of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot minimum yard requirement between a mobile home and a public street in the R-MHP District**.**
- Modification of Sect. 3-M08 of the Zoning Ordinance to increase the maximum density to 9 dwelling units per acre rather than 6 mobile homes or dwelling units per acre as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed a maximum 600 feet in length.

Staff recommends the Board of Supervisors approve RZ 2016-MV-014 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends that the Planning Commission approve FDP 2016-MV-014 subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2016-MV-014 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 13-303 and waiver of Sect. 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements between the multi-family and single-family attached dwelling units within the development in favor of the landscaping shown on the CDP/FDP.

- Waiver of Par. 2 of Sect. 6-107 of the Zoning Ordinance for the 200-square foot privacy yard for single-family attached dwelling units.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit the maximum lengths of the proposed private streets to exceed 600 feet.

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

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

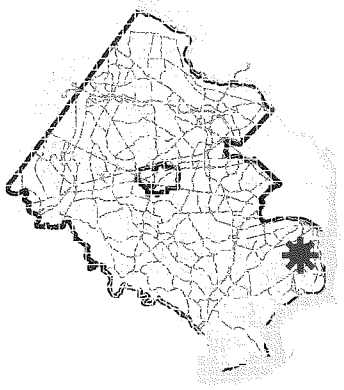
The approval of these applications does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

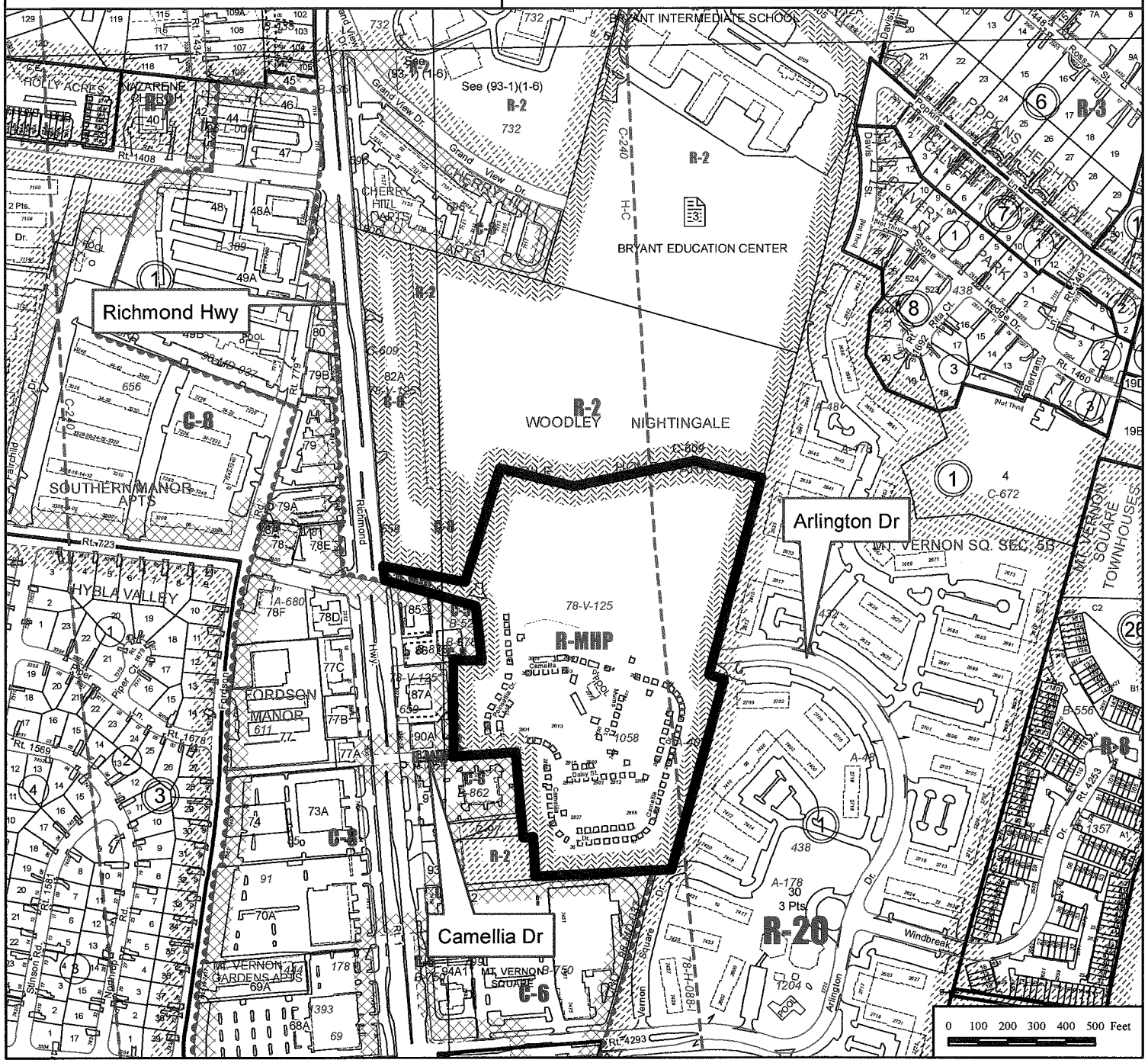
PCA 78-V -125



Applicant: CHPPENN I, LLC
Accepted: 06/13/2016
Proposed: DELETE LAND AREA FROM RZ 78-V-125
Area: 25.24 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: NORTH SIDE OF DART DRIVE EAST OF ITS INTERSECTION WITH RICHMOND HIGHWAY

Zoning: R- MHP
Overlay Dist: HC
Map Ref Num: 092-4- /01/ /0082A (pt.)



Final Development Plan
FDP 2016-MV-014

Applicant: CHPPENN I, LLC
Accepted: 06/13/2016
Proposed: RESIDENTIAL
Area: 34.88 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: NORTHEAST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND DART DRIVE

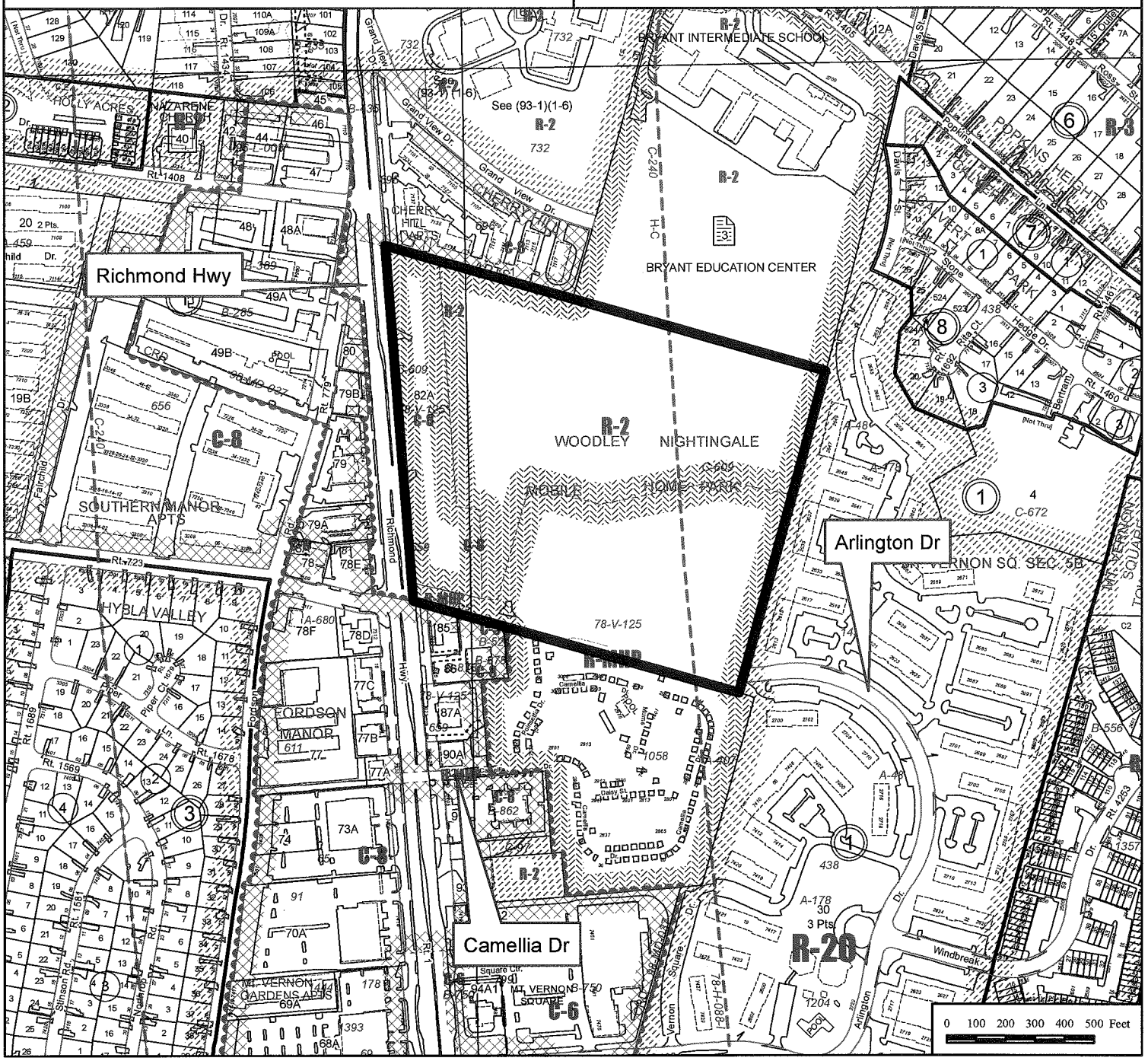
Zoning: PDH-20
Overlay Dist: HC
Map Ref Num: 092-4- /01/ /0082A (pt.)

Rezoning Application
RZ 2016-MV-014

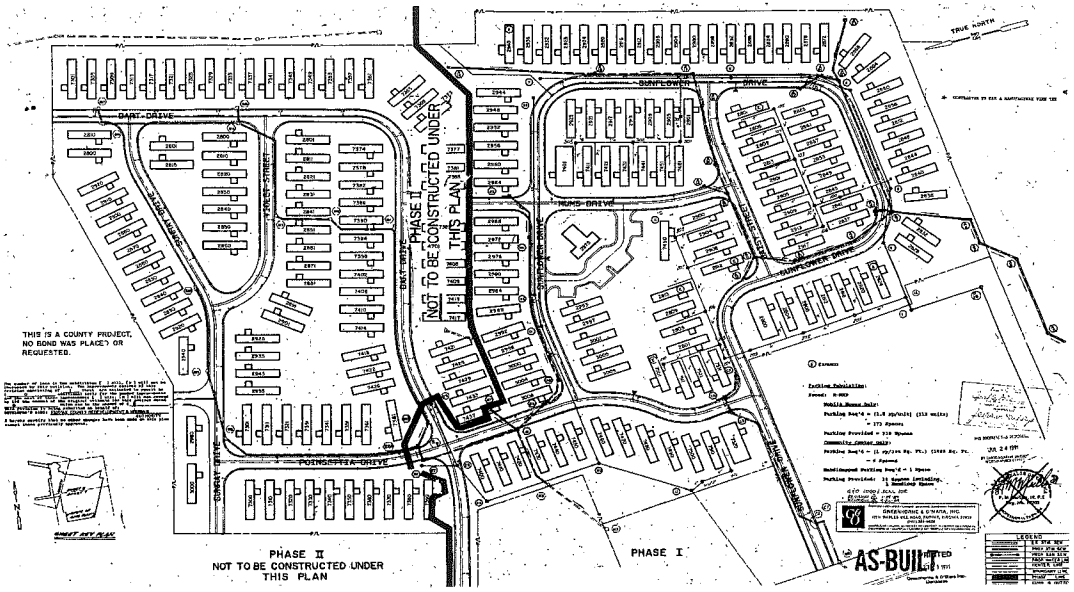
Applicant: CHPPENN I, LLC
Accepted: 06/13/2016
Proposed: RESIDENTIAL
Area: 34.88 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: NORTHEAST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND DART DRIVE

Zoning: FROM C- 8 TO PDH-20, FROM R- 2 TO PDH-20, FROM R- MHP TO PDH-20
Overlay Dist: HC
Map Ref Num: 092-4- /01/ /0082A (pt.)



PROFFERED CONDITION AMENDMENT
WOODLEY HILLS ESTATES
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



WOODLEY HILLS ESTATES AS-BUILT, PHASE I FROM AVAILABLE COUNTY RECORDS.
(FOR ILLUSTRATIVE PURPOSES ONLY)

DATE	REVISION

NARRATIVE

THIS IS A PROFFERED CONDITION AMENDMENT TO REMOVE LAND AREA FROM RZ-78-V-125 AND WILL BE PROCESSED CONCURRENTLY WITH NORTH HILL REZONING RZ/FDP 2016-025/026.

SUMMARY TABULATION

- AREA OF TAX MAP 92-4 ((1)) 82 A: ± 48.63 AC
- SUBJECT AREA FOR RZ-78-V-125: ± 25.24 AC
- SUBJECT AREA FOR NORTH HILL REZONING: ± 34.88 AC (REFER TO RZ/FDP 2016-025/026)
- SUBJECT AREA REMOVED FROM RZ-78-V-125 BY PCA APPLICATION: ± 11.49 AC (REFER TO SHEET 2 OF 2)
  - EXISTING ZONING = R-MHP RESIDENTIAL DISTRICT, MOBILE HOME
  - PROPOSED ZONING = R-MHP RESIDENTIAL DISTRICT, MOBILE HOME

REQUIREMENTS FOR R-MHP RESIDENTIAL DISTRICT, MOBILE HOME

DISTRICT SIZE: MINIMUM 15 ACRES

AVERAGE LOT AREA: 4,000 SF

LOT AREA: MINIMUM 5,000 SF

MOBILE HOME PARK LOT WIDTH: MINIMUM 70 FEET

BUILDING HEIGHT: 35 FEET

YARD:
- FRONT - 35 FEET
- SIDE - 25 FEET
- REAR - 25 FEET
- 15 FEET TO ANY OTHER MOBILE HOME OR BUILDING WITHIN MOBILE PARK
- 35 FEET TO PUBLIC STREET
- 10 FEET TO A PRIVATE STREET OR A COMMON OPEN SPACE AREA WITHIN THE MOBILE HOME PARK

DENSITY: MAXIMUM 6 MOBILE HOMES PER ACRE

OPEN SPACE: 20% OF THE GROSS AREA

PARKING: 1.5 SPACES PER UNIT (173 SPACES)

PROVIDED TABULATIONS FOR R-MHP RESIDENTIAL DISTRICT, MOBILE HOME

DISTRICT SIZE: 13.75 ACRES # MODIFICATION REQUESTED

AVERAGE LOT AREA: 4,000 SF #WAIVER REQUESTED

LOT AREA: # WAIVER REQUESTED

MOBILE HOME PARK LOT WIDTH: 470 FEET

BUILDING HEIGHT: 35 FEET

YARD:
- FRONT - 8 FEET # MODIFICATION REQUESTED
- SIDE - 23 FEET # MODIFICATION REQUESTED
- REAR - 23 FEET # MODIFICATION REQUESTED
- 15 FEET TO ANY OTHER MOBILE HOME OR BUILDING WITHIN MOBILE PARK
- 8 FEET TO PUBLIC STREET # MODIFICATION REQUESTED
- 10 FEET TO A PRIVATE STREET

DENSITY: 8.4 DU/AC (115 MOBILE HOMES PER 13.75 ACRES) # MODIFICATION REQUESTED

OPEN SPACE: ± 45% OF THE GROSS AREA

PARKING: 1.5 SPACES PER UNIT (173 SPACES)

MODIFICATIONS AND WAIVERS

1. A MODIFICATION OF THE MINIMUM DISTRICT SIZE OF 15 ACRES (SECTION 3-106.1 OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED. LAND AREA IS BEING REMOVED FROM RZ-78-V-125 FOR PROPOSED REZONING RZ/FDP 2016-025/026, AND PER SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE BOARD OF SUPERVISORS CAN PERMIT A MODIFICATION OF THIS REQUIREMENT.
2. A WAIVER OF THE AVERAGE LOT AREA OF 4,000 SF (SECTION 3-106.2.A OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED. THIS REQUIREMENT IS NOT APPLICABLE AS THE MOBILE HOME PARK IS DEVELOPED WITHOUT INDIVIDUAL LOTS, AND PER SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE BOARD OF SUPERVISORS CAN PERMIT A WAIVER OF THIS REQUIREMENT.
3. A WAIVER OF THE MINIMUM LOT AREA OF 5,000 SF (SECTION 3-106.3.A OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED. THIS REQUIREMENT IS NOT APPLICABLE AS THE MOBILE HOME PARK IS DEVELOPED WITHOUT INDIVIDUAL LOTS, AND PER SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE BOARD OF SUPERVISORS CAN PERMIT A WAIVER OF THIS REQUIREMENT.
4. A MODIFICATION OF THE MINIMUM FRONT, SIDE AND REAR YARD REQUIREMENTS OF 35, 25 AND 25 FEET RESPECTIVELY (SECTIONS 3-107.2.A.I, 3-107.2.B.I AND 3-107.2.C.I) IS BEING REQUESTED. LAND AREA IS BEING REMOVED FROM RZ-78-V-125 FOR PROPOSED REZONING RZ/FDP 2016-025/026, AND PER SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE BOARD OF SUPERVISORS CAN PERMIT A MODIFICATION OF THIS REQUIREMENT.
5. A MODIFICATION OF THE MINIMUM DISTANCE OF 35 FEET FOR A MOBILE HOME TO A PUBLIC STREET (SECTION 3-107.2.D.2 OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED. LAND AREA IS BEING REMOVED FROM RZ-78-V-125 FOR PROPOSED REZONING RZ/FDP 2016-025/026, AND PER SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE BOARD OF SUPERVISORS CAN PERMIT A MODIFICATION OF THIS REQUIREMENT.
6. A MODIFICATION OF THE MAXIMUM DENSITY OF 6 MOBILE HOMES PER ACRE (SECTION 3-106 OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED. AS OUTLINED IN SECTION 2-820 OF THE FAIRFAX COUNTY ZONING ORDINANCE, TO ENCOURAGE DEVELOPMENT OF MOBILE HOME PARKS, THE BOARD OF SUPERVISORS MAY GRANT AN INCREASE IN THE NUMBER OF MOBILE HOMES PER ACRE PERMITTED IN THE R-MHP DISTRICT TO A DENSITY OF 9 DU / AC.
7. A MODIFICATION OF THE MAXIMUM LENGTH OF 600 FEET FOR PRIVATE STREETS WITHIN A PROJECT (SECTION 11-302 OF THE FAIRFAX COUNTY ZONING ORDINANCE) IS BEING REQUESTED.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
6/9/16
PROFESSIONAL ENGINEER

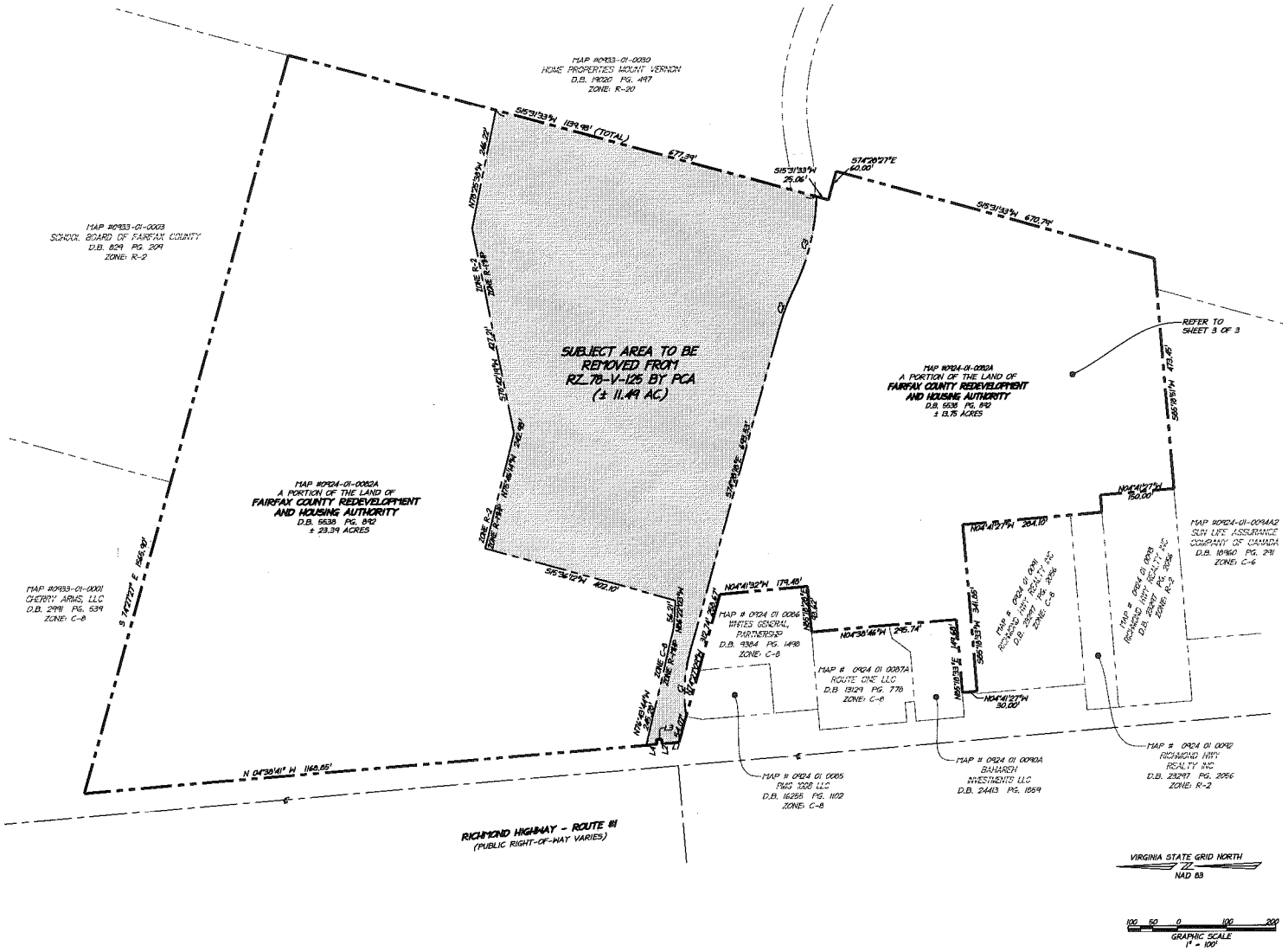
AS-BUILT, NOTES & TABULATIONS

PROFFERED CONDITION AMENDMENT
PCA -____-____-____
WOODLEY HILLS ESTATES
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	16014.001.00
SCALE:	AS NOTED
DATE:	06-02-2016
DESIGN:	JR, JM
DRAWN:	JM
CHECKED:	
SHEET No.	1 OF 3

106911

DATE	REVISION



christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
6/27/16
PROFESSIONAL ENGINEER

OVERALL PARCEL PLAN

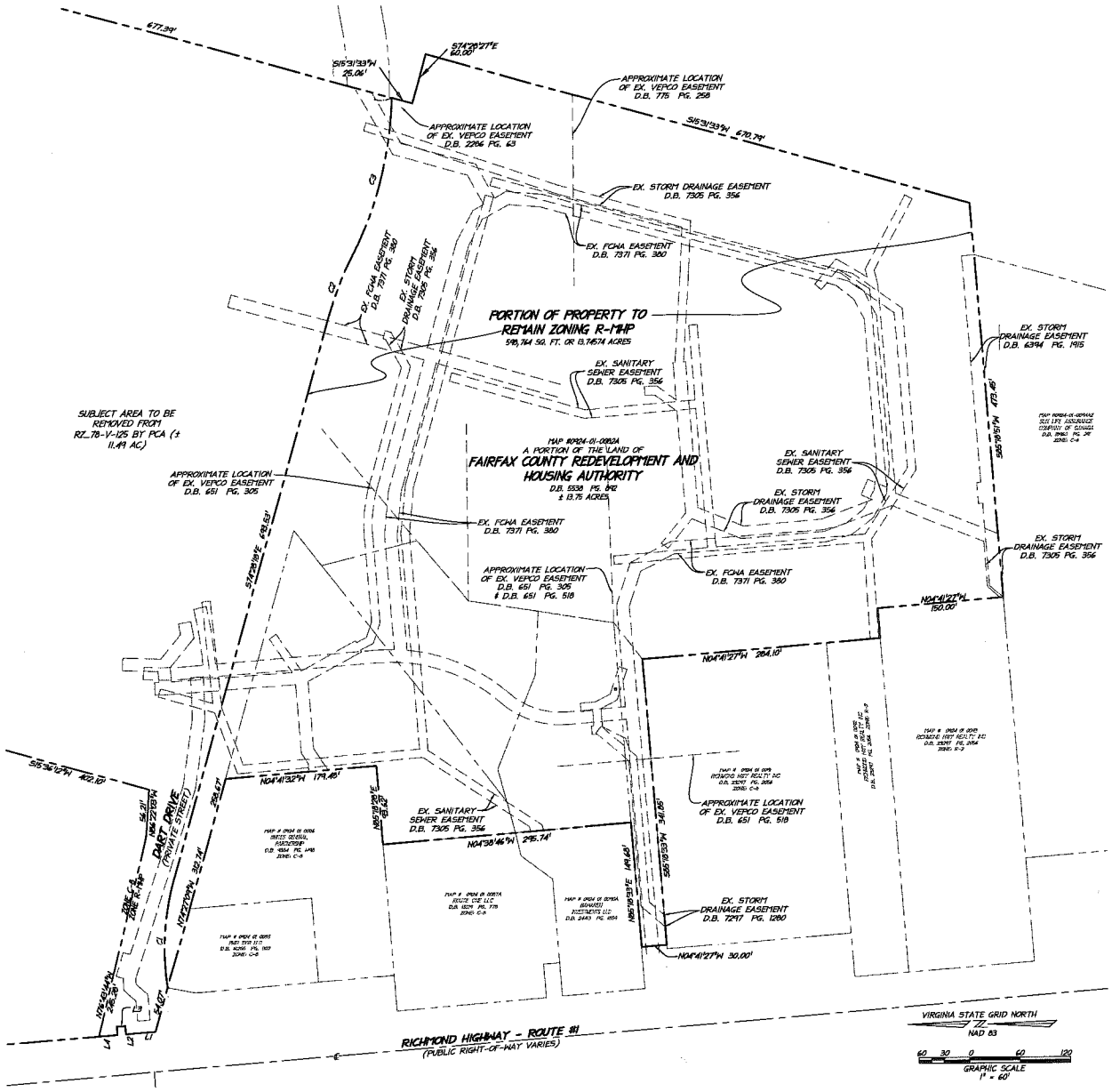
PROFFERED CONDITION AMENDMENT
PCA -____-____-____

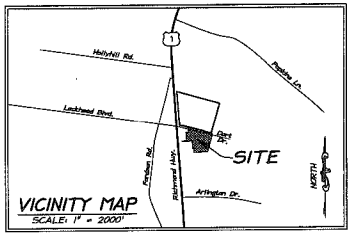
WOODLEY HILLS ESTATES

FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=100'
DATE: 06-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
2 OF 3

106911





GENERAL NOTES

1. THIS PLAT IS FOR A PCA APPLICATION TO REMOVE LAND FROM RZ_78-V-125. THE PORTION OF THE PROPERTY WHICH REMAINS (SHOWN HEREON) IS APPROXIMATELY 13.75 ACRES. IT IS IDENTIFIED AS A PORTION OF TAX MAP #0924-01-0092A AND IS CURRENTLY ZONED R-1HP.
2. THE PORTION OF THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, RECORDED AT DEED BOOK 5538 AT PAGE 592 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. A TITLE REPORT WAS FURNISHED AND HAS BEEN INCORPORATED HEREON. ALL UNDERLYING TITLE LINES, RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN BY THE REPORT FURNISHED BY KANAWHA LAND TITLE SERVICES, LLC, CASE NUMBER 00109-1081.
4. THE PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF FEBRUARY 9th, 2015 AND MARCH 24th, 2016.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	307.00'	130.49'	24°21'14"	66.25'	S86°38'55"E	129.51'
C2	347.00'	77.60'	11°11'59"	38.92'	S68°52'11"E	77.48'
C3	453.00'	197.62'	24°59'45"	100.41'	S75°46'12"E	196.06'

DATE	REVISION

christopher consultants
9600 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
6/8/16
PROFESSIONAL ENGINEER

PLAT

PROFFERED CONDITION AMENDMENT
PCA -____-____-

WOODLEY HILLS ESTATES

FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 15014.001.00
SCALE: 1"=60'
DATE: 06-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No. 3 OF 3

106911

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

NORTH HILL

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

OWNERS
REDEVELOPMENT AND HOUSING AUTHORITY, FAIRFAX COUNTY
3700 PENDER DRIVE
SUITE 300
FAIRFAX, VA 22030

APPLICANT/DEVELOPER
CHPPENN I, LLC
100 W. FRANKLIN STREET
SUITE 300
RICHMOND, VA 23220

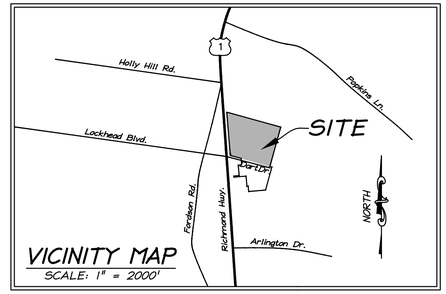
ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201

ARCHITECT
WIENCEK ASSOCIATES
1100 VERMONT AVENUE, NW
8TH FLOOR
WASHINGTON, DC 20005

ENGINEER
christopher consultants, ltd.
9900 MAIN STREET
SUITE 400
FAIRFAX, VA 22031

TRANSPORTATION ENGINEER
KITTELSON & ASSOCIATES, INC.
300 M STREET, SE
SUITE 810
WASHINGTON, D.C. 20003

GEOTECHNICAL ENGINEER
GEOTECHNICAL CONSULTING & TESTING (GC&T)
21505 GREENOAK WAY
DULLES, VIRGINIA 20166



SHEET INDEX

01 COVER SHEET
02 EXISTING INFORMATION, GENERAL NOTES AND MODIFICATIONS
03 EXISTING CONDITIONS AND EXISTING VEGETATION MAP
04 TREE CONSERVATION PLAN
05 TREE CONSERVATION SCHEDULE AND NOTES
06,06.1,06.2 CONCEPTUAL AND FINAL DEVELOPMENT PLAN
07 TRAFFIC AND PEDESTRIAN CIRCULATION PLAN
08,08.1,08.2 LANDSCAPE PLAN
09 SIGHT DISTANCE
10 OVERALL BMP MAP
11 BMP CALCULATIONS AND NARRATIVE
12 PRE-DEVELOPED DRAINAGE DIVIDES
13 POST-DEVELOPED DRAINAGE DIVIDES
14 SWM CALCULATIONS
15 OUTFALL MAP
16 ARCHITECTURAL ELEVATIONS
17 ARCHITECTURAL ELEVATIONS
18 ARCHITECTURAL ELEVATIONS AND PLAZA DESIGN
19 ARCHITECTURAL ELEVATIONS
20-21 ILLUSTRATIVE ROAD CROSS SECTIONS
22 ILLUSTRATIVE RETAINING WALL CROSS SECTIONS

PLAN NARRATIVE

THIS IS A CDP/FDP SUBMISSION TO REZONE THE NORTHERN PORTION OF TAX MAP 92-4 ((1)) 82A (PART) (COMMONLY REFERRED TO AS "NORTH HILL") TO PDH-20 IN ORDER TO DEVELOP IT INTO A MIXED-INCOME, AFFORDABLE AND MARKET RATE HOUSING COMMUNITY COMPRISED OF A TOTAL OF 454 DWELLING UNITS, INCLUDING 219 AFFORDABLE RENTAL APARTMENT UNITS, 60 INDEPENDENT LIVING FACILITY UNITS AND 175 FOR-SALE TOWNHOMES. THE SOUTHERN PORTION OF TAX MAP 92-4 ((1)) 82A (PART), WHICH CONSISTS OF APPROXIMATELY 14 ACRES, IS NOT PART OF THIS REZONING APPLICATION, AND WILL REMAIN AS ITS CURRENT USE AS THE WOODLEY HILLS ESTATES MOBILE HOME COMMUNITY.
A PARTIAL PCA APPLICATION TO REMOVE LAND AREA FROM RZ_78-V-125 WILL BE FILED CONCURRENTLY WITH THIS NORTH HILL REZONING APPLICATION. (REFER TO SUMMARY TABULATION ON THIS PAGE)

SUMMARY TABULATION

- AREA OF TAX MAP 92-4 ((1)) 82 A: ± 48.63 AC
- SUBJECT AREA FOR RZ_78-V-125: ± 25.24 AC
- SUBJECT AREA FOR NORTH HILL REZONING: ± 34.88 AC
- SUBJECT AREA REMOVED FROM RZ_78-V-125 BY PARTIAL PCA APPLICATION: ± 13.75 AC

DATE OF FIRST SUBMISSION: MAY 2, 2016
DATE OF SECOND SUBMISSION: MAY 17, 2016
DATE OF THIRD SUBMISSION: AUGUST 29, 2016
DATE OF FOURTH SUBMISSION: SEPTEMBER 28, 2016
DATE OF FIFTH SUBMISSION: NOVEMBER 16, 2016
DATE OF SIXTH SUBMISSION: DECEMBER 19, 2016

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

COVER SHEET

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=2000'
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
1 OF 22

106819

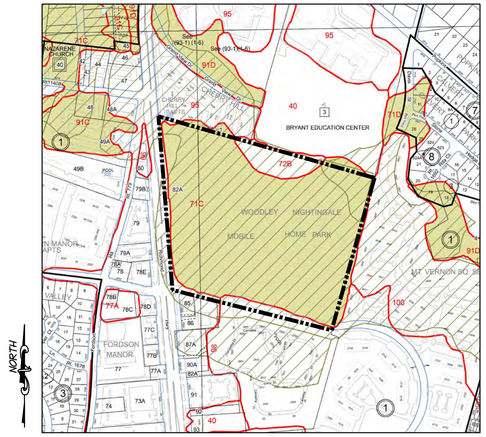
DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

ZONING NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED AS THE NORTHERN PORTION OF FAIRFAX COUNTY TAX MAP 92-4 ((1)), PARCEL 82A.
2. EXISTING PROPERTY OWNER: REDEVELOPMENT AND HOUSING AUTHORITY, FAIRFAX COUNTY. APPLICANT FOR THIS PROJECT IS CHPPENN I, LLC.
3. PROPERTY LOCATION: 7201 RICHMOND HIGHWAY, ALEXANDRIA, VA.
4. GROSS SITE AREA: 1,519,368 SF (34.88 AC). THIS AREA IS BASED ON AN BOUNDARY SURVEY COMPLETED BY christopher consultants, LTD. ON APRIL 4, 2016.
5. THE EXISTING ZONING FOR THE PROPERTY IS CURRENTLY SPLIT-ZONED, INCLUDING C-8 (HIGHWAY COMMERCIAL DISTRICT), R-2 RESIDENTIAL DISTRICT (TWO DWELLING UNITS/ACRE) AND R-MHP (RESIDENTIAL DISTRICT, MOBILE HOME PARK).
6. EXISTING USE: VACANT
7. THIS CDP/FDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY TO PDH-20 (PLANNED DEVELOPMENT HOUSING) TO DEVELOP A MIXED-INCOME, AFFORDABLE AND MARKET RATE HOUSING COMMUNITY COMPRISED OF A TOTAL OF 454 DWELLING UNITS, INCLUDING 279 AFFORDABLE RENTAL APARTMENT UNITS AND 175 FOR-SALE TOWNHOMES.
8. BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY BY christopher consultants, LTD. ON APRIL 4, 2016.
9. TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY DONE BY christopher consultants, LTD. BETWEEN THE DATES OF FEBRUARY 9 AND APRIL 4, 2016. THE CONTOUR INTERVAL IS 1 FOOT.
10. THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51059C0315 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAN).
11. A WETLAND DELINEATION WAS CONDUCTED BY PASSAGE CREEK ENVIRONMENTAL AND VERIFIED BY THE CORPS WITH JURISDICTIONAL DETERMINATION PROJECT NUMBER NAO-2015-00522, DATED APRIL 17, 2015. THERE ARE NO JURISDICTIONAL WETLANDS ON THE SUBJECT PROPERTY, THEREFORE THERE IS NO RESOURCE PROTECTION AREA ON THE PROPERTY.
12. A TITLE REPORT WAS FURNISHED. ALL UNDERLYING TITLE LINES, RIGHT-OF-WAYS, EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE SUBJECT PROPERTY ARE AS SHOWN BY THE REPORT FURNISHED BY KANAWHA LAND TITLE SERVICES, LLC, CASE NUMBER 00109-1081.
13. THE SUBJECT PROPERTY IS LOCATED IN THE MOUNT VERNON DISTRICT AND THE LITTLE HUNTING CREEK WATERSHED OF FAIRFAX COUNTY, VA. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. REFER TO SHEETS 9 THROUGH 15 FOR STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) NARRATIVES AND AN OUTFALL STATEMENT.
14. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS CDP/FDP CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. UNLESS OTHERWISE SPECIFICALLY NOTED. THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON MARCH 1, 2016 AUTHORIZED A COMPREHENSIVE PLAN AMENDMENT FOR NORTH HILL, TO CONSIDER A MIX OF APPROXIMATELY 279 MULTI-FAMILY UNITS AND 175 TOWNHOMES AS WELL AS LIMITING COMMUNITY SERVING USES AS MAY BE APPROPRIATE. THIS COMPREHENSIVE PLAN AMENDMENT WILL BE ADOPTED CONCURRENTLY WITH THIS REZONING APPLICATION.
15. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
16. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES UTILIZED, GENERATED OR STORED ON THE SUBJECT PROPERTY.
17. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY.
18. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN PLAN AND TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CDP/FDP (PER SECTION 16-403, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE).
THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINTS AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CDP/FDP. BASED ON THE UNITS TYPE THE APPLICANT RESERVES RIGHT TO PROVIDE FEWER UNITS ON THE PLAN BUT IN SUBSTANTIAL CONFORMANCE WITH CDP/FDP.
19. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
20. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING SITE CONDITIONS PLAN.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
22. THERE ARE NO TRAILS REQUIRED BY THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE COUNTYWIDE TRAIL PLAN.
23. A SUBSTANTIAL PART OF THE NORTH HILL PROJECT WILL BE DEDICATED AS A PARK FOR PUBLIC USE, WHICH WILL BE DEVELOPED BY OTHERS. THIS PARK WILL PROVIDE DEVELOPED RECREATIONAL OPEN SPACE FOR THE PROJECT. AS WELL WITHIN THE RESIDENTIAL PORTIONS OF THE PROJECT WITHIN THIS APPLICATION, THERE WILL BE ON-SITE SPECIAL AMENITIES WHICH COULD INCLUDE A PLAZA AND VARIOUS OPEN SPACE AREAS. THESE SPECIAL ON-SITE AMENITIES WILL BE CONNECTED BY PEDESTRIAN ACCESSIBLE PATHS. IN ADDITION TO THESE PASSIVE RECREATION OPPORTUNITIES, RECREATION FACILITIES WILL BE LOCATED WITHIN THE PROPOSED MULTI-FAMILY RESIDENTIAL BUILDINGS. SAID AMENITIES MAY CONSIST OF FITNESS ROOMS WITH EXERCISE EQUIPMENT, ACTIVITY ROOMS AND SIMILAR FACILITIES.
24. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND THE DISCRETION OF THE OWNER.
25. PROPOSED SIGNAGE WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE.
26. THERE ARE NO EXISTING STRUCTURES PRESENT ON THE SUBJECT PROPERTY.

WAIVERS AND MODIFICATIONS

1. A MODIFICATION IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING REQUIREMENT BETWEEN MULTI-FAMILY RESIDENTIAL DWELLINGS AND SINGLE-FAMILY ATTACHED DWELLINGS WITHIN THIS PROPOSED DEVELOPMENT, AS REQUIRED PER SECTIONS 13-302.1 AND 13-305 OF THE FAIRFAX COUNTY ZONING ORDINANCE. IN LIEU OF THIS REQUIREMENT, THE APPLICANT PROPOSES LANDSCAPING APPROPRIATE FOR AN INTEGRATED MULTI-FAMILY AND TOWNHOUSE COMMUNITY. THE PUBLIC PLAZA WILL ACT AS LINK FOR TWO COMPONENTS WITH ENHANCED LANDSCAPE AREAS THAT INCLUDE A COMBINATION OF LARGE DECIDUOUS TREES AND MEDIUM EVERGREEN TREES.
2. A WAIVER IS BEING REQUESTED FOR THE 200 SF PRIVACY YARD REQUIREMENT FOR THE PROPOSED SINGLE FAMILY ATTACHED DWELLINGS (LOTS 1-175), AS REQUIRED PER SECTION 6-107.2 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THIS PROPOSED TOWNHOUSE COMMUNITY EMPHASIZES A PEDESTRIAN SCALE STREETSCAPE WITH SIDEWALKS AND GREEN SPACES, AND REAR-LOADED ALLEYS, TO CREATE AN INTEGRATED DESIGN ENVIRONMENT.
3. A MODIFICATION IS BEING REQUESTED FOR SECTION 11-302 OF THE ZONING ORDINANCE TO PERMIT THE MAXIMUM LENGTH OF PRIVATE STREETS WITHIN THE PROJECT TO EXCEED 600 FEET.



SOILS MAP

SCALE: 1" = 500'

500 250 0 500 1000

SCALE

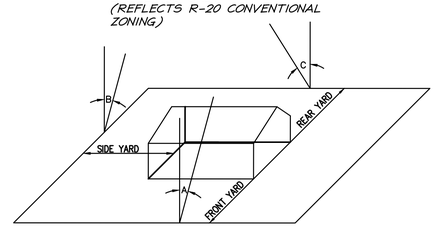
SOILS KEY

40	GRIST MILL SANDY LOAM
71C	KINGSTOWNE-SASSAFRAS-MARUMSCO COMPLEX
71D	KINGSTOWNE-SASSAFRAS-MARUMSCO COMPLEX
72B	KINGSTOWNE-SASSAFRAS-NEABSCO COMPLEX
77A	MATTAPEX LOAM
91C	SASSAFRAS-MARUMSCO COMPLEX
91D	SASSAFRAS-MARUMSCO COMPLEX
95	URBAN LAND
98	URBAN LAND-GRIST MILL
99	URBAN LAND-HATTONTOWN COMPLEX
100	URBAN LAND-KINGSTOWNE COMPLEX

NOTE: SOILS LISTED ARE THOSE WITHIN 500' RADIUS OF SITE BOUNDARIES

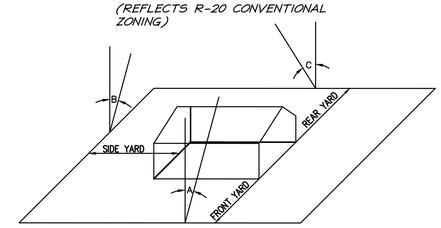
ANGLE OF BULK PLANE DETAILS

AT PERIPHERAL BOUNDARIES OF PROPOSED SINGLE FAMILY ATTACHED DWELLINGS ONLY (REFLECTS R-20 CONVENTIONAL ZONING)



ANGLE A FRONT YARD: 15°
ANGLE B SIDE YARD: 15°
ANGLE C REAR YARD: 30°

AT PERIPHERAL BOUNDARIES OF PROPOSED MULTI FAMILY DWELLINGS DEVELOPMENT ONLY (REFLECTS R-20 CONVENTIONAL ZONING)



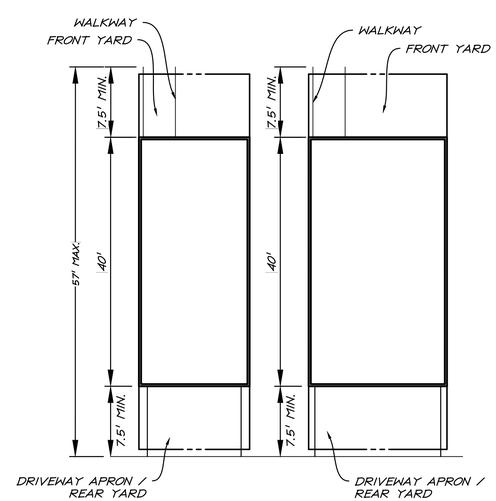
ANGLE A FRONT YARD: 25°
ANGLE B SIDE YARD: 25°
ANGLE C REAR YARD: 25°

TYPICAL 16' LAYOUT "A"

(REAR LOADED ENTRY)

TYPICAL 20' LAYOUT

(REAR LOADED ENTRY)

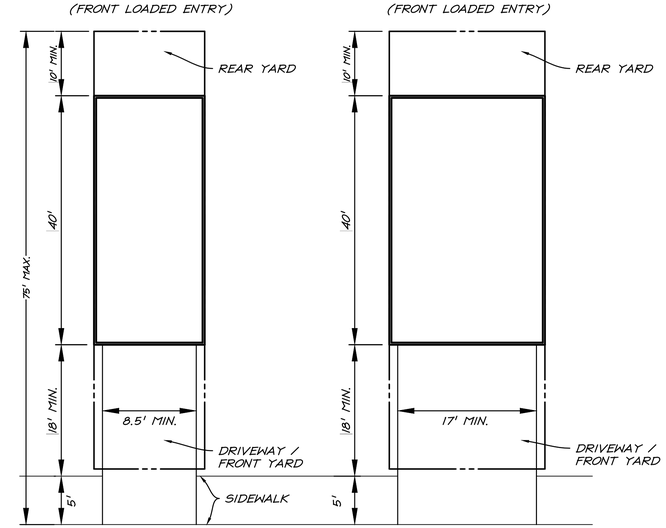


TYPICAL 16' LAYOUT "B"

(FRONT LOADED ENTRY)

TYPICAL 22' LAYOUT

(FRONT LOADED ENTRY)



NOTE:
FOR THESE TYPICALS ABOVE SHOWING FRONT LOADED ENTRIES, THE EXACT LOCATION OF DRIVEWAYS, FRONT ENTRIES AND ASSOCIATED LANDSCAPING WILL BE DETERMINED AT THE TIME OF SITE PLAN.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

EXISTING INFORMATION, GENERAL NOTES AND MODOFICATION

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	15014.001.00
SCALE:	AS SHOWN
DATE:	05-02-2016
DESIGN:	JR, JM
DRAWN:	JM
CHECKED:	
SHEET No.	2 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

LEGEND

- : EX. CONTOUR
- : EX. CURB & GUTTER
- : EX. BOUNDARY
- : ADJOINER LINE
- : EX. EDGE OF PAVEMENT
- : EX. SANITARY SEWER
- : EX. STORM SEWER
- : EX. FENCE
- : TREE LINE
- : EXISTING DECIDUOUS TREE
- : EXISTING EVERGREEN TREE
- : LIMITS OF EVM DESIGNATION
- : PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (±26.82 AC)

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT	
A Pre-development area of existing tree canopy (from existing vegetation map) =	26.82 AC
B Percentage of gross site area covered by existing tree canopy =	77 %
C Percentage of 10-year tree canopy required for site (PDH-20) =	10 %
D Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	8 %
E Proposed percentage of canopy requirement that will be met through tree preservation =	21 %
F Has the Tree Preservation Target minimum been met?	Yes

EXISTING VEGETATION MAP COVER TYPES

Area	Vegetation and Land Use Cover Type	Specie Composition / Description		General Health and Condition	Size (Square Feet)
A	Upland Forest	Overstory	Red Maple, White Ash, N.R. Oak, American Beech	Forest stand generally overgrown with English Ivy and Wisteria. Infestation observed on White Ash.	1,153,587
		Understory	Black Locust, Sweet Gum, Tree of Heaven		
		Shrub/Groundcover	English Ivy, Wisteria, Honeysuckle, Bamboo		
B	Developed Land	Asphalt trails and road		Unused and unmaintained trails	136,564
C	Open Field	grasses species, Garlic Mustard, English Ivy		Average Health	176,973
D	Maintained Grassland	mowed grass area		Average Health	70,237
E	Landscaped Tree Canopy	Malus species and Zelkova Serata (street trees)		Average Health	20,367
Total Site Area					1,519,368

Note: Total square footage of areas A-E may be greater than Site Area due to overlap of tree canopy with trails and road.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C3	307.00'	130.49'	24°21'14"	66.25'	N86°38'55"W	129.51'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°38'41"W	35.10'
L2	N85°21'19"E	10.00'
L3	N04°38'41"W	10.00'
L4	S85°21'19"W	10.00'

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
LINDSAY E. BURLEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

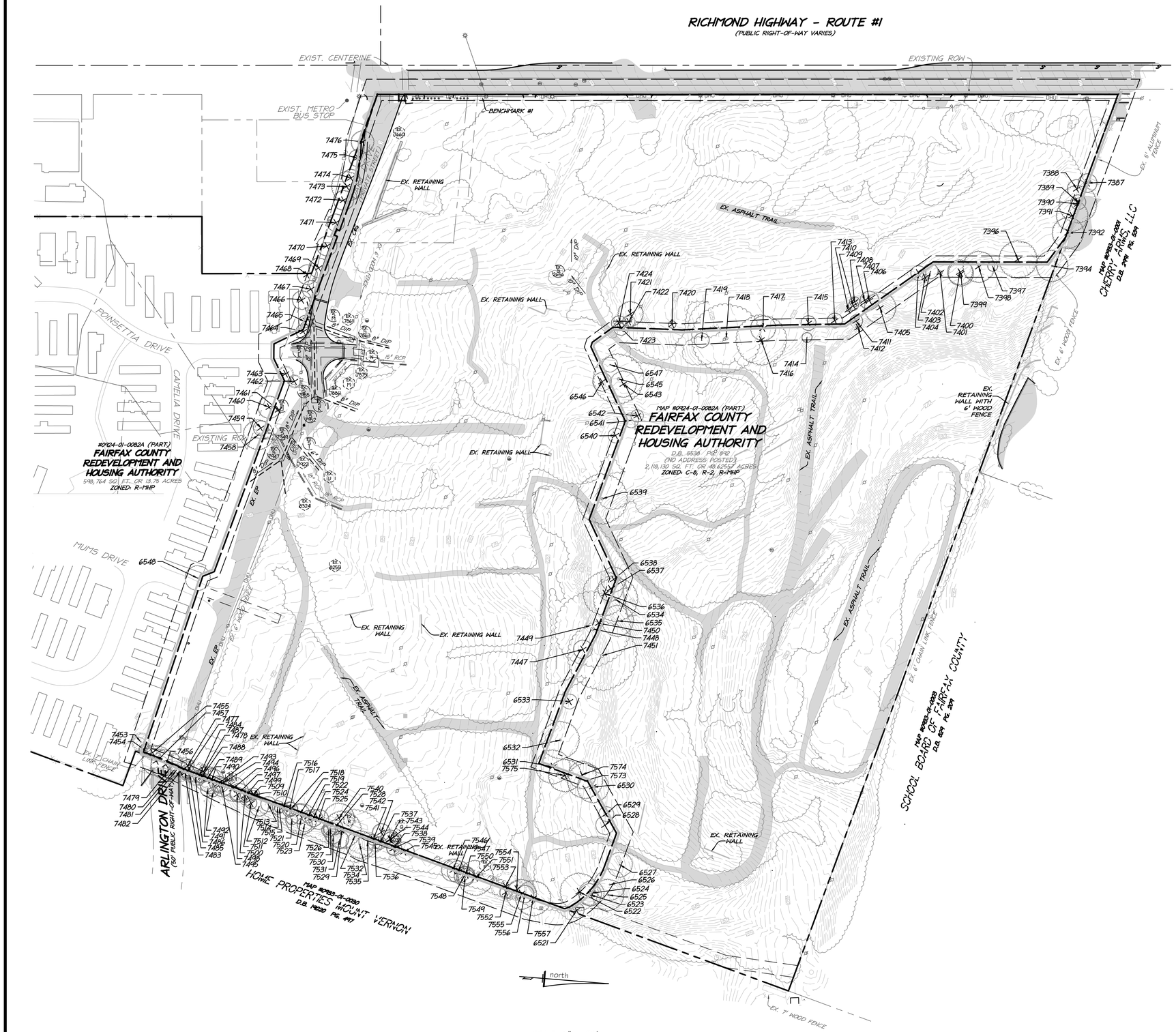
EXISTING CONDITIONS AND EXISTING VEGETATION MAP

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=80'
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
3 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02



LEGEND

- : EX. DECIDUOUS TREE
- : EX. EVERGREEN TREE
- : EX. TREE TO BE REMOVED
- : TREE LINE
- : LIMITS OF CONSTRUCTION

NOTE:
SEE NEXT SHEET FOR TREE CONSERVATION SCHEDULE, NARRATIVE AND NOTES.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
LINDSAY E. BURLEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

TREE CONSERVATION PLAN

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	15014.001.00
SCALE:	1"=80'
DATE:	05-02-2016
DESIGN:	JR, JM
DRAWN:	JM
CHECKED:	
SHEET No.	4 OF 22

106819

TREE CONSERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION RATING	PROCEDURE	OBSERVATIONS
6521	ROBINIA PSEUDOACACIA	BLACK LOCUST	12, 8	12	12	43.8	TO BE REMOVED	COVERED WITH ENGLISH IVY, DEAD SCAFFOLD BRANCHES
6522	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	27	30	27	62.5	TO BE REMOVED	IVY
6523	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	21	18	21	62.5	TO BE REMOVED	COVERED WITH ENGLISH IVY
6524	QUERCUS ALBA	WHITE OAK	18	20	18	59.4	TO BE REMOVED	COVERED WITH ENGLISH IVY, CAVITY AT BASE
6525	ACER RUBRUM	RED MAPLE	15,15	25	15	65.6	TO REMAIN	ENGLISH AND POISON IVY, CODOMINANT
6526	FAGUS GRANDIFOLIA	AMERICAN BEECH	27	25	27	68.8	TO REMAIN	CODOMINANT, ENGLISH AND POISON IVY
6527	ROBINIA PSEUDOACACIA	BLACK LOCUST	21	20	21	46.9	TO REMAIN	ENGLISH IVY
6528	NYSSA SYLVATICA	BLACK GUM	15	15	15	28.1	TO BE REMOVED	POISON IVY AND ENGLISH IVY
6529	NYSSA SYLVATICA	BLACK GUM	12	12	12	25.0	TO BE REMOVED	CAVITIES AT ROOTS AND TRUNK
6530	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	24	25	24	59.4	TO BE REMOVED	ENGLISH IVY
6531	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	21	27	21	59.4	TO BE REMOVED	ENGLISH IVY, SNAGGED BRANCHES
6532	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	18	30	18	65.6	TO REMAIN	ENGLISH IVY, SNAGGED BRANCHES
6533	PYRUS CALLERYANA	BRADFORD PEAR	12	12	12	71.9	TO BE REMOVED	ENGLISH IVY
6534	QUERCUS ALBA	WHITE OAK	27	35	27	75.0	TO REMAIN	ENGLISH IVY
6535	QUERCUS ALBA	WHITE OAK	24	25	24	71.9	TO REMAIN	ENGLISH AND POISON IVY
6536	QUERCUS ALBA	WHITE OAK	30	35	30	68.8	TO BE REMOVED	TOP HEAVY, IVY COVERED
6537	NYSSA SYLVATICA	BLACK GUM	18	20	18	65.6	TO BE REMOVED	ENGLISH IVY
6538	NYSSA SYLVATICA	BLACK GUM	18	20	18	65.6	TO BE REMOVED	POISON IVY AND ENGLISH IVY
6539	QUERCUS ALBA	WHITE OAK	27	40	27	78.1	TO REMAIN	
6540	FRAXINUS AMERICANA	WHITE ASH	12	12	12	31.3	TO BE REMOVED	COVERED WITH ENGLISH IVY
6541	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	15	12	15	56.3	TO REMAIN	ENGLISH IVY
6542	ROBINIA PSEUDOACACIA	BLACK LOCUST	12,10	10	12	40.6	TO BE REMOVED	DEAD
6543	FRAXINUS AMERICANA	WHITE ASH	18	21	18	34.4	TO BE REMOVED	COVERED WITH ENGLISH IVY
6545	QUERCUS ALBA	WHITE OAK	33	40	33	68.8	TO REMAIN	ENGLISH IVY
6546	PRUNUS SEROTINA	BLACK CHERRY	12, 10	15	12	56.3	TO BE REMOVED	CODOMINANT, SNAGGED BRANCHES
6547	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	15	12	15	68.8	TO REMAIN	ENGLISH IVY
6548	QUERCUS COCCINEA	SCARLET OAK	15	20	15	78.1	TO REMAIN	
7387	AILANTHUS ALTISSIMA	TREE OF HEAVEN	15	15	15	46.9	TO BE REMOVED	CAVITY
7388	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	18	15	18	50.0	TO BE REMOVED	LEANING, COVERED WITH ENGLISH IVY
7389	PRUNUS SEROTINA	BLACK CHERRY	15	12	15	53.1	TO BE REMOVED	LEANING WITH SOME DEAD BRANCHES
7390	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	21	30	21	62.5	TO BE REMOVED	1/3 COVERED WITH ENGLISH IVY, LEANING TOWARDS MF
7391	ACER RUBRUM	RED MAPLE	24	25	24	68.8	TO BE REMOVED	1/2 COVERED WITH ENGLISH IVY, LEANING TOWARDS MF
7392	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	21	25	21	68.8	TO BE REMOVED	1/2 COVERED WITH ENGLISH IVY
7394	ACER RUBRUM	RED MAPLE	24	25	24	59.4	TO REMAIN	1/3 COVERED WITH ENGLISH IVY, LEANING TOWARDS MF
7396	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	24	30	24	56.3	TO BE REMOVED	1/2 COVERED WITH ENGLISH IVY
7397	ACER RUBRUM	RED MAPLE	8	8	8	62.5	TO REMAIN	1/2 COVERED WITH ENGLISH IVY
7398	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	25	24	37.5	TO BE REMOVED	CAVITY AT BASE, LEANING, COVERED WITH ENGL. IVY
7399	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	20	18	40.6	TO BE REMOVED	CAVITY, COVERED WITH ENGLISH IVY
7400	ROBINIA PSEUDOACACIA	BLACK LOCUST	21	20	21	40.6	TO BE REMOVED	CAVITY, COVERED WITH ENGLISH IVY
7401	UKNOWN	UKNOWN	15	3	15	25.0	TO BE REMOVED	SNAGGED TREE TOP, DEAD
7402	CARYA GLABRA	PIGNUT HICKORY	10	12	10	53.1	TO REMAIN	3/4 COVERED WITH ENGLISH IVY
7403	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	5	8	43.8	TO BE REMOVED	FRUITING BODIES PRESENT
7404	UKNOWN	UKNOWN	8	12	8	37.5	TO BE REMOVED	COVERED WITH ENGLISH IVY AND WISTERIA
7405	ROBINIA PSEUDOACACIA	BLACK LOCUST	21	25	21	40.6	TO BE REMOVED	COVERED WITH ENGLISH IVY
7406	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	15	12	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7407	ROBINIA PSEUDOACACIA	BLACK LOCUST	21	0	21	25.0	TO BE REMOVED	DEAD, CO-DOMINANT, COVERED WITH ENGLISH IVY
7408	AILANTHUS ALTISSIMA	TREE OF HEAVEN	10	8	10	43.8	TO BE REMOVED	COVERED WITH ENGLISH IVY
7409	ROBINIA PSEUDOACACIA	BLACK LOCUST	21	8	21	31.3	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7410	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	3	15	40.1	TO BE REMOVED	OPEN CAVITY, CO-DOMINANT
7411	AILANTHUS ALTISSIMA	TREE OF HEAVEN	8	10	8	34.4	TO BE REMOVED	COVERED WITH ENGLISH IVY
7412	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	3	8	25.0	TO BE REMOVED	DEAD, COVERED WITH ENGLISH IVY
7413	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	12	15	56.3	TO BE REMOVED	
7414	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	8	15	56.3	TO REMAIN	3/4 COVERED WITH ENGLISH IVY
7415	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	12	8	68.8	TO BE REMOVED	CO-DOMINANT, 1/3 COVERED WITH ENGLISH IVY
7416	FRAXINUS AMERICANA	WHITE ASH	24	40	24	25.0	TO BE REMOVED	DEAD, INFESTATION, CO-DOMINANT
7417	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	21	20	21	71.9	TO BE REMOVED	
7418	ACER RUBRUM	RED MAPLE	30	55	30	65.6	TO REMAIN	CO-DOMINANT
7419	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	12	12	12	56.3	TO REMAIN	COVERED WITH ENGLISH IVY
7420	PRUNUS SEROTINA	BLACK CHERRY	10	6	10	56.3	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7421	ACER RUBRUM	RED MAPLE	21	20	21	65.6	TO BE REMOVED	1/3 COVERED WITH ENGLISH IVY
7422	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	15	10	15	34.4	TO BE REMOVED	CAVITY, FULLY COVERED WITH ENGLISH IVY
7423	PRUNUS SEROTINA	BLACK CHERRY	8	12	8	46.9	TO BE REMOVED	CO-DOMINANT
7424	QUERCUS PHELLOS	WILLOW OAK	15	12	15	53.1	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7447	PRUNUS SEROTINA	BLACK CHERRY	12	15	12	68.8	TO BE REMOVED	CO-DOMINANT, COVERED WITH ENGLISH IVY
7448	QUERCUS RUBRA	NORTHERN RED OAK	45	60	45	68.8	TO REMAIN	1/2 COVERED WITH ENGLISH IVY
7449	ROBINIA PSEUDOACACIA	BLACK LOCUST	27	25	27	56.3	TO BE REMOVED	SNAGGED SCAFFOLD BRANCHES
7450	UKNOWN	UKNOWN	8	0	8	25.0	TO BE REMOVED	SNAGGED TRUNK, DEAD
7451	QUERCUS MARILANDICA	BLACKJACK OAK	39	55	39	65.6	TO REMAIN	LEANING, OPEN CAVITY, COVERED WITH ENGLISH IVY
7453	PINUS ECHINATA	SHORTLEAF PINE	14	14	14	56.3	TO REMAIN	
7454	PINUS ECHINATA	SHORTLEAF PINE	9	10	9	53.1	TO REMAIN	
7455	PINUS ECHINATA	SHORTLEAF PINE	12	12	12	78.1	TO BE REMOVED	
7456	UKNOWN	UKNOWN	24	24	24	25.0	TO BE REMOVED	FALLEN TREE OVERGROWN WITH ENGLISH IVY
7457	ROBINIA PSEUDOACACIA	BLACK LOCUST	25	24	25	25.0	TO BE REMOVED	DEAD, COVERED WITH ENGLISH IVY
7458	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	23	24	23	71.9	TO REMAIN	CROWN PRUNED, CONTAINS HANGERS
7459	PYRUS CALLERYANA	BRADFORD PEAR	13	12	13	65.6	TO BE REMOVED	
7460	NYSSA SYLVATICA	BLACK GUM	18	18	18	78.1	TO BE REMOVED	COVERED WITH ENGLISH IVY
7461	QUERCUS PHELLOS	WILLOW OAK	40	48	40	71.9	TO BE REMOVED	CROWN PRUNED, UZING, ENGLISH IVY
7462	PINUS TAEDA	LOBLOLLY PINE	13	10	13	71.9	TO BE REMOVED	
7463	PINUS TAEDA	LOBLOLLY PINE	10	12	10	81.3	TO BE REMOVED	
7464	ACER RUBRUM	RED MAPLE	13	12	13	68.8	TO BE REMOVED	EXPOSED ROOTS, CROWN PRUNED
7465	ACER RUBRUM	RED MAPLE	15	10	15	62.5	TO BE REMOVED	CO-DOMINANT, EXPOSED ROOTS
7466	ZELKOVA SERRATA	JAPANESE ZELKOVA	15	15	15	31.3	TO BE REMOVED	EXPOSED ROOTS
7467	ZELKOVA SERRATA	JAPANESE ZELKOVA	14	14	14	65.6	TO BE REMOVED	EXPOSED ROOTS
7468	PYRUS CALLERYANA	BRADFORD PEAR	26	16	26	62.5	TO BE REMOVED	
7469	ZELKOVA SERRATA	JAPANESE ZELKOVA	15	16	15	65.6	TO BE REMOVED	TOPPED / UTILITY PRUNED, SOME DEAD BRANCHES
7470	ZELKOVA SERRATA	JAPANESE ZELKOVA	15	16	15	78.1	TO BE REMOVED	TOPPED / UTILITY PRUNED
7471	ZELKOVA SERRATA	JAPANESE ZELKOVA	15	14	15	59.4	TO BE REMOVED	TOPPED / UTILITY PRUNED
7472	ZELKOVA SERRATA	JAPANESE ZELKOVA	14	16	14	59.4	TO BE REMOVED	EXPOSED ROOTS
7473	ULMUS RUBRA	SLIPPERY ELM	21	24	21	43.8	TO BE REMOVED	EXPOSED ROOTS, DEAD BRANCHING, ENGLISH IVY
7474	ZELKOVA SERRATA	JAPANESE ZELKOVA	13	14	13	65.6	TO BE REMOVED	
7475	ZELKOVA SERRATA	JAPANESE ZELKOVA	13	14	13	78.1	TO BE REMOVED	CROWN PRUNED
7476	ZELKOVA SERRATA	JAPANESE ZELKOVA	16	18	16	59.4	TO BE REMOVED	
7477	ROBINIA PSEUDOACACIA	BLACK LOCUST	11	10	11	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7478	ULMUS RUBRA	SLIPPERY ELM	9	8	9	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7479	PINUS STROBUS	WHITE PINE	10	10	10	75.0	TO REMAIN	
7480	PINUS STROBUS	WHITE PINE	10	10	10	65.6	TO REMAIN	EXPOSED ROOTS, CROWN PRUNED, LEANING
7481	PINUS STROBUS	WHITE PINE	11	10	11	62.5	TO REMAIN	COVERED WITH ENGLISH IVY
7482	PINUS STROBUS	WHITE PINE	12	15	12	37.5	TO BE REMOVED	COVERED WITH ENGLISH IVY
7483	PINUS STROBUS	WHITE PINE	12	10	12	37.5	TO BE REMOVED	COVERED WITH ENGLISH IVY
7484	AILANTHUS ALTISSIMA	TREE OF HEAVEN	10	11	10	56.3	TO BE REMOVED	COVERED WITH ENGLISH IVY
7485	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	14	12	14	71.9	TO REMAIN	ENGLISH IVY ON TRUNK
7486	PINUS STROBUS	WHITE PINE	12	12	12	59.4	TO REMAIN	ENGLISH IVY ON TRUNK
7487	PRUNUS SEROTINA	BLACK CHERRY	10	10	10	56.3	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7488	FRAXINUS AMERICANA	WHITE ASH	10	9	10	59.4	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7489	FRAXINUS AMERICANA	WHITE ASH	20	20	20	56.3	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7490	FRAXINUS AMERICANA	WHITE ASH	20	20	20	56.3	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7491	PRUNUS SEROTINA	BLACK CHERRY	13	12	13	59.4	TO REMAIN	COVERED WITH ENGLISH IVY
7492	MORUS RUBRA	RED MULBERRY	13	8	13	43.8	TO REMAIN	COVERED WITH ENGLISH IVY
7493	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	13	15	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7494	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	13	14	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7495	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	15	17	50.0	TO REMAIN	COVERED WITH ENGLISH IVY
7496	FRAXINUS AMERICANA	WHITE ASH	22	20	22	56.3	TO BE REMOVED	CO-DOMINANT, 2/3 COVERED WITH ENGLISH IVY
7497	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	15	16	50.0	TO BE REMOVED	COVERED WITH ENGLISH IVY
7498	MORUS RUBRA	RED MULBERRY	9	12	9	25.0	TO BE REMOVED	DEAD
7499	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	10	10	25.0	TO BE REMOVED	DEAD, 2/3 COVERED WITH ENGLISH IVY
7500	ROBINIA PSEUDOACACIA	BLACK LOCUST	11	10	11	25.0	TO BE REMOVED	DEAD, 2/3 COVERED WITH ENGLISH IVY
7509	FRAXINUS AMERICANA	WHITE ASH	11	10	11	68.8	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7510	ROBINIA PSEUDOACACIA	BLACK LOCUST	9	8	9	43.8	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7511	MORUS RUBRA	RED MULBERRY	10	9	10	31.3	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7512	PRUNUS SEROTINA	BLACK CHERRY	16	15	16	50.0	TO REMAIN	1/3 COVERED WITH ENGLISH IVY
7513	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	12	14	59.4	TO REMAIN	2/3 COVERED WITH ENGLISH IVY
7514	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	11	12	43.4	TO REMAIN	1/2 COVERED WITH ENGLISH IVY
7515	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	8	12	43.4	TO REMAIN	1/2 COVERED WITH ENGLISH IVY
7516	FRAXINUS AMERICANA	WHITE ASH	15	18	15	71.9	TO BE REMOVED	CO-DOMINANT, 3/4 COVERED WITH ENGLISH IVY
7517	ACER RUBRUM	RED MAPLE	11	12	11	62.5	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7518	ACER RUBRUM	RED MAPLE	12	11	12	62.5	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7519	ACER RUBRUM	RED MAPLE	15	16	15	59.4	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7520	PRUNUS SEROTINA	BLACK CHERRY	22	25	22	53.1	TO REMAIN	EXPOSED ROOTS, 2/3 COVERED WITH ENGLISH IVY
7521	PRUNUS SEROTINA	BLACK CHERRY	10	9	10	65.6	TO REMAIN	2/3 COVERED WITH ENGLISH IVY
7522	FRAXINUS AMERICANA	WHITE ASH	12	10	12	46.9	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7523	PRUNUS SEROTINA	BLACK CHERRY	7	12	7	56.3	TO REMAIN	3/4 COVERED WITH ENGLISH IVY
7524	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	15	14	15	59.4	TO BE REMOVED	1/2 COVERED WITH ENGLISH IVY
7525	PRUNUS SEROTINA	BLACK CHERRY	14	16	14	62.5	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7526	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	11	12	53.1	TO REMAIN	CO-DOMINANT
7527	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	11	12	53.1	TO REMAIN	CO-DOMINANT WITH OPEN WOUND
7528	ACER RUBRUM	RED MAPLE	9	12	9	65.6	TO REMAIN	CO-DOMINANT, 1/3 COVERED WITH ENGLISH IVY
7529	ROBINIA PSEUDOACACIA	BLACK LOCUST	32	30	32	28.1	TO BE REMOVED	CO-DOMINANT
7530	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	12	13	62.5	TO REMAIN	
7531	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	14	16	62.5	TO REMAIN	
7532	ACER RUBRUM	RED MAPLE	40	42	40	65.6	TO REMAIN	
7534	ROBINIA PSEUDOACACIA	BLACK LOCUST	20	22	20	43.8	TO REMAIN	LEANING WITH CAVITY
7535	PINUS STROBUS	WHITE PINE	16	14	16	71.9	TO REMAIN	
7536	PINUS STROBUS	WHITE PINE	9	12	9	43.8	TO REMAIN	LEANING
7537	FRAXINUS AMERICANA	WHITE ASH	10	10	10	46.9	TO BE REMOVED	CO-DOMINANT, 3/4 COVERED WITH ENGLISH IVY
7538	MORUS RUBRA	RED MULBERRY	10	10	10	40.6	TO BE REMOVED	CO-DOMINANT
7539	MORUS RUBRA	RED MULBERRY	10	12	10	34.4	TO BE REMOVED	
7540	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	24	27	62.5	TO BE REMOVED	CO-DOMINANT, 1/3 COVERED WITH ENGLISH IVY
7541	AILANTHUS ALTISSIMA	TREE OF HEAVEN	9	9	9	25.0	TO BE REMOVED	DEAD
7542	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	14	15	71.9	TO BE REMOVED	2/3 COVERED WITH ENGLISH IVY
7543	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	15	16	46.9	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7544	ROBINIA PSEUDOACACIA	BLACK LOCUST	9	12	9	46.9	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7545	FRAXINUS AMERICANA	WHITE ASH	18	16	18	25.0	TO BE REMOVED	LEANING, DEAD
7546	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	18	16	34.4	TO BE REMOVED	COVERED WITH WISTERIA
7547	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	18	18	34.4	TO BE REMOVED	COVERED WITH WISTERIA
7548	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	16	16	56.3	TO REMAIN	3/4 COVERED WITH ENGLISH IVY
7549	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	14	16	56.3	TO REMAIN	3/4 COVERED WITH ENGLISH IVY
7550	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	14	12	56.3	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7551	ROBINIA PSEUDOACACIA	BLACK LOCUST	30	28	30	53.1	TO BE REMOVED	3/4 COVERED WITH ENGLISH IVY
7552	PRUNUS SEROTINA	BLACK CHERRY	11	10	11	34.4	TO BE REMOVED	
7553	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	20	22	20	34.4	TO BE REMOVED	
7554	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	15	14	15	25.0	TO BE REMOVED	DEAD, COVERED WITH ENGLISH IVY
7555	MORUS RUBRA	RED MULBERRY	20	24	20	25.0	TO BE REMOVED	DEAD, LEANING, COVERED WITH ENGLISH IVY
7556	ACER RUBRUM	RED MAPLE	14	14	14	65.6	TO REMAIN	CO-DOMINANT
7557	ROBINIA PSEUDOACACIA	BLACK LOCUST	26	28	26	34.4	TO BE REMOVED	COVERED WITH ENGLISH IVY
7573	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	25	28	25	50.0	TO REMAIN	COVERED WITH ENGLISH IVY
7574	ROBINIA PSEUDOACACIA	BLACK LOCUST	20	22	20	37.5	TO BE REMOVED	
7575	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	27	26	27	46.9	TO BE REMOVED	COVERED WITH ENGLISH IVY

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

TREE CONSERVATION NARRATIVE

1. THE TREE CONSERVATION SCHEDULE CONTAINS TREE IDENTIFICATION AND TREE CONDITION RATINGS BASED ON A SITE VISIT DONE BY THIS FIRM IN APRIL AND NOVEMBER 2016.

2. AS PART OF THIS APPLICATION, ALL TREES AS NOTED ON THE TREE CONSERVATION SCHEDULE WILL BE REMOVED ALONG THE LIMITS OF CLEARING AND GRADING AT THE TIME OF CONSTRUCTION, AS SPECIFIED DURING THE SITE PLAN PROCESS. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED OUTSIDE OF LIMITS OF CLEARING AND GRADING WITHOUT AUTHORIZATION FROM OWNER, ARBORIST/FORESTER, AND URBAN FORESTRY DIVISION.

3. FOR THE PROPOSED PUBLIC PARK AREA (WHICH WILL BE DONE BY OTHERS), ANY TREE PRESERVATION SHOWN IN THAT PUBLIC PARK AREA OUTSIDE OF THE PROPOSED NORTH HILL PROJECT'S LIMITS OF CLEARING AND GRADING AND THIS INFORMATION IS NOT INCLUDED WITHIN OUR TREE CONSERVATION SCHEDULE AND NOTES. HOWEVER, AS OUTLINED IN NOTE 3 ON SHEET 8, WE ARE USING THE PUBLIC PARK TREE PRESERVATION AREA FOR OVERALL TREE CANOPY REQUIREMENTS FOR THE NORTH HILL PROJECT.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

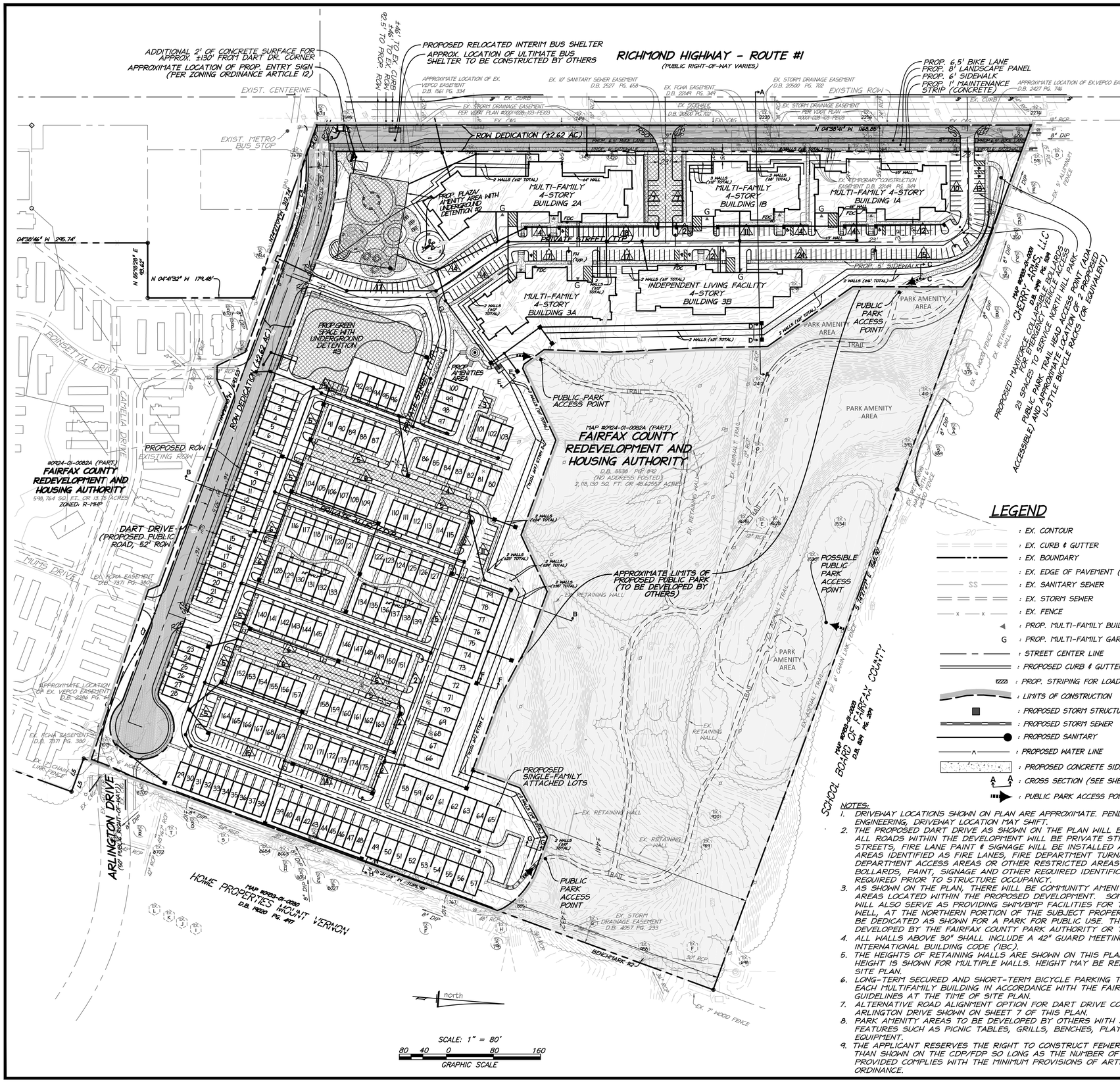
COMMONWEALTH OF VIRGINIA
LINDSAY E. BURLEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

TREE CONSERVATION SCHEDULE AND NOTES

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: AS NOTED
DATE: 05-02-2016
DESIGN: JM
DRAWN: JM
CHECKED:
SHEET No.
5 OF 22

106819



DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

ZONING TABULATION REQUIREMENTS
PDH-20 (PLANNED DEVELOPMENT HOUSING DISTRICT)

ZONING REGULATIONS REQUIREMENTS:

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: 2 ACRES
MINIMUM LOT AREA: NO REQUIREMENT, 200 SF PRIVACY YARD FOR SINGLE FAMILY ATTACHED
MINIMUM LOT WIDTH: NO REQUIREMENT

BULK REGULATION REQUIREMENTS:
WITHIN THE PDH ZONING DISTRICT, THERE ARE NO BULK REGULATION REQUIREMENTS, EXCEPT AT THE PERIPHERAL BOUNDARIES OF THE PROPOSED DEVELOPMENT, WHERE THE MAXIMUM BUILDING HEIGHT AND MINIMUM YARD REQUIREMENTS ARE CONTROLLED BY THE STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE. WITHIN THAT SECTION, IT OUTLINES THAT THE BULK REGULATIONS AND MAXIMUM HEIGHT AT ALL PERIPHERAL BOUNDARIES OF THE PROPOSED DEVELOPMENT SHALL GENERALLY CONFORM TO THE PROVISIONS OF THE CONVENTIONAL ZONING DISTRICT WHICH MOST CLOSELY RESEMBLES THE PROPOSED DEVELOPMENT. BASED ON THE PROPOSED ZONING OF PDH-20 FOR THIS DEVELOPMENT, R-20 CONVENTIONAL ZONING MOST CLOSELY RESEMBLES PDH-20. IN GENERALLY APPLYING THE R-20 REGULATIONS AT THE PERIPHERAL BOUNDARIES ONLY FOR THE ENTIRE DEVELOPMENT, THE FRONT YARDS WILL NOT BE LESS THAN 5 FEET, THE SIDE YARDS NOT LESS THAN 5 FEET AND THE REAR YARDS NOT LESS THAN 10 FEET. AS WELL, AT THE PERIPHERAL BOUNDARIES ONLY OF THIS PROPOSED DEVELOPMENT, THE MAXIMUM HEIGHT PERMITTED WILL BE BASED ON THE ANGLE OF BULK PLANE DETAILS AS SHOWN ON SHEET 2 OF THIS PLAN SET SUBMISSION.

DENSITY: SINCE 100% OF THE PROPERTY IS COMPRISED OF MARINE CLAY, AND THERE IS A DENSITY BONUS PROVISION FOR INDEPENDENT LIVING FACILITIES, THE MAXIMUM DENSITY PERMITTED UNDER PROPOSED PDH-20 IS AS FOLLOWS:

PROPOSED 60 INDEPENDENT LIVING FACILITY UNITS ARE PERMITTED AT 4 * COMPREHENSIVE PLAN DENSITY AND 20% BONUS DENSITY BASED ON 100% ADUs (SECTION 9-306.6)

20 DU/AC * 4 = 80 DU/AC
WITH 20% ADU BONUS = 96 DU/AC
BASED ON 96 DU/AC, THE 60 INDEPENDENT LIVING FACILITY UNITS WILL REQUIRE 0.62 AC OF THE PROPERTY

BASED ON THE PRESENCE OF 100% MARINE CLAY, 100% DENSITY IS PERMITTED ON THE FIRST 30% OF THE PROPERTY AREA (10.46 AC), BUT NEED TO SUBTRACT 0.62 AC FROM THIS AREA PER THE INDEPENDENT LIVING FACILITY BONUS DENSITY CALCULATION ABOVE

9.84 AC * 20 DU/AC = 196 UNITS PERMITTED

BASED ON THE PRESENCE OF 100% MARINE CLAY, 50% DENSITY IS PERMITTED ON THE REMAINING 70% OF THE PROPERTY (SECTION 2-308.2)

24.42 * 10 DU/AC = 244 UNITS PERMITTED

THEREFORE, TOTAL NUMBER OF UNITS PERMITTED ON THE PROPERTY: 60 + 196 + 244 = 500 UNITS (14.3 DU/AC)

OPEN SPACE: MINIMUM 35%

TREE COVER: 10%

PARKING:
- SINGLE-FAMILY ATTACHED - 2.7 / UNIT
  175 UNITS * 2.7 = 473 SPACES
- MULTI-FAMILY - 1.6 / UNIT
  219 UNITS * 1.6 = 350 SPACES
- INDEPENDENT LIVING FACILITY - 1 / 4 UNITS, PLUS 1 / EMPLOYEE
  60 UNITS / 4 + 1 * 2 EMPLOYEES = 17

LOADING: 1 FOR FIRST 25,000 SF GROSS FLOOR AREA, PLUS 1 FOR EACH 100,000 SF OR MAJOR FRACTION THEREOF - 5 SPACES

LEGEND

- : EX. CONTOUR
- : EX. CURB & GUTTER
- : EX. BOUNDARY
- : EX. EDGE OF PAVEMENT (EP)
- SS : EX. SANITARY SEWER
- : EX. STORM SEWER
- : EX. FENCE
- : PROP. MULTI-FAMILY BUILDING ACCESS
- G : PROP. MULTI-FAMILY GARAGE ACCESS
- : STREET CENTER LINE
- : PROPOSED CURB & GUTTER
- : PROP. STRIPING FOR LOADING AND HANDICAPPED SP.
- : LIMITS OF CONSTRUCTION
- : PROPOSED STORM STRUCTURE
- : PROPOSED STORM SEWER
- : PROPOSED SANITARY
- : PROPOSED WATER LINE
- : PROPOSED CONCRETE SIDEWALK AND TRAIL
- A A : CROSS SECTION (SEE SHEETS 20-22)
- : PUBLIC PARK ACCESS POINT

NOTES:
1. DRIVEWAY LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. PENDING ON FINAL ENGINEERING, DRIVEWAY LOCATION MAY SHIFT.
2. THE PROPOSED DART DRIVE AS SHOWN ON THE PLAN WILL BE A PUBLIC ROAD. ALL ROADS WITHIN THE DEVELOPMENT WILL BE PRIVATE STREETS. FOR PRIVATE STREETS, FIRE LANE PAINT & SIGNAGE WILL BE INSTALLED AS REQUIRED. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS SHALL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
3. AS SHOWN ON THE PLAN, THERE WILL BE COMMUNITY AMENITY/OPEN SPACE AREAS LOCATED WITHIN THE PROPOSED DEVELOPMENT. SOME OF THESE AREAS WILL ALSO SERVE AS PROVIDING SWM/BMP FACILITIES FOR THE PROJECT. AS WELL, AT THE NORTHERN PORTION OF THE SUBJECT PROPERTY, LAND AREA WILL BE DEDICATED AS SHOWN FOR A PARK FOR PUBLIC USE. THIS PARK WILL BE DEVELOPED BY THE FAIRFAX COUNTY PARK AUTHORITY OR THE FCRHA.
4. ALL WALLS ABOVE 30" SHALL INCLUDE A 42" GUARD MEETING STANDARDS OF THE INTERNATIONAL BUILDING CODE (IBC).
5. THE HEIGHTS OF RETAINING WALLS ARE SHOWN ON THIS PLAN AND TOTAL WALL HEIGHT IS SHOWN FOR MULTIPLE WALLS. HEIGHT MAY BE REDUCED DURING FINAL SITE PLAN.
6. LONG-TERM SECURED AND SHORT-TERM BICYCLE PARKING TO BE PROVIDED IN EACH MULTIFAMILY BUILDING IN ACCORDANCE WITH THE FAIRFAX COUNTY BICYCLE GUIDELINES AT THE TIME OF SITE PLAN.
7. ALTERNATIVE ROAD ALIGNMENT OPTION FOR DART DRIVE CONNECTION TO ARLINGTON DRIVE SHOWN ON SHEET 7 OF THIS PLAN.
8. PARK AMENITY AREAS TO BE DEVELOPED BY OTHERS WITH SMALL PARK FEATURES SUCH AS PICNIC TABLES, GRILLS, BENCHES, PLAY OR EXERCISE EQUIPMENT.
9. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT FEWER PARKING SPACES THAN SHOWN ON THE CDP/FDP SO LONG AS THE NUMBER OF PARKING SPACES PROVIDED COMPLIES WITH THE MINIMUM PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

PROPOSED DEVELOPMENT TABULATIONS

PROPERTY AREA (GROSS): 1,519,368 SF (±34.88 AC)
ROW DEDICATION: 114,265 SF (±2.62 AC)
NET: 1,405,103 SF (±32.26 AC)

AREA IN LOTS (1-175): 169,540 SF (±3.9 AC)
AREA OUTSIDE LOTS: 1,235,563 SF (±28.4 AC)

BUILDING HEIGHT: 70 FEET MAXIMUM (SEE SHEETS 16-18 FOR DETAILS)

DENSITY: 13.0 DU/AC (BASED ON THE PROPOSED DEVELOPMENT PROGRAM OF 454 TOTAL UNITS INCLUDING, 219 MULTI-FAMILY UNITS, 60 INDEPENDENT LIVING FACILITY UNITS AND 175 SINGLE FAMILY ATTACHED UNITS)

OPEN SPACE: ± 38%

DEVELOPED RECREATION OPEN SPACE:
(PUBLIC PARK AREA TO BE DEVELOPED BY OTHERS): ± 37%

TREE COVER: ± 14%

PARKING:
- SINGLE-FAMILY ATTACHED - 519 SPACES
  (INCLUDES 297 GARAGE SPACES, 82 DRIVEWAY SPACES AND 140 STREET SPACES WITHIN TOWNHOUSE PORTION OF THE DEVELOPMENT)
- MULTI-FAMILY & INDEPENDENT LIVING FACILITY - 377 SPACES
  (INCLUDES 198 SPACES WITHIN GARAGES OF BUILDINGS AND 179 SURFACE PARKING LOT SPACES WITHIN MULTI-FAMILY PORTION, EXCLUDING 23 PARKING SPACES FOR PARK VISITORS)

LOADING: • 5 SPACES PROVIDED (ONE FOR EACH MULTI-FAMILY BUILDING)

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
John C. Levtov
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

CONCEPTUAL AND FINAL DEVELOPMENT PLAN

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=80'
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
6 OF 22

106819

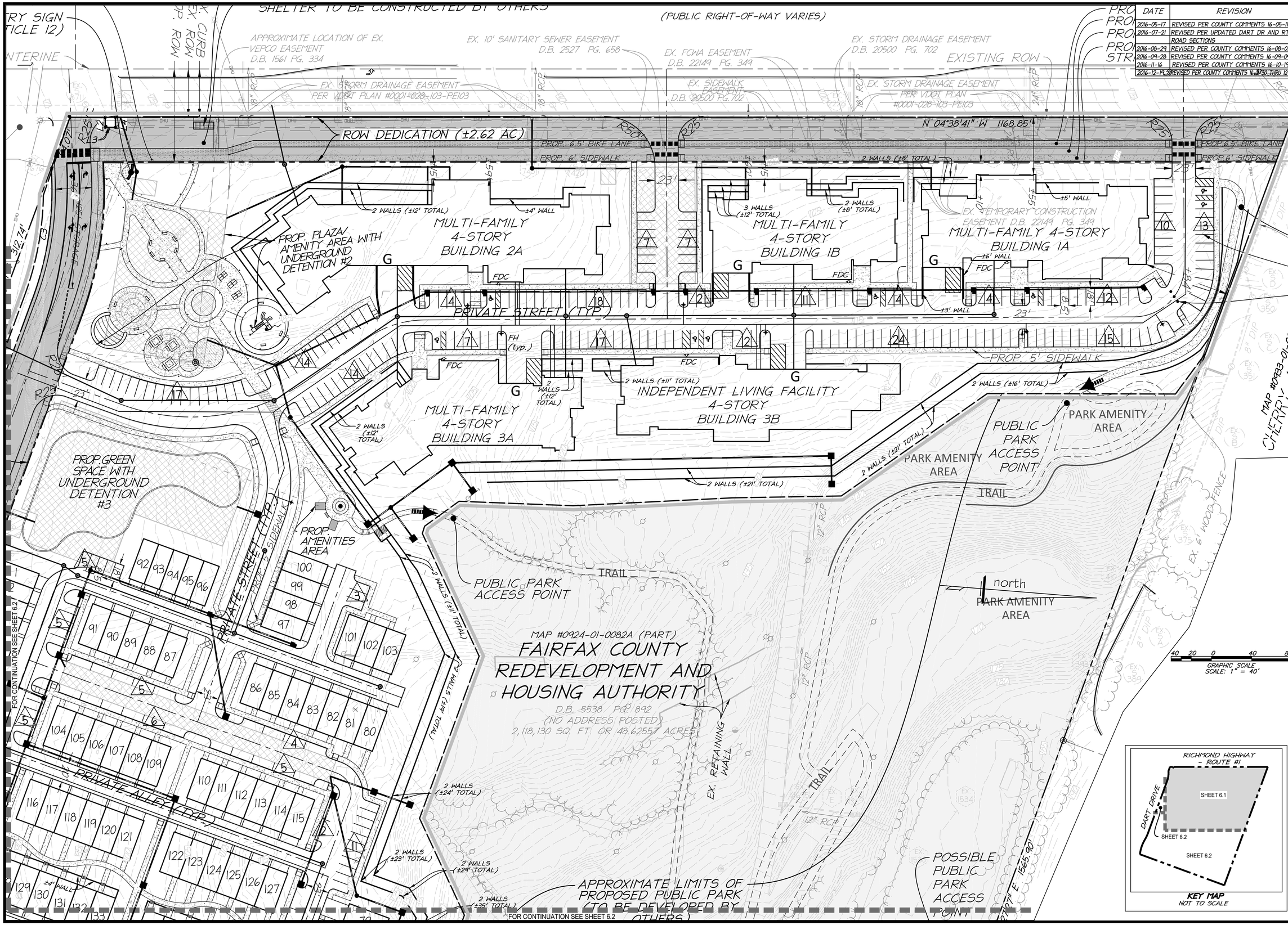
DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-1230 THRU 12-02

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

CONCEPTUAL AND FINAL DEVELOPMENT PLAN

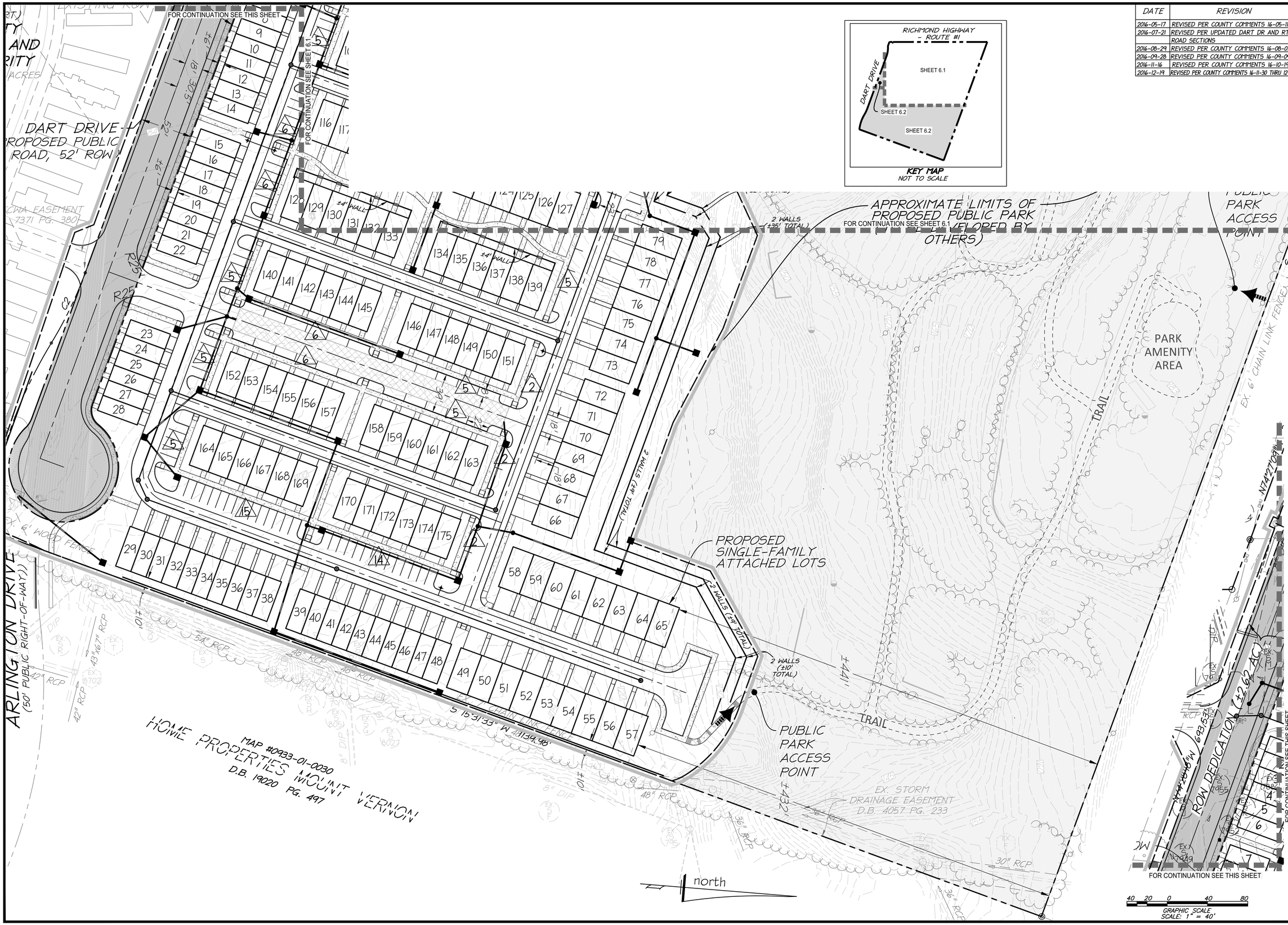
CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA



PROJECT NO:	15014.001.00
SCALE:	1"=40'
DATE:	05-02-2016
DESIGN:	JR, JM
DRAWN:	JM
CHECKED:	
SHEET No.	6.1 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02



christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

CONCEPTUAL AND FINAL DEVELOPMENT PLAN

CDP / FDP

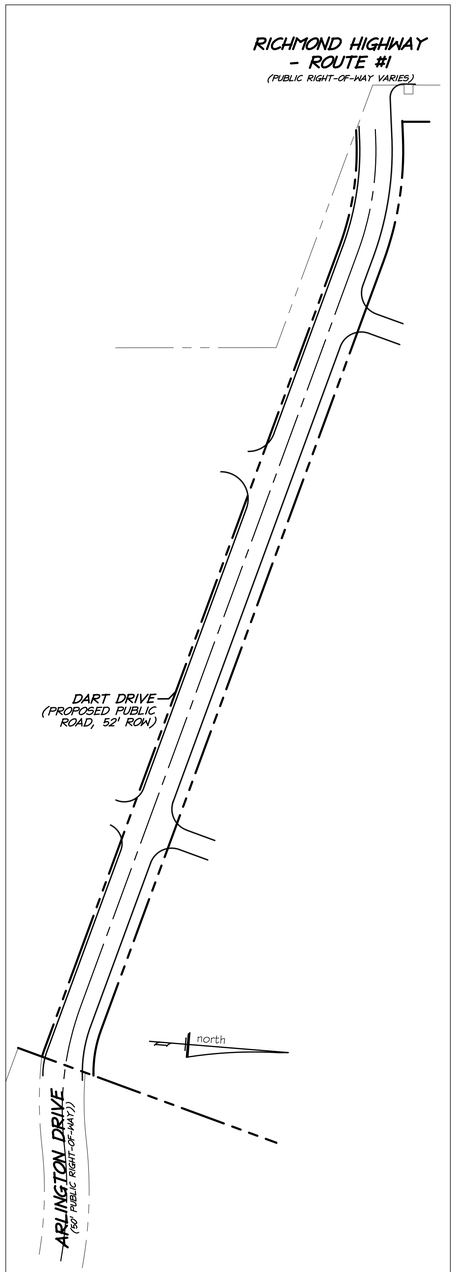
NORTH HILL

FAIRFAX COUNTY, VIRGINIA

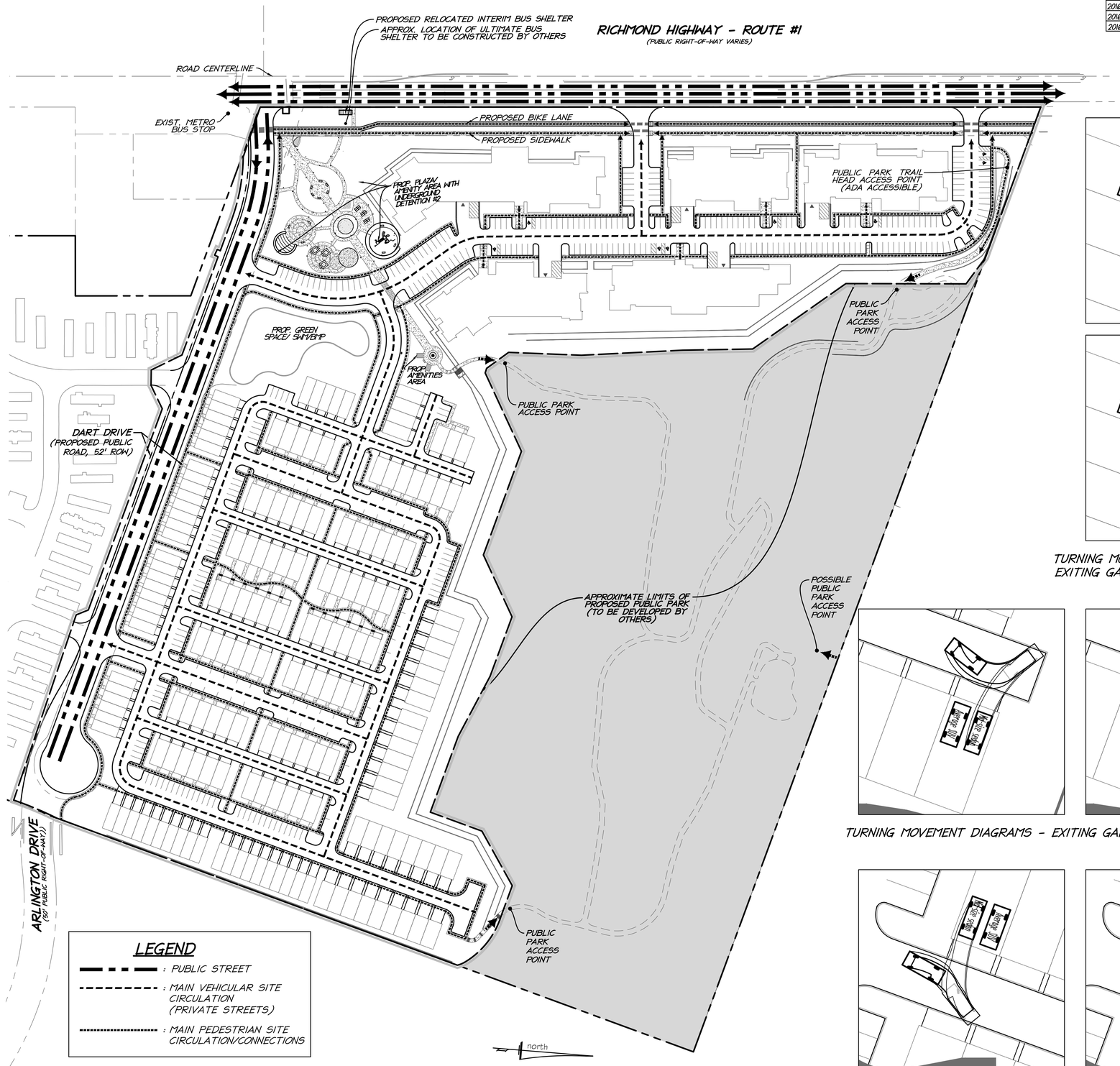
PROJECT NO: 15014.001.00
SCALE: 1"=40'
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
6.2 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02



ALTERNATIVE ROAD ALIGNMENT OPTION FOR DART DRIVE CONNECTION TO ARLINGTON DRIVE



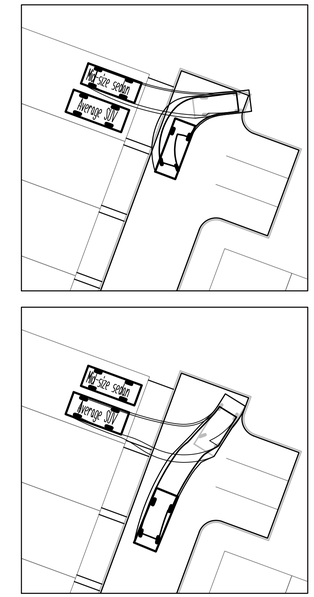
LEGEND

- : PUBLIC STREET
- : MAIN VEHICULAR SITE CIRCULATION (PRIVATE STREETS)
- : MAIN PEDESTRIAN SITE CIRCULATION/CONNECTIONS

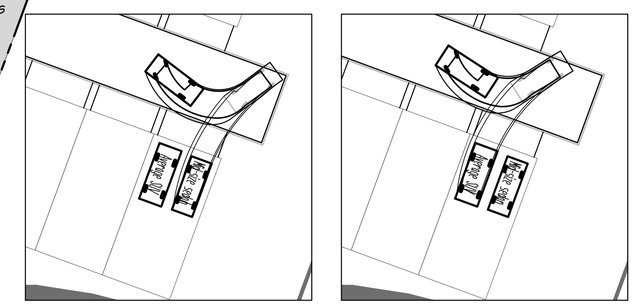
SCALE: 1" = 80'

80 40 0 80 160

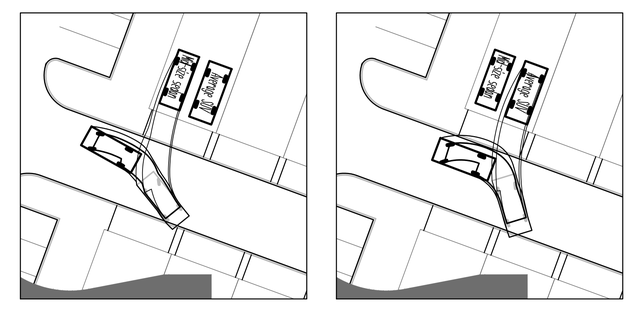
GRAPHIC SCALE



TURNING MOVEMENT DIAGRAMS - EXITING GARAGE IN REAR-LOADED ALLEY



TURNING MOVEMENT DIAGRAMS - EXITING GARAGE IN REAR-LOADED ALLEY



TURNING MOVEMENT DIAGRAMS - EXITING GARAGE IN REAR-LOADED ALLEY

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
12/19/16
PROFESSIONAL ENGINEER

TRAFFIC AND PEDESTRIAN CIRCULATION PLAN

CDP / FDP

NORTH HILL

FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00

SCALE: 1"=80'

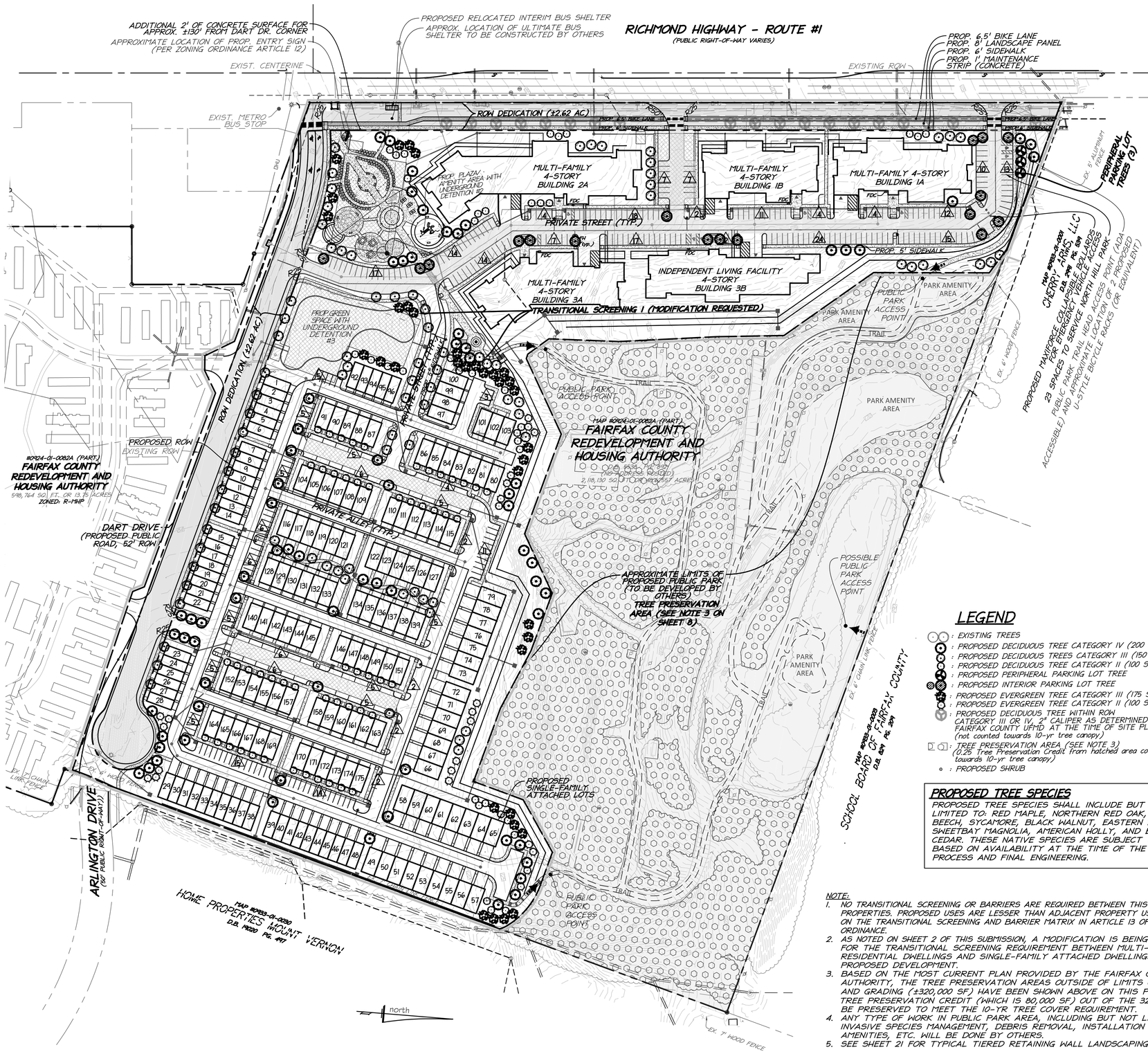
DATE: 05-02-2016

DESIGN: JR, JM
DRAWN: JM
CHECKED:

SHEET No.

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02



LEGEND

- : EXISTING TREES
- : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF)
- : PROPOSED DECIDUOUS TREES CATEGORY III (150 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY II (100 SF)
- : PROPOSED PERIPHERAL PARKING LOT TREE
- : PROPOSED INTERIOR PARKING LOT TREE
- : PROPOSED EVERGREEN TREE CATEGORY III (175 SF)
- : PROPOSED EVERGREEN TREE CATEGORY II (100 SF)
- : PROPOSED DECIDUOUS TREE WITHIN ROW CATEGORY III OR IV, 2" CALIPER AS DETERMINED BY FAIRFAX COUNTY UFMD AT THE TIME OF SITE PLAN (not counted towards 10-yr tree canopy)
- : TREE PRESERVATION AREA (SEE NOTE 3) (0.25 Tree Preservation Credit from hatched area counted towards 10-yr tree canopy)
- : PROPOSED SHRUB

PROPOSED TREE SPECIES

PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, NORTHERN RED OAK, AMERICAN BEECH, SYCAMORE, BLACK WALNUT, EASTERN REDBUD, SWEETBAY MAGNOLIA, AMERICAN HOLLY, AND EASTERN RED CEDAR. THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

NOTE:

1. NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED BETWEEN THIS AND ADJACENT PROPERTIES. PROPOSED USES ARE LESSER THAN ADJACENT PROPERTY USES, AS SHOWN ON THE TRANSITIONAL SCREENING AND BARRIER MATRIX IN ARTICLE 13 OF THE ZONING ORDINANCE.
2. AS NOTED ON SHEET 2 OF THIS SUBMISSION, A MODIFICATION IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING REQUIREMENT BETWEEN MULTI-FAMILY RESIDENTIAL DWELLINGS AND SINGLE-FAMILY ATTACHED DWELLINGS WITHIN THIS PROPOSED DEVELOPMENT.
3. BASED ON THE MOST CURRENT PLAN PROVIDED BY THE FAIRFAX COUNTY PARK AUTHORITY, THE TREE PRESERVATION AREAS OUTSIDE OF LIMITS OF CLEARING AND GRADING (±320,000 SF) HAVE BEEN SHOWN ABOVE ON THIS PLAN SHEET. 0.25 TREE PRESERVATION CREDIT (WHICH IS 80,000 SF) OUT OF THE 320,000 SF IS TO BE PRESERVED TO MEET THE 10-YR TREE COVER REQUIREMENT.
4. ANY TYPE OF WORK IN PUBLIC PARK AREA, INCLUDING BUT NOT LIMITED TO INVASIVE SPECIES MANAGEMENT, DEBRIS REMOVAL, INSTALLATION OF TRAILS AND AMENITIES, ETC. WILL BE DONE BY OTHERS.
5. SEE SHEET 21 FOR TYPICAL TIERED RETAINING WALL LANDSCAPING ILLUSTRATIVE.

Table 12.10 10-year Tree Canopy Calculation Worksheet

		Totals
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	8%
B. Tree Canopy Requirement		
B1	Identify gross site area (sf) =	1,519,368
B2	Subtract area dedicated to parks, road frontage, and	636,985
B3	Subtract area of exemptions =	0
B4	Adjusted gross site area (B1 – B2) =	882,383
B5	Identify site's zoning and/or use	PDH-20
B6	Percentage of 10-year tree canopy required =	10%
B7	Area of 10-year tree canopy required (B4 x B6) (sf) =	88,238
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
C. Tree Preservation		
C1	Tree Preservation Target Area (sf) (8% of B4)	70,591
C2	Total canopy area meeting standards of § 12-0400 =	320,000
C3	C2 x 1.25 = 0.25 Preservation Credit as per UFMD→	80,000
C4	Total canopy area provided by unique or valuable forest or woodland communities =	
C5	C4 x 1.5 =	0
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	
C7	C6 x 1.5 to 3.0 =	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	
C9	C8 x 1.0 =	0
C10	Area of tree preservation without multiplier credit =	320,000
C11	Total of C3, C5, C7 and C9 =	80,000
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	8,238
D2	Area of canopy planted for air quality benefits =	
D3	x 1.5 =	0
D4	Area of canopy planted for energy conservation =	
D5	x 1.5 =	0
D6	Area of canopy planted for water quality benefits =	
D7	x 1.25 =	0
D8	Area of canopy planted for wildlife benefits =	0
D9	x 1.5 =	
D10	Area of canopy provided by native trees =	0
D11	x 1.5 =	
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	x 1.25	
D14	Area of canopy provided through tree seedlings = x 1.0	0
D15	Area of canopy provided through native shrubs = x 1.0	0
D16	Percentage of D14 represented by D15=	
D17	Area of canopy provided by trees without multiplier credit =	44,800
	Total of canopy area provided through tree planting =	44,800
D18	Is an off-site planting relief requested?	No
D19	Tree Bank or Tree Fund?	No
D20	Canopy area requested to be provided through off-site banking or tree fund	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C11) =	80,000
E2	Total of canopy area provided through tree planting (D17) =	44,800
E3	Total of canopy area provided through off-site mechanism (D19) =	0
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	124,800

Interior Parking Lot Calculations

Tree Cover Required:	
Area to be Counted:	65,702 SF
Interior Landscaping Required (5%):	3,285 SF
Tree Cover Provided:	
17 - 2" Caliper Deciduous Category IV (200 SF):	3,400 SF
Total Proposed Tree Planting:	3,400 SF

10-Year Tree Cover Calculations

Tree Cover Provided:	
73 - 2" Caliper Deciduous Category IV (200 SF):	14,600
84 - 2" Caliper Deciduous Category III (150 SF):	12,600
91 - 2" Caliper Deciduous Category II (100 SF):	9,100
36 - 10'-12' Height Evergreen Category III (175 SF):	6,300
22 - 8'-10' Height Evergreen Category II (100 SF):	2,200
130 - 24"-30" Height Shrubs:	0
Total Proposed Tree Planting:	44,800 SF

Peripheral Parking Lot Calculations

Tree Cover Required:	
Linear Feet or property line adjacent to parking lot:	135
Total number of plant units required (1 tree for 50 feet):	3
Tree Cover Provided:	
3 - 2" Caliper Deciduous Category IV (200 SF):	600 SF

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
LINDSAY E. BURCEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

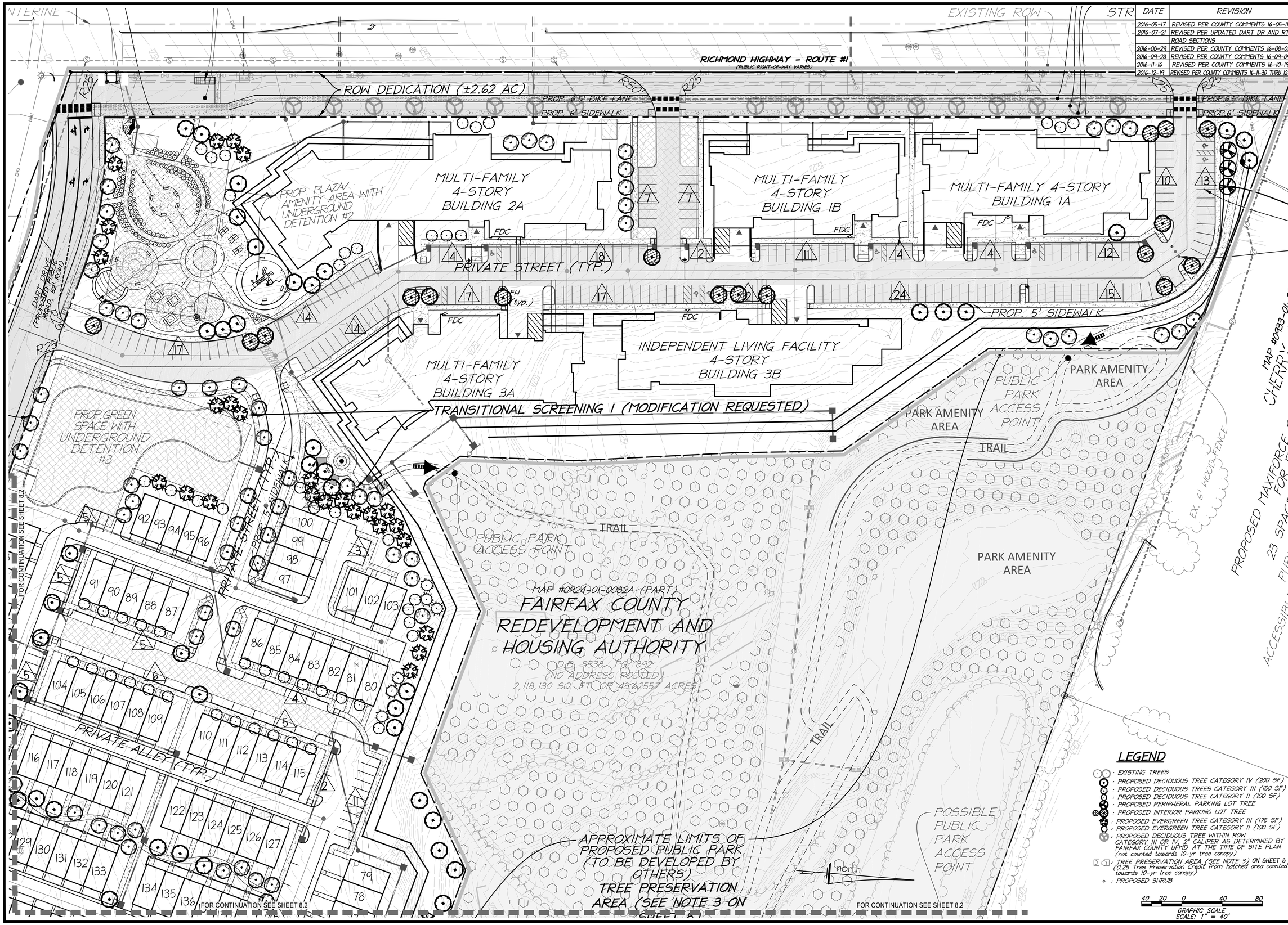
LANDSCAPE PLAN

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=80'
DATE: 05-02-2016
DESIGN: LB
DRAWN: LB
CHECKED:
SHEET No.
8 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02



christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
LINDSAY E. BURCEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

LANDSCAPE PLAN

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	15014.001.00
SCALE:	1"=40'
DATE:	05-02-2016
DESIGN:	LB
DRAWN:	LB
CHECKED:	
SHEET No.	8.1 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

LEGEND

- : EXISTING TREES
- : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF)
- : PROPOSED DECIDUOUS TREES CATEGORY III (150 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY II (100 SF)
- : PROPOSED PERIPHERAL PARKING LOT TREE
- : PROPOSED INTERIOR PARKING LOT TREE
- : PROPOSED EVERGREEN TREE CATEGORY III (175 SF)
- : PROPOSED EVERGREEN TREE CATEGORY II (100 SF)
- : PROPOSED DECIDUOUS TREE WITHIN ROW CATEGORY III OR IV, 2" CALIPER AS DETERMINED BY FAIRFAX COUNTY UFMD AT THE TIME OF SITE PLAN (not counted towards 10-yr tree canopy)
- : TREE PRESERVATION AREA (SEE NOTE 3) (0.25 Tree Preservation Credit from hatched area counted towards 10-yr tree canopy) ON SHEET 8
- : PROPOSED SHRUB

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

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

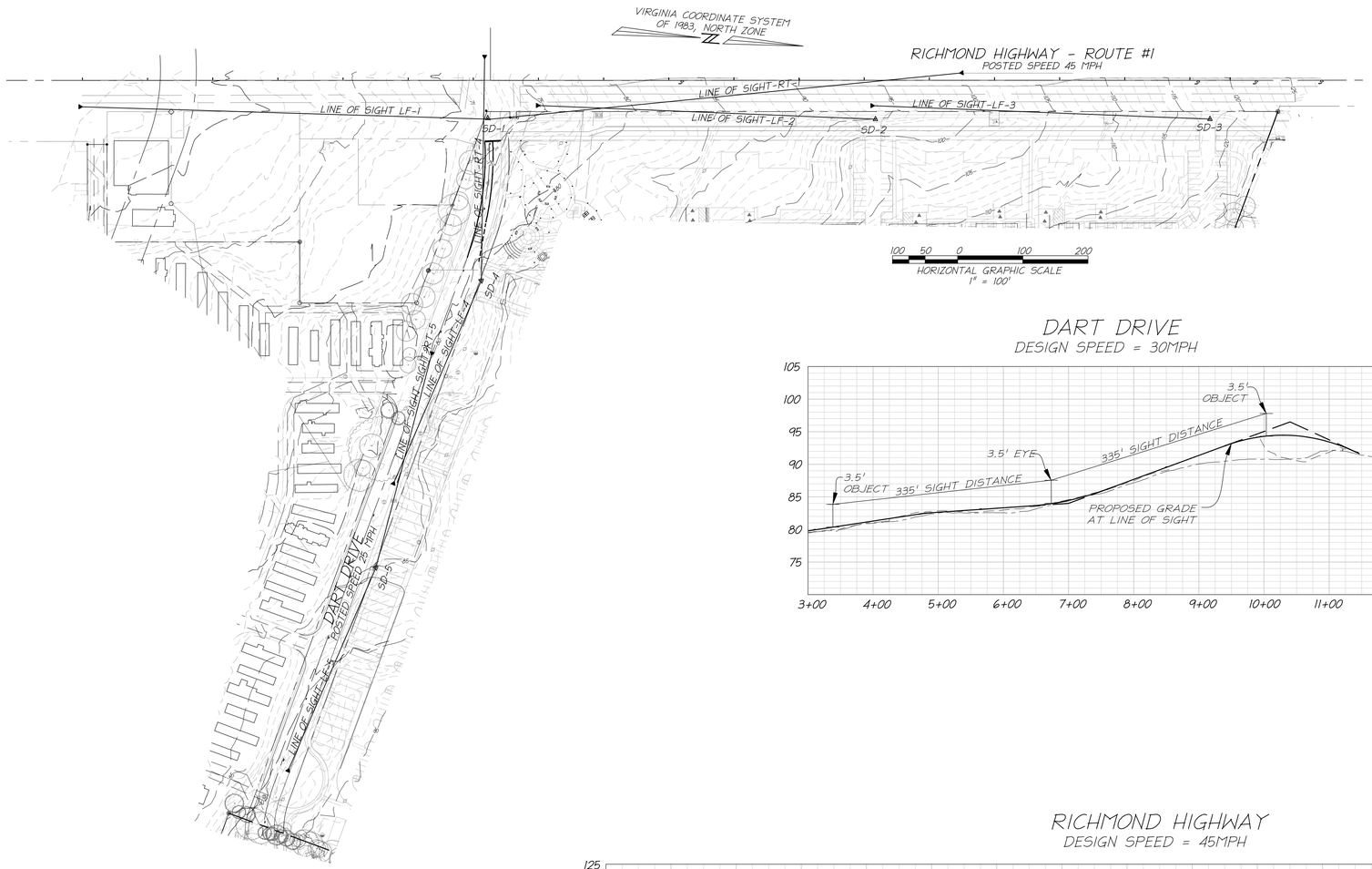
COMMONWEALTH OF VIRGINIA
LINDSAY E. BURCEIGH
Lic. No. 0406001630
2016-12-19
LANDSCAPE ARCHITECT

LANDSCAPE PLAN

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

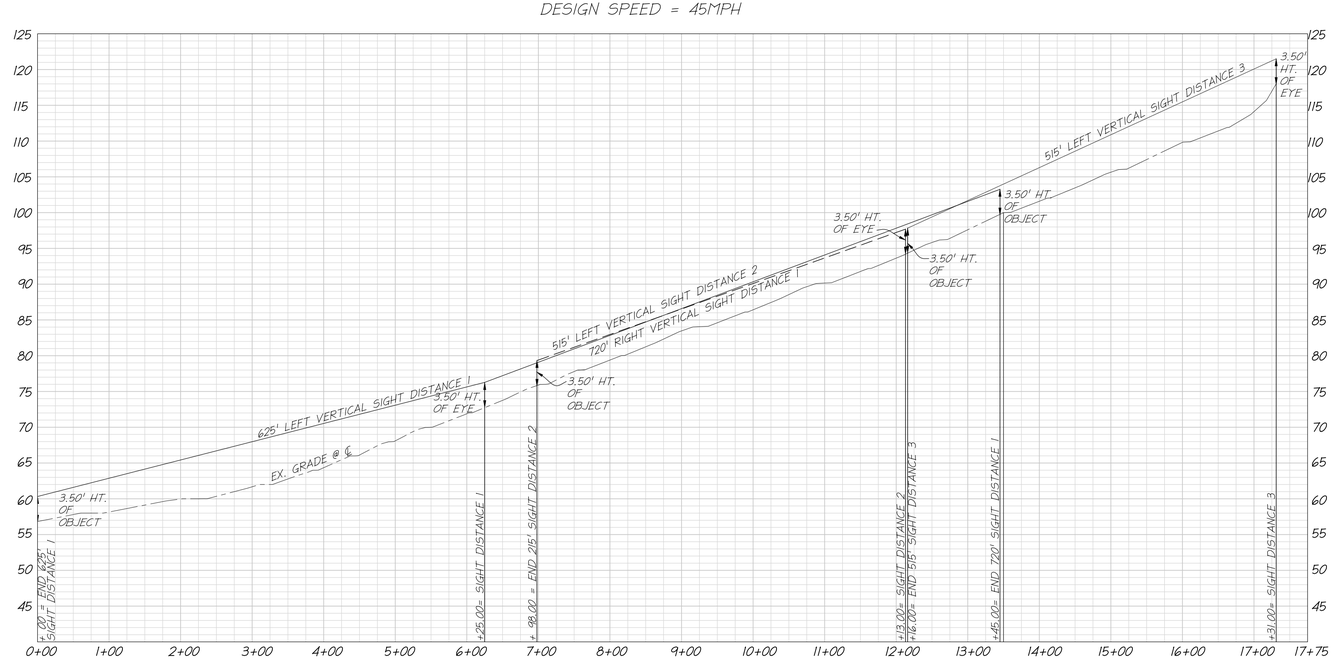
PROJECT NO: 15014.001.00
SCALE: 1"=40'
DATE: 05-02-2016
DESIGN: LB
DRAWN: LB
CHECKED:

106819



DART DRIVE
DESIGN SPEED = 30MPH

RICHMOND HIGHWAY
DESIGN SPEED = 45MPH



christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

SIGHT DISTANCE

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: AS SHOWN
DATE: 05-02-2016
DESIGN: TET
DRAWN: TET
CHECKED: JCL
SHEET No.
9 OF 22

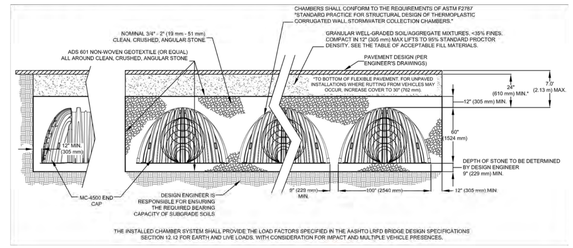
106819

P:\Projects\15014\00100\L06819 CDP FDP\09 SIGHT DISTANCE.dwg, 12/16/2016 8:47:17 AM, nickrinderle, 1:1, christopher consultants, ltd

ISOLATOR ROW

General Cross Section

**Contact your local StormTech representative or visit www.stormtech.com for a copy of the latest installation instructions.



StormTech
Detention • Retention • Water Quality
Division of ADS

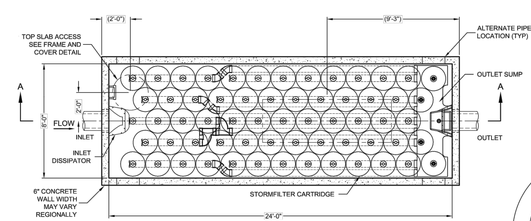
STORMFILTER

STORMFILTER DESIGN NOTES

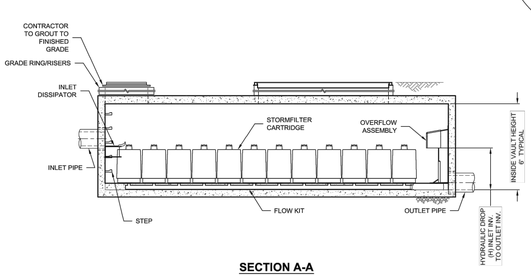
STORMFILTER TREATMENTCAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD VAULT STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (81). VAULT STYLE OPTIONS INCLUDE INLET BAY (58), INLET BAY/OUTLET BAY (51), OUTLET BAY (58), INLET BAY/FULL HEIGHT BAFFLE WALL (45), FULL HEIGHT BAFFLE WALL (54).
STORMFILTER 6X24 PEAK HYDRAULIC CAPACITY IS 1.8 CFS. IF THE SITE CONDITIONS EXCEED 1.8 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

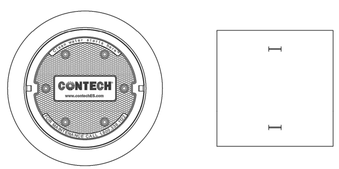
CARTRIDGE HEIGHT	27"		18"		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.09'		2.3'		1.8'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



PLAN VIEW
VAULT STYLE: OUTLET SUMP (NIB)



SECTION A-A



FRAME, COVER, AND HATCH
(SIZE AND CONFIGURATION VARY)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
# OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
UPSTREAM RIM ELEVATION			*
DOWNSTREAM RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0 - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq.ft).

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLE VAULT.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

The Stormwater Management StormFilter®
TO ENSURE PROPER PERFORMANCE, USE ONLY CONTECH STORMFILTER CARTRIDGES AND FILTER MEDIA MANUFACTURED OR APPROVED BY CONTECH ENGINEERED SOLUTIONS LLC.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SF0824
STORMFILTER
STANDARD DETAIL

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 38835
12/19/16
PROFESSIONAL ENGINEER

OVERALL BMP MAP

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=80'
DATE: 05-02-2016
DESIGN: TET
DRAWN: TET
CHECKED: JCL
SHEET No.
10 OF 22
106819

P:\Projects\15014\00100\106819 CDP FDP\10 BMP MAP.dwg, 12/15/2016 3:55:09 PM, nickrinderle, 1:1, christopher consultants, ltd

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - **Version 3.0**

○ 2011 BMP Standards and Specifications ⦿ 2013 Draft BMP Standards and Specifications

Project Name:	**North Hill**
Date:	**11/11/2016**

BMP Design Specifications List: 2013 Draft Stds & Specs

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				8.77	8.77
Impervious Cover (acres)				13.39	13.39
					22.16

Constants

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

Runoff Coefficients (Rv)

	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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	24.93

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	8.77
Weighted Rv (turf)	0.25
% Managed Turf	40%
Impervious Cover (acres)	13.39
Rv (impervious)	0.95
% Impervious	60%
Site Area (acres)	**22.16**
Site Rv	**0.67**

Treatment Volume and Nutrient Loads

Treatment Volume (acre-ft)	1.2428
Treatment Volume (cubic feet)	54,134
TP Load (lb/yr)	34.01
TN Load (lb/yr) (Informational Purposes Only)	243.32

Drainage Area A

CLEAR BMP AREAS

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
Managed Turf (acres)				3.62	3.62	0.25
Impervious Cover (acres)				4.63	4.63	0.95
				Total	8.25	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	12.10
Post Development Treatment Volume in D.A. A (ft^3)	19,252

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- *(ISOLATOR ROW)*	0	3.62	4.63	0	0	19,252	19,252	40	0.00	12.08	4.83	7.25	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering *(CONTECH STORMFILTER)*	0			19,252	0	19,252	19,252	50	7.25	0.00	3.62	3.62	

Drainage Area B

CLEAR BMP AREAS

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
Managed Turf (acres)				3.57	3.57	0.25
Impervious Cover (acres)				6.71	6.71	0.95
				Total	10.28	

Total Phosphorus Available for Removal in D.A. B (lb/yr)	16.57
Post Development Treatment Volume in D.A. B (ft^3)	26,379

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- *(ISOLATOR ROW)*	0	3.57	6.71	0	0	26,379	26,379	40	0.00	16.56	6.62	9.93	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering *(CONTECH STORMFILTER)*	0			26,379	0	26,379	26,379	50	9.93	0.00	4.97	4.97	

DRAINAGE AREA A - SUMMARY

TOTAL IMPERVIOUS COVER TREATED (ac)	4.63	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	3.62	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	24.93	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	12.10	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	8.46	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	8.46	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	3.64	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	0.00

DRAINAGE AREA B - SUMMARY

TOTAL IMPERVIOUS COVER TREATED (ac)	6.71	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	3.57	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	24.93	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. B (lb/yr)	16.57	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	11.59	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. B (lb/yr)	11.59	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. B (lb/yr)	4.99	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. B (lb/yr)	0.00

STORMWATER MANAGEMENT / WATER QUALITY NARRATIVE:
WATER QUANTITY AND QUALITY TREATMENT OF STORMWATER RUNOFF FROM THE SUBJECT SITE IS PROVIDED BY 3 CONTECH STORMFILTERS AND 5 ISOLATOR ROW MANUFACTURED TREATMENT DEVICES THAT ARE FITTED WITH EXTRA STORAGE CHAMBERS TO PROVIDE THE DETENTION REQUIRED. ANY REMAINING PHOSPHORUS REDUCTION NEEDED WILL BE PROVIDED BY PURCHASING OFFSITE NUTRIENT CREDITS.

THE LAYOUT OF THESE FACILITIES IS SHOWN ON SHEET 10. THE GOAL OF THIS LAYOUT IS TO DIRECT A MAJORITY OF THE SITE TO THE ISOLATOR ROW FACILITIES FOR WATER QUALITY AS WELL AS DETENTION. THEN RUNOFF RECEIVES ADDITIONAL TREATMENT IN THE STORMFILTER FACILITIES AT A LOWER FLOW RATE. THE "OVERALL BMP MAP" ON SHEET 10 DEPICTS THE OVERALL DRAINAGE AREAS TO EACH BMP FACILITY AS WELL AS THE LAND COVER CONDITIONS FOR THE SUBJECT SITE (WITHIN THE PROPOSED LIMITS OF DISTURBANCE). SHEETS 12 AND 13 OF THIS APPLICATION SHOW THE PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE DIVIDES AS WELL AS HYDROLOGIC INFORMATION (CN-VALUES, DRAINAGE AREAS, Tc, etc.). THIS WAS USED TO CREATE A HYDROLOGIC MODEL OF SITE RUNOFF USING THE NRCS HYDROLOGY METHODS OUTLINED IN 6-0802 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

THE ON-SITE UNDERGROUND DETENTION FACILITIES WITH ISOLATOR ROWS ARE MANUFACTURED TREATMENT DEVICES AND SHALL BE DESIGNED IN ACCORDANCE WITH THE FAIRFAX COUNTY PFM REQUIREMENTS FOR DETENTION FACILITIES AND THE MANUFACTURER'S GUIDELINES. FINAL CONSTRUCTION PLANS SHALL INCLUDE THE MANUFACTURER'S INSTALLATION AND MAINTENANCE RECOMMENDATIONS, INCLUDING THE INTERVALS FOR INSPECTIONS AND ROUTINE MAINTENANCE.

IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD (VARRM) FOR NEW DEVELOPMENT (AS SHOWN IN THE SPREADSHEETS ON SHEET 11 OF THIS APPLICATION), THE COMBINATION OF BMP SYSTEMS ON-SITE DOES NOT EXCEED THE REQUIRED PHOSPHORUS LOAD REDUCTION, AND THEREFORE, OFFSITE NUTRIENT CREDITS SHALL BE PURCHASED.

CHANNEL PROTECTION NARRATIVE:
FOR THE MULTI-FAMILY PORTION, THE SITE DISCHARGES CONCENTRATED STORMWATER RUNOFF TO MULTIPLE EXISTING STORM SEWER OUTFALLS ALONG ROUTE 1. THE CHANNEL PROTECTION REQUIREMENTS FOR THIS PORTION OF THE SITE ARE MET VIA THE "DETENTION METHOD". THE PROPOSED DEVELOPMENT PROVIDES SUFFICIENT DETENTION/RUNOFF REDUCTION SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS FOR THE 1-YEAR 24-HOUR STORM EVENT, THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR 24-HOUR STORM EVENT ARE BELOW THE ALLOWABLE RELEASE RATES FOR EACH EXISTING OUTFALL. THESE ALLOWABLE RELEASE RATES WERE DETERMINED USING THE METHOD OUTLINED IN SECTION 124-4-4(b)(3)A OF THE VIRGINIA STORMWATER ORDINANCE (SEE SHEET 14 FOR ALLOWABLE RELEASE RATES). A COMBINATION OF REDUCING POST DEVELOPED DRAINAGE AREAS THAT RESULT IN A REDUCTION THAT'S WITHIN THE ALLOWABLE RELEASE RATES AND DETAINING WATER INTO TWO UNDERGROUND DETENTION FACILITIES THAT ALSO RESULTS IN A REDUCTION THAT'S WITHIN THE ALLOWABLE RELEASE RATE HAVE BEEN UTILIZED.

FOR THE SINGLE-FAMILY PORTION, THE SITE DISCHARGES CONCENTRATED STORMWATER RUNOFF TO THREE EXISTING OUTFALLS ALONG DART DRIVE. THE CHANNEL PROTECTION REQUIREMENTS FOR THIS PORTION OF THE SITE ARE MET VIA THE "DETENTION METHOD". THE PROPOSED DEVELOPMENT PROVIDES SUFFICIENT DETENTION/RUNOFF REDUCTION SUCH THAT THE POST-DEVELOPMENT PEAK FLOWS FOR THE 1-YEAR 24-HOUR STORM EVENT, THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR 24-HOUR STORM EVENT ARE BELOW THE ALLOWABLE RELEASE RATES FOR EACH EXISTING OUTFALL. THESE ALLOWABLE RELEASE RATES WERE DETERMINED USING THE METHOD OUTLINED IN SECTION 124-4-4(b)(3)A OF THE VIRGINIA STORMWATER ORDINANCE (SEE SHEET 14 FOR ALLOWABLE RELEASE RATES). OUTFALLS A & B BOTH RELEASE INTO AN ENCLOSED STORM SEWER THAT CONVERGE JUST BELOW THE DART DRIVE. OUTFALLS & B HAVE BEEN COMBINED WITH POST DEVELOPMENT AND RUNOFF IS DETAINED INTO AN UNDERGROUND DETENTION FACILITIES THAT RESULTS IN A REDUCTION THAT'S WITHIN THE ALLOWABLE RELEASE RATE. A REDUCTION OF DEVELOPED DRAINAGE FOR OUTFALL C RESULTS IN A RUNOFF REDUCTION THAT'S WITHIN THE ALLOWABLE RELEASE RATE.

THERE ARE SOME AREAS OF THE SUBJECT SITE ALONG THE STREET FRONTAGE THAT DRAIN BY WAY OF SHEET FLOW TO THE EXISTING CURB INLETS. THEY WERE EVALUATED AND DETERMINED NO IMPACT ON DOWN-GRADIENT PROPERTIES AND THERE IS NO ANTICIPATED INCREASE IN VOLUME OF SHEET FLOW AND SINCE THEY DRAIN TO EXISTING PAVED ROAD THERE WILL NOT CAUSE OR CONTRIBUTE TO EROSION, SEDIMENTATION, OR FLOODING OF DOWN GRADIENT PROPERTIES OR RESOURCES.

FLOOD PROTECTION AND EXTENT OF REVIEW NARRATIVE:
IN ACCORDANCE WITH THE "DETENTION METHOD" OUTLINED IN 124-4-4(c)(4) OF THE VIRGINIA STORMWATER ORDINANCE AND SECTION 6-0203.4A OF THE FAIRFAX COUNTY PFM, THE DOWNSTREAM REVIEW ANALYSIS IS LIMITED TO PROVIDING CROSS-SECTIONS SHOWING A DEFINED CHANNEL AND CHECKING FOR FLOODING OF EXISTING BUILDINGS OR DWELLINGS FROM THE 100-YEAR STORM EVENT. THE EXTENT OF REVIEW EXTENDS TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE DRAINAGE AREA IS 360 ACRES OR GREATER IN ACCORDANCE WITH SECTION 6-0203.2 OF THE PFM.

BOTH OUTFALL STUDY POINTS OF THE SUBJECT SITE OUTFALLS INTO AN ENCLOSED STORM SEWER PIPE SYSTEM THAT CONVERGE TOGETHER JUST DOWNS STREAM OF THE SITE. THE EXISTING STORM PIPE SYSTEM RUNS SOUTH ADJACENT TO ROUTE 1 FOR APPROXIMATELY 1,800' BEFORE DISCHARGING INTO AN EXISTING CHANNEL. THE EXISTING CHANNEL CARRIES THE DISCHARGE FOR APPROXIMATELY 800' BEFORE CONNECTING TO LITTLE HUNTING CREEK AT WHICH POINT IS THE EXTENT OF THE REVIEW FOR THIS PROJECT. SEE SHEET 15 FOR OUTFALL PLAN VIEW.

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	4.63	6.71	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	4.63	6.71	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	3.62	3.57	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	3.62	3.57	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3)	1

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	12.10	16.57	0.00	0.00	0.00	28.67
TP LOAD REDUCTION ACHIEVED (lb/yr)	8.46	11.59	0.00	0.00	0.00	20.05
TP LOAD REMAINING (lb/yr)	3.64	4.99	0.00	0.00	0.00	8.62
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	34.01
TP LOAD REDUCTION REQUIRED (lb/yr)	24.93
TP LOAD REDUCTION ACHIEVED (lb/yr)	20.05
TP LOAD REMAINING (lb/yr):	13.97
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	4.88

NOTE: OFFSITE NUTRIENTS WILL BE PURCHASED FOR REMAINING PHOSPHORUS LOAD NEEDED.

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	243.32
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	243.32

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
12/19/16
PROFESSIONAL ENGINEER

BMP CALCULATIONS AND NARRATIVE

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: NONE
DATE: 05-02-2016
DESIGN: TET
DRAWN: TET
CHECKED: JCL
SHEET No.
11 OF 22

1068819

P:\Projects\15014\00100\106819 CDP FDP\11 BMP COMPUTATIONS.dwg, 12/15/2016 3:56:25 PM, nickrinderle, 1:1, christopher consultants, ltd

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
12/19/16
PROFESSIONAL ENGINEER

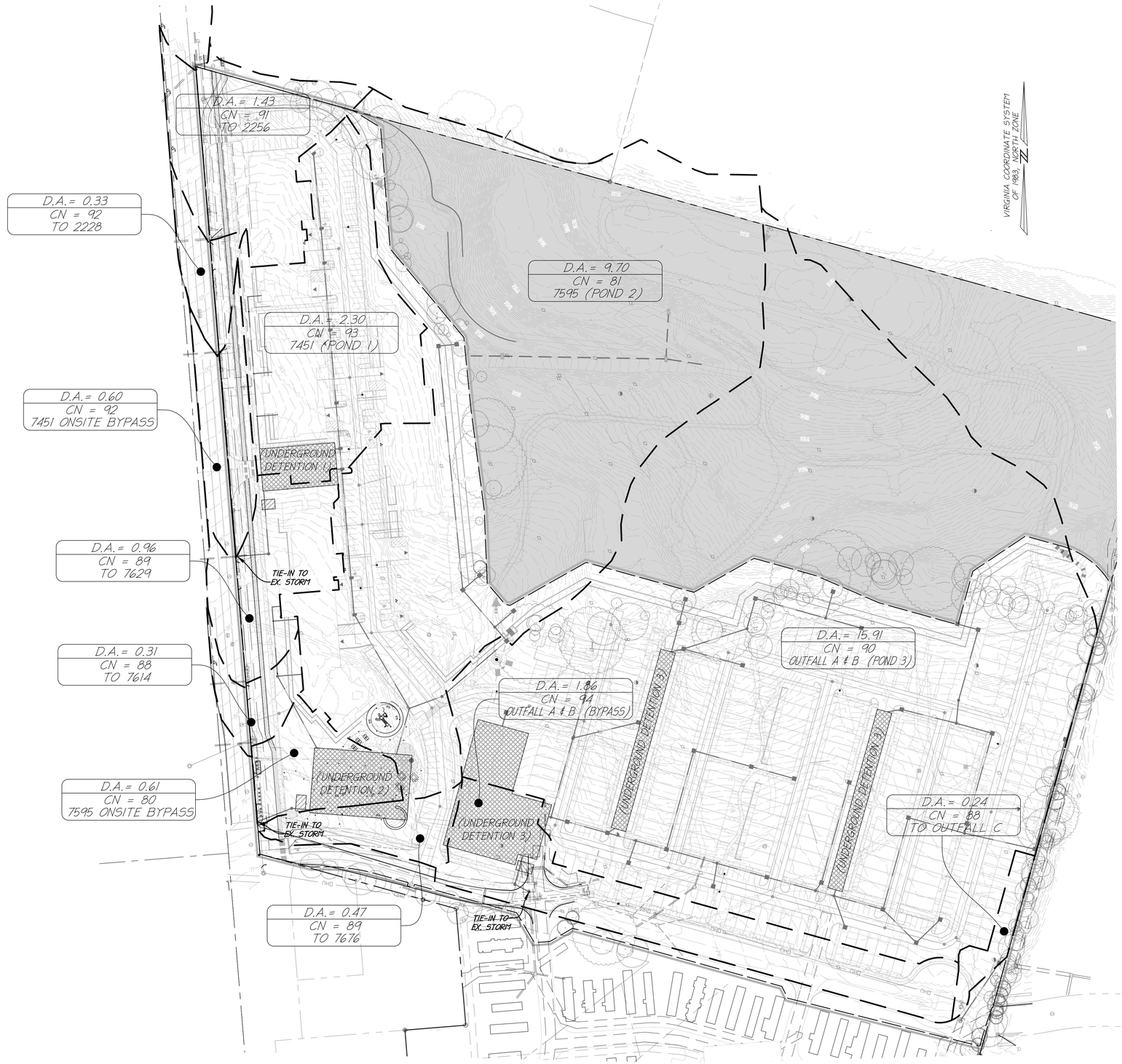
PRE-DEVELOPMENT
DRAINAGE DIVIDES

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	15014.001.00
SCALE:	1"=80'
DATE:	05-02-2016
DESIGN:	TET
DRAWN:	TET
CHECKED:	JCL
SHEET No.	12 OF 22

106819

P:\Projects\15014\001000\106819 CDP FDP\12 PREDEVELOPMENT DIVIDES.dwg, 12/16/2016 9:03:17 AM, nickrinderle, 1:1, christopher consultants, ltd



LEGEND

- ISOLATOR ROW/UNDERGROUND DETENTION PONDS
- CONTECH STORM FILTER
- POST-DEVELOPED DRAINAGE DIVIDE

80 40 0 80 160
HORIZONTAL GRAPHIC SCALE
1" = 80'

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
12/19/16
PROFESSIONAL ENGINEER

POST-DEVELOPMENT DRAINAGE DIVIDES

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	15014.001.00
SCALE:	1"=80'
DATE:	05-02-2016
DESIGN:	TET
DRAWN:	TET
CHECKED:	JCL
SHEET No.	13 OF 22

106819

P:\Projects\15014\00100\106819 CDP FDP\13 POSTDEVELOPMENT DIVIDES.dwg, 12/16/2016 9:07:40 AM, nickrinderle, 1:1, christopher consultants, ltd

PRE-DEVELOPMENT(FORESTED)					RV and Q		
DRAINAGE AREA (ONSITE):	**DESCRIPTION**	**AREA (Ac.)**	**CN**	**WEIGHTED CN**	1-yr	2-yr	10-yr
ON-SITE TO EXISTING STRUCTURE 2256	WOODED (D SOILS)	1.70	77				
	TOTAL	1.70		77	5,197	7,576	16,003
					1.83	2.72	5.80
ON-SITE TO EXISTING STRUCTURE 2228	WOODED (D SOILS)	0.37	77				
	TOTAL	0.37		77	1,131	1,649	3,483
					0.40	0.59	1.26
ON-SITE TO EXISTING STRUCTURE 7451	WOODED (D SOILS)	1.42	77				
	TOTAL	1.42		77	4,341	6,328	13,367
					1.53	2.27	4.85
ON-SITE TO EXISTING STRUCTURE 7629	WOODED (D SOILS)	1.80	77				
	TOTAL	1.80		77	5,336	7,778	16,430
					1.65	2.47	5.29
ON-SITE TO EXISTING STRUCTURE 7614	WOODED (D SOILS)	0.78	77				
	TOTAL	0.78		77	2,312	3,371	7,120
					0.72	1.07	2.29
ON-SITE TO EXISTING STRUCTURE 7595	WOODED (D SOILS)	2.31	77				
	TOTAL	2.31		77	6,848	9,982	21,086
					2.12	3.17	6.79
ON-SITE TO EXISTING STRUCTURE 7676	WOODED (D SOILS)	2.04	77				
	TOTAL	2.04		77	6,047	8,815	18,621
					1.87	2.80	6.00
ON-SITE TO OUTFALL A	WOODED (D SOILS)	2.64	77				
	TOTAL	2.64		77	7,826	11,408	24,098
					2.42	3.62	7.76
ON-SITE TO OUTFALL B	WOODED (D SOILS)	6.58	77				
	TOTAL	6.58		77	19,505	28,434	60,062
					6.04	9.03	19.34
ON-SITE TO OUTFALL C	WOODED (D SOILS)	2.00	77				
	TOTAL	2.00		77	5,929	8,642	18,256
					1.84	2.75	5.88
DRAINAGE AREA (OFFSITE/BY-PASS):							
OFF-SITE TO EXISTING STRUCTURE 2256	WOODED (D SOILS)	1.48	77				
	IMPERVIOUS (D SOILS)	0.34	98				
	TOTAL	1.82		81			
					2.53	3.57	7.04
OFF-SITE TO EXISTING STRUCTURE 2228	IMPERVIOUS (D SOILS)	0.21	98				
	TOTAL	0.21		98			
					0.60	0.72	1.12
OFF-SITE TO EXISTING STRUCTURE 7451	WOODED (D SOILS)	0.36	77				
	IMPERVIOUS (D SOILS)	0.29	98				
	TOTAL	0.65		86			
					1.18	1.59	2.87
OFF-SITE TO EXISTING STRUCTURE 7629	WOODED (D SOILS)	0.66	77				
	IMPERVIOUS (D SOILS)	0.23	98				
	TOTAL	0.89		82			
					1.31	1.83	3.54
OFF-SITE TO EXISTING STRUCTURE 7614	IMPERVIOUS (D SOILS)	0.12	98				
	TOTAL	0.12		98			
					0.34	0.41	0.64
OFF-SITE TO EXISTING STRUCTURE 7595	WOODED (D SOILS)	3.51	77				
	IMPERVIOUS (D SOILS)	0.51	98				
	TOTAL	4.02		80			
					5.25	7.52	15.09
OFF-SITE TO EXISTING STRUCTURE 7676	WOODED (D SOILS)	0.03	77				
	TOTAL	0.03		77			
					0.03	0.05	0.10
OFF-SITE TO OUTFALL A	WOODED (D SOILS)	1.28	77				
	IMPERVIOUS (D SOILS)	0.22	98				
	TOTAL	1.50		80	1.96	2.81	5.63
OFF-SITE TO OUTFALL B	WOODED (D SOILS)	2.89	77				
	IMPERVIOUS (D SOILS)	0.29	98				
	TOTAL	3.18		79	3.90	5.66	11.58

POST-DEVELOPMENT					RV and Q		
DRAINAGE AREA (ONSITE):	**DESCRIPTION**	**AREA (Ac.)**	**CN**	**WEIGHTED CN**	1-yr	2-yr	10-yr
ON-SITE TO EXISTING STRUCTURE 2256	MANAGED TURF	0.70	80				
	IMPERVIOUS (D SOILS)	1.00	98				
	TOTAL	1.70		91	10,945	14,192	24,539
					3.89	4.97	8.32
ON-SITE TO EXISTING STRUCTURE 2228	MANAGED TURF	0.18	80				
	IMPERVIOUS (D SOILS)	0.19	98				
	TOTAL	0.37		89	2,161	2,845	5,052
					0.78	1.01	1.74
ON-SITE TO EXISTING STRUCTURE 7451	MANAGED TURF	0.67	80				
	IMPERVIOUS (D SOILS)	0.75	98				
	TOTAL	1.42		90	8,710	11,380	19,939
					3.11	4.02	6.83
ON-SITE TO EXISTING STRUCTURE 7629	MANAGED TURF	0.77	80				
	IMPERVIOUS (D SOILS)	1.03	98				
	TOTAL	1.80		90	11,041	14,425	25,275
					3.95	5.10	8.65
ON-SITE TO EXISTING STRUCTURE 7614	MANAGED TURF	0.30	80				
	IMPERVIOUS (D SOILS)	0.48	98				
	TOTAL	0.78		91	5,022	6,512	11,259
					1.78	2.28	3.82
ON-SITE TO EXISTING STRUCTURE 7595	MANAGED TURF	1.37	80				
	IMPERVIOUS (D SOILS)	0.94	98				
	TOTAL	2.31		87	12,211	16,329	29,790
					4.42	5.87	10.43
ON-SITE TO EXISTING STRUCTURE 7676	MANAGED TURF	1.00	80				
	IMPERVIOUS (D SOILS)	1.04	98				
	TOTAL	2.04		89	11,914	15,687	27,855
					4.28	5.58	9.61
ON-SITE TO OUTFALL A	MANAGED TURF	0.58	80				
	IMPERVIOUS (D SOILS)	2.06	98				
	TOTAL	2.64		94	19,609	24,852	41,307
					6.75	8.42	13.55
ON-SITE TO OUTFALL B	MANAGED TURF	1.55	80				
	IMPERVIOUS (D SOILS)	5.03	98				
	TOTAL	6.58		94	48,874	61,943	102,955
					16.82	21.00	33.76
ON-SITE TO OUTFALL C	MANAGED TURF	0.46	80				
	IMPERVIOUS (D SOILS)	1.54	98				
	TOTAL	2.00		94	14,855	18,828	31,293
					5.11	6.38	10.26

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 2256

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(1.83 *	5,197) /	10,945 +	2.53 CFS	
		Q1<	3.40 CFS			
2-YR	Q2	(2.72 *	7,576) /	14,192 +	3.57 CFS	
		Q2<	5.03 CFS			
10-YR	Q10	(5.80 *	16,003) /	24,539 +	7.04 CFS	
		Q10<	10.82 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 2228

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(0.40 *	1,131) /	2,161 +	0.60 CFS	
		Q1<	0.80 CFS			
2-YR	Q2	(0.59 *	1,649) /	2,845 +	0.72 CFS	
		Q2<	1.07 CFS			
10-YR	Q10	(1.26 *	3,483) /	5,052 +	1.12 CFS	
		Q10<	1.99 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 7451

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(1.53 *	4,341) /	8,710 +	1.18 CFS	
		Q1<	1.94 CFS			
2-YR	Q2	(2.27 *	6,328) /	11,380 +	1.59 CFS	
		Q2<	2.85 CFS			
10-YR	Q10	(4.85 *	7,120) /	19,939 +	2.87 CFS	
		Q10<	4.60 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 7629

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(1.65 *	5,336) /	11,041 +	1.31 CFS	
		Q1<	2.11 CFS			
2-YR	Q2	(2.47 *	7,778) /	14,425 +	1.83 CFS	
		Q2<	3.16 CFS			
10-YR	Q10	(5.29 *	16,430) /	25,275 +	3.54 CFS	
		Q10<	6.98 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 7614

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(0.72 *	2,312) /	5,022 +	0.34 CFS	
		Q1<	0.67 CFS			
2-YR	Q2	(1.07 *	3,371) /	6,512 +	0.41 CFS	
		Q2<	0.97 CFS			
10-YR	Q10	(2.29 *	7,120) /	11,259 +	0.64 CFS	
		Q10<	2.09 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 7595

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(2.12 *	6,848) /	12,211 +	5.25 CFS	
		Q1<	6.44 CFS			
2-YR	Q2	(3.17 *	9,982) /	16,329 +	5.87 CFS	
		Q2<	7.81 CFS			
10-YR	Q10	(6.79 *	21,086) /	29,790 +	15.09 CFS	
		Q10<	19.90 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING STRUCTURE 7676

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(1.87 *	6,047) /	11,914 +	0.03 CFS	
		Q1<	0.98 CFS			
2-YR	Q2	(2.80 *	8,815) /	15,687 +	0.05 CFS	
		Q2<	1.62 CFS			
10-YR	Q10	(6.00 *	8,815) /	27,855 +	0.10 CFS	
		Q10<	2.00 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING OUTFALL A

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(2.42 *	7,826) /	19,609 +	1.96 CFS	
		Q1<	2.93 CFS			
2-YR	Q2	(3.62 *	7,826) /	24,852 +	2.81 CFS	
		Q2<	3.95 CFS			
10-YR	Q10	(7.76 *	24,098) /	41,307 +	5.63 CFS	
		Q10<	10.16 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING OUTFALL B

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED})$+Offsite/By-Pass

1-YR	Q1	(6.04 *	19,505) /	48,874 +	3.90 CFS	
		Q1<	6.31 CFS			
2-YR	Q2	(9.03 *	28,434) /	61,943 +	5.66 CFS	
		Q2<	9.81 CFS			
10-YR	Q10	(19.34 *	60,062) /	102,955 +	11.58 CFS	
		Q10<	22.86 CFS			

ALLOWABLE RELEASE RATE COMPUTATIONS

TO EXISTING OUTFALL C

$Q_{DEVELOPED} \leq I.F. * ((Q_{PRE\text{-}DEVELOPED} * RV_{PRE\text{-}DEVELOPED}) / RV_{DEVELOPED}\}$

1-YR	Q1	(1.84 *	5,929) /	14,855		
		Q1<	0.73 CFS			
2-YR	Q2	(2.75 *	8,642) /	18,828		
		Q2<	1.26 CFS			
10-YR	Q10	(5.88 *	18,256) /	31,293		
		Q10<	3.43 CFS			

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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)
Development Plans PRC District (Sect. 16-302 3 & 4L)
FDP P Districts (Sect. 16-502 1A (6) & (17))
Special Exceptions (Sect. 9-011 2J & 2L)
Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
PRC Plan (Sect. 16-303 1E & 1 O)
Amendments (Sect. 18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 10 & 13. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
☒ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
POND 1	2.30	0	2.30	8,305	30,146	N/A
POND 2	3.20	6.50	9.70	16,061	55,520	N/A
POND 3	11.26	4.65	15.91	43,090	154,650	N/A
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 10 & 13. Pond inlet and outlet pipe systems are shown on Sheet(s) 10 & 13.
☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 10. Type of maintenance access road surface noted on the plat is 10 (asphalt, geoblock, gravel, etc.)
☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 8.
☒ 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) 13.
☒ 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) 11 & 15. 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) 11.
☒ 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) 10 & 13.
☐ 11. A submission waiver is required for _____.
☐ 12. Stormwater management is not required because _____.

Revised: 8/4/2015

MULTI-FAMILY RELEASE RATES AND STORAGE REQUIREMENTS

**OUTFALL TO EXISTING STR 2256:
ALLOWABLE RELEASE RATES:
1YR 3.40 CFS, 2YR 5.03 CFS, 10YR 10.82 CFS
POST DEVELOPMENT RATES (UNCONTROLLED):
1YR 3.27 CFS, 2YR 4.18 CFS, 10YR 7.00 CFS

**OUTFALL TO EXISTING STR 2228:
ALLOWABLE RELEASE RATES:
1YR 0.80 CFS, 2YR 1.07 CFS, 10YR 1.99 CFS
POST DEVELOPMENT RELEASE RATES (UNCONTROLLED):
1YR 0.79 CFS, 2YR 1.00 CFS, 10YR 1.64 CFS

*OUTFALL TO EXISTING STR 7451:
ALLOWABLE RELEASE RATES:
1YR 1.94 CFS, 2YR 2.85 CFS, 10YR 4.60 CFS
POST DEVELOPMENT RATES (TO UNDERGROUND DETENTION 1):
1YR 5.68 CFS, 2YR 7.15 CFS, 10YR 11.64 CFS
POST DEVELOPMENT RATES (ONSITE UNCONTROLLED):
1YR 1.43 CFS, 2YR 1.81 CFS, 10YR 2.99 CFS
ESTIMATED STORAGE REQUIRED (UNDERGROUND DETENTION 1):
1 YR 14,805 CUFT, 2YR 17,756 CUFT, 10YR 30,146 CUFT

**OUTFALL TO EXISTING STR 7629:
ALLOWABLE RELEASE RATES:
1YR 2.11 CFS, 2YR 3.16 CFS, 10YR 6.98 CFS
POST DEVELOPMENT RATES (UNCONTROLLED):
1YR 2.01 CFS, 2YR 2.63 CFS, 10YR 4.52 CFS

**OUTFALL TO EXISTING STR 7614:
ALLOWABLE RELEASE RATES:
1YR 0.67 CFS, 2YR 0.97 CFS, 10YR 2.09 CFS
POST DEVELOPMENT RATES (UNCONTROLLED):
1YR 0.62 CFS, 2YR 0.82 CFS, 10YR 1.43 CFS

*OUTFALL TO EXISTING STR 7495:
ALLOWABLE RELEASE RATES:
1YR 6.44 CFS, 2YR 7.81 CFS, 10YR 19.90 CFS
POST DEVELOPMENT RATES (TO UNDERGROUND DETENTION 2):
1YR 13.47 CFS, 2YR 19.04 CFS, 10YR 37.50 CFS
POST DEVELOPMENT RATES (ONSITE UNCONTROLLED):
1YR 0.80 CFS, 2YR 1.29 CFS, 10YR 2.22 CFS
ESTIMATED STORAGE REQUIRED (UNDERGROUND DETENTION 2):
1 YR 21,774 CUFT, 2YR 34,541 CUFT, 10YR 55,520 CUFT

**OUTFALL TO EXISTING STR 7676:
ALLOWABLE RELEASE RATES:
1YR 0.98 CFS, 2YR 1.62 CFS, 10YR 2.00 CFS
POST DEVELOPMENT RATES (UNCONTROLLED):
1YR 0.98 CFS, 2YR 1.29 CFS, 10YR 2.00 CFS

SINGLE-FAMILY RELEASE RATES AND STORAGE REQUIREMENTS

*OUTFALLS A & B COMBINED:
ALLOWABLE RELEASE RATES:
1YR 9.24 CFS, 2YR 13.76 CFS, 10YR 33.02 CFS
POST DEVELOPMENT RATES (UNDERGROUND DETENTION 3):
1YR 34.88 CFS, 2YR 45.05 CFS, 10YR 76.47 CFS
POST DEVELOPMENT RELEASE RATES (ONSITE UNCONTROLLED):
1YR 4.75 CFS, 2YR 5.94 CFS, 10YR 9.54 CFS
ESTIMATED STORAGE REQUIRED (UNDERGROUND DETENTION 3):
1 YR 84,918 CUFT, 2YR 105,268 CUFT, 10YR 154,650 CUFT

**OUTFALL C:
ALLOWABLE RELEASE RATES:
1YR 0.73 CFS, 2YR 1.26 CFS, 10YR 3.43 CFS
POST DEVELOPMENT RELEASE RATES (UNCONTROLLED):
1YR 0.48 CFS, 2YR 0.63 CFS, 10YR 1.11 CFS

*NOTE 1:
ONSITE UNCONTROLLED IS THE RUNOFF THAT IS NOT ABLE TO BE DIRECTED TO THE DETENTION FACILITIES. THE TOTAL POST DEVELOPED RELEASE IS A COMBINATION OF THE ONSITE UNCONTROLLED PLUS THE RELEASE FROM THE DETENTION FACILITIES. THIS NUMBER WILL BE BELOW THE ALLOWABLE RELEASE AT EACH STUDY POINT.

**NOTE 2:
POST DEVELOPED DRAINAGE AREA HAS BEEN REDUCED TO KEEP STORM FLOW BELOW THE ALLOWABLE RELEASE RATE. THE REST OF THE POST DEVELOPED RUNOFF IS DIVERTED TO ONSITE DETENTION FACILITIES.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
12/19/16
PROFESSIONAL ENGINEER

SWM CALCULATIONS

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: NONE
DATE: 05-02-2016
DESIGN: TET
DRAWN: TET
CHECKED: JCL
SHEET No.

106819

P:\Projects\15014\00100\106819 CDP FDP\14 SWM COMPUTATIONS.dwg, 12/15/2016 4:00:28 PM, nickrinderle, 1:1, christopher consultants, ltd

Legend
- Stormwater Features -

Stormnet Nodes
- AIR RELEASE MANHOLE
- BIORETENTION
- CONTROL STRUCTURE
- CURB INLET
- DRY POND
- DRY WELL
- GRATED INLET
- INFALL
- MANHOLE
- MANUFACTURED BMP
- MISSING INFO ERROR
- OUTFALL
- PARKING LOT
- ROOF TOP
- SAND FILTER
- SOURCE DOC ERROR
- SPECIAL STRUCTURES
- TRENCH
- UNDERGROUND
- UNKNOWN
- WET POND
- WETLAND
- YARD INLET

Stormnet Arcs
- BIORETENTION
- BMP
- BRIDGE
- DOUBLE BOX CULVERT
- DOUBLE PIPE
- DOUBLE PIPE CULVERT
- DRY POND
- FIVE BOX CULVERT
- FIVE PIPE CULVERT
- GABION WALL
- GRASS DITCH
- MISSING INFO ERROR
- NATURAL DITCH
- PAVED DITCH
- PERF PIPE
- PERFDRAIN
- PIPE
- QUAD BOX CULVERT
- QUAD PIPE CULVERT
- RIPRAP
- ROADSIDE DITCH
- SAND FILTER
- SINGLE BOX CULVERT
- SINGLE PIPE CULVERT
- SIX BOX CULVERT
- SIX PIPE CULVERT
- SLOTTED DRAIN
- SOURCE DOC ERROR
- STREAM
- TRACK UNDERDRAINS
- TRENCH
- TRIPLE BOX CULVERT
- TRIPLE PIPE
- TRIPLE PIPE CULVERT
- U ELLIPTICAL CULVERT
- U ROUND CULVERT
- UNDERDRAIN
- UNDERGROUND
- UNK BOX CULVERT
- UNKNOWN
- VALLEY GUTTER
- WET POND
- WETLAND

Stormnet Facilities
- Bioretention
- Dry Pond
- Farm Pond
- Forebay
- FC-NONPL
- FC-PL566
- Government Facility
- Green Roof
- Manufactured BMP
- Parking Lot
- Pervious Pavement
- Reforestation
- Roof Top
- Sand Filter
- Tree Box Filter
- Trench
- Underground
- Vegetative Swale
- Wetland
- Wet Pond

LEGEND

EXISTING DRAINAGE DIVIDE

VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE

1000 500 0 1000 2000
HORIZONTAL GRAPHIC SCALE
1" = 1000'

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

OUTFALL MAP

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1"=1000'
DATE: 05-02-2016
DESIGN: TET
DRAWN: TET
CHECKED: JCL
SHEET No.
15 OF 22

106819

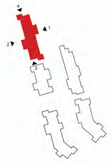
P:\Projects\15014\00100\106819 CDP FDP\15 OUTFALL MAP.dwg, 12/15/2016 4:01:42 PM, nickrinderle, 1:1.0154, christopher consultants, ltd

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

BB 8X16 BURNISHED BLOCK
FC FIBER CEMENT PANEL
MP METAL PANEL
MR METAL GUARDRAIL
TR PVC WINDOW TRIM
VS3 3" VINYL SIDING
VS5 5" VINYL SIDING
W1 VINYL WINDOW
W2 ALUM. STOREFRONT

1 BUILDING 1A - EAST ELEVATION (FROM PARKING)

2 BUILDING 1A - WEST ELEVATION (ROUTE 1)



4 BUILDING 1A - NORTH ELEVATION

3 BUILDING 1A - SOUTH ELEVATION

1 BUILDING 1B - EAST ELEVATION (FROM PARKING)

2 BUILDING 1B - WEST ELEVATION (ROUTE 1)

3 BUILDING 1B - NORTH ELEVATION

4 BUILDING 1B - SOUTH ELEVATION

NOTE: THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMISSION.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

ARCHITECTURAL ELEVATIONS

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: NOT TO SCALE
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

1 BUILDING 2A - WEST ELEVATION (ROUTE 1)

2 BUILDING 2A - EAST ELEVATION (FROM PARKING)

4 BUILDING 2A - SOUTH ELEVATION (FACING PLAZA)

3 BUILDING 2A - NORTH ELEVATION

1 BUILDING 3A - WEST ELEVATION (FROM PARKING)

2 BUILDING 3A - EAST ELEVATION

3 BUILDING 3A - NORTH ELEVATION

4 BUILDING 3A - SOUTH ELEVATION

NOTE: THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMISSION.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

ARCHITECTURAL ELEVATIONS

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: NOT TO SCALE
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
17 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

1 BUILDING 3B - WEST ELEVATION (FROM PARKING)

2 BUILDING 3B - EAST ELEVATION

3 BUILDING 3B - NORTH ELEVATION

4 BUILDING 3B - SOUTH ELEVATION

NOTE: THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMISSION.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

ARCHITECTURAL ELEVATIONS & PLAZA PLAN

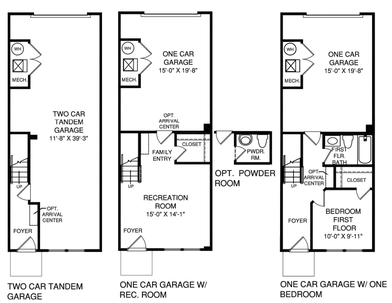
CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: NOT TO SCALE
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

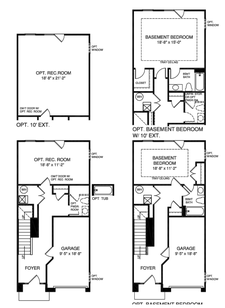
16' TOWNHOUSE



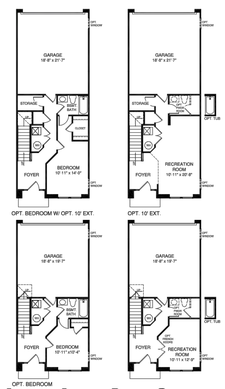
NOTE:

THESE ARE PRELIMINARY DIMENSIONS ONLY AND MAY BE SUBJECT TO CHANGE THROUGH THE REZONING PROCESS.

20' TOWNHOUSE



LOWER LEVEL FRONT GARAGE



LOWER LEVEL REAR GARAGE

NOTE:

THESE ARE PRELIMINARY DIMENSIONS ONLY AND MAY BE SUBJECT TO CHANGE THROUGH THE REZONING PROCESS.

22' TOWNHOUSE

NOTE:

THESE ARE PRELIMINARY DIMENSIONS ONLY AND MAY BE SUBJECT TO CHANGE THROUGH THE REZONING PROCESS.

NOTE: THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMISSION.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

ARCHITECTURAL ELEVATIONS

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

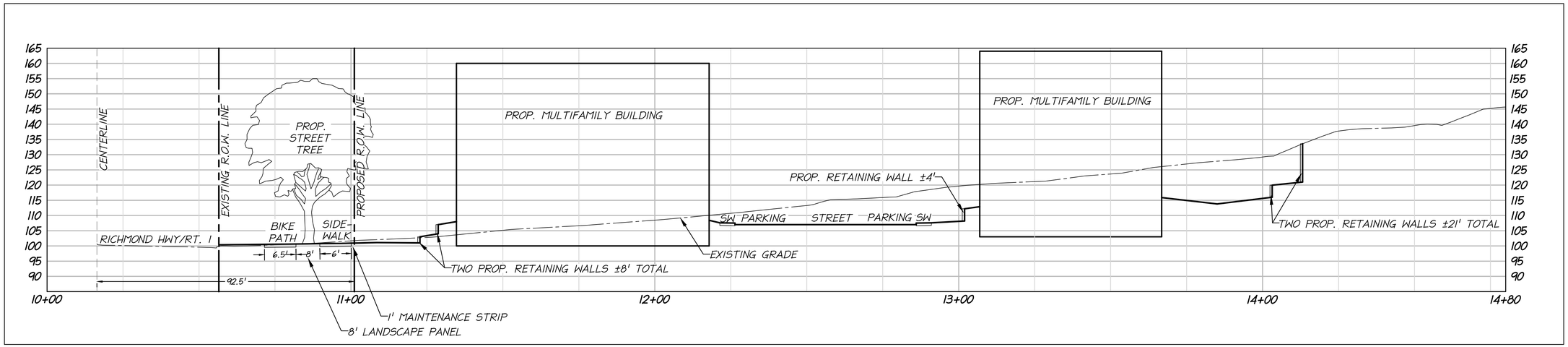
PROJECT NO: 15014.001.00
SCALE: NOT TO SCALE
DATE: 05-02-2016
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
19 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

NOTES:

1. SEE SHEET 6 FOR CROSS SECTION LOCATIONS.
2. THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE RETAINING WALLS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
3. HEIGHTS SHOWN ON THE RETAINING WALL SECTIONS REPRESENT THE HIGHEST TOTAL WALL HEIGHT ALONG THE GIVEN SECTION OF WALL.
4. SEE SHEET 21 FOR TYPICAL TIERED RETAINING WALL DETAIL.



RICHMOND HIGHWAY SECTION A-A

NOTE:
DIMENSIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE THROUGH THE REZONING PROCESS.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

ILLUSTRATIVE ROAD CROSS SECTION

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

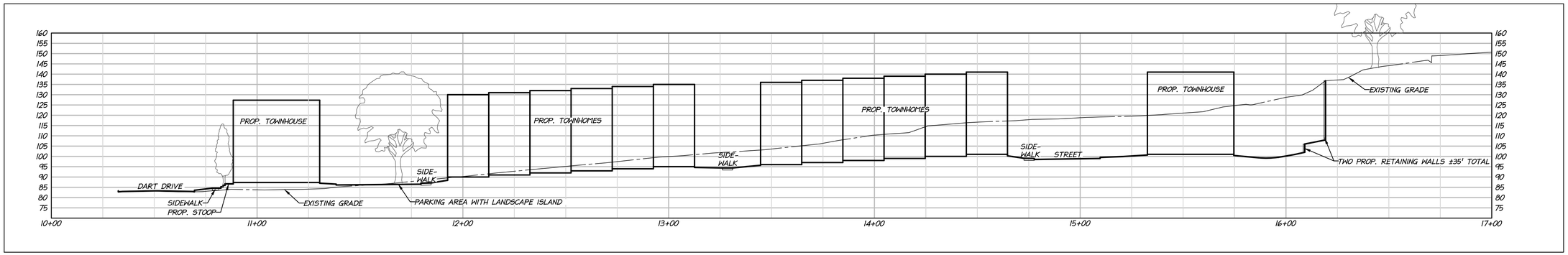
PROJECT NO: 15014.001.00
SCALE: 1" = 17'
DATE: 05-02-2016
DESIGN: CH, LB
DRAWN: CH, LB
CHECKED:
SHEET No.
20 OF 22

106819

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

NOTES:

1. SEE SHEET 6 FOR CROSS SECTION LOCATIONS.
2. THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE RETAINING WALLS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
3. HEIGHTS SHOWN ON THE RETAINING WALL SECTIONS REPRESENT THE HIGHEST TOTAL WALL HEIGHT ALONG THE GIVEN SECTION OF WALL.
4. SEE BELOW FOR TYPICAL TIERED RETAINING WALL DETAIL.



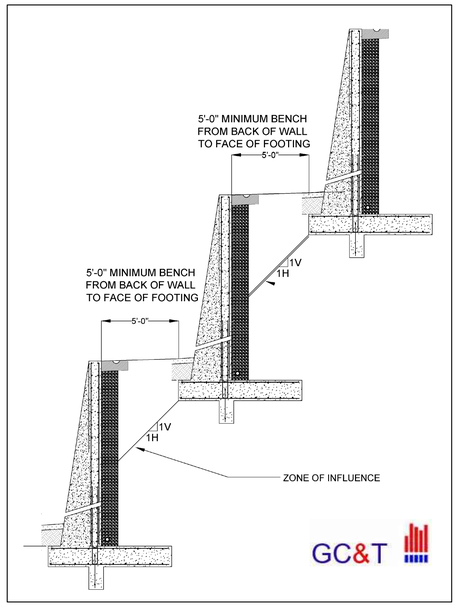
DART DRIVE CROSS SECTION B-B

NOTE:
DIMENSIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE THROUGH THE REZONING PROCESS.

TYPICAL TIERED RETAINING WALL LANDSCAPING ILLUSTRATIVE

NOT TO SCALE

THE RETAINING WALLS AND SHRUBS SHOWN ON THIS EXHIBIT ABOVE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.



TYPICAL TIERED RETAINING WALL DETAIL ILLUSTRATIVE

NOT TO SCALE

THE RETAINING WALLS SHOWN ON THIS EXHIBIT ABOVE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

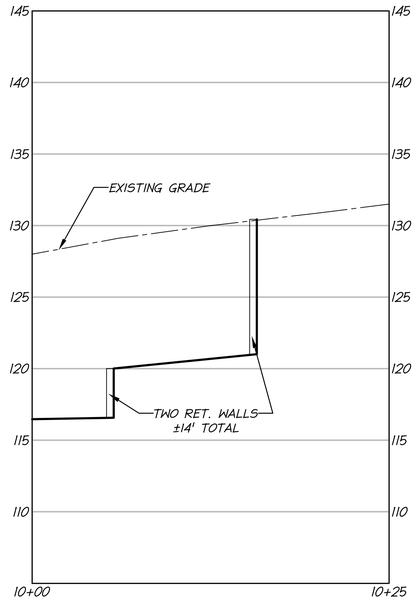
COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

ILLUSTRATIVE ROAD CROSS SECTION

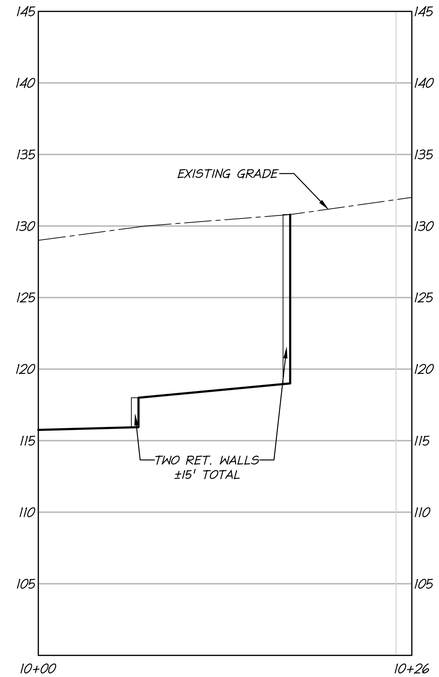
CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1" = 25'
DATE: 05-02-2016
DESIGN: CH, LB
DRAWN: CH, LB
CHECKED:
SHEET No.
21 OF 22

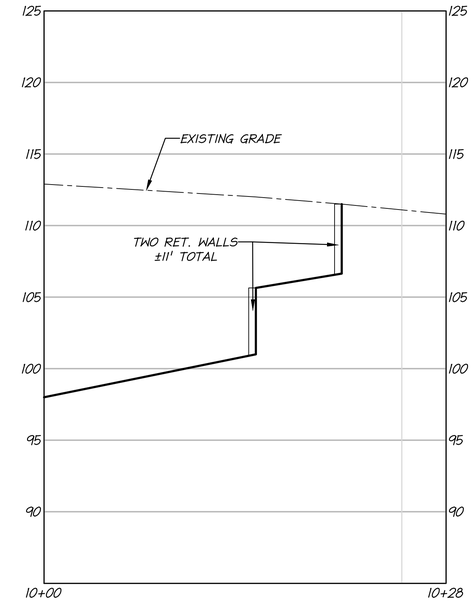
106819



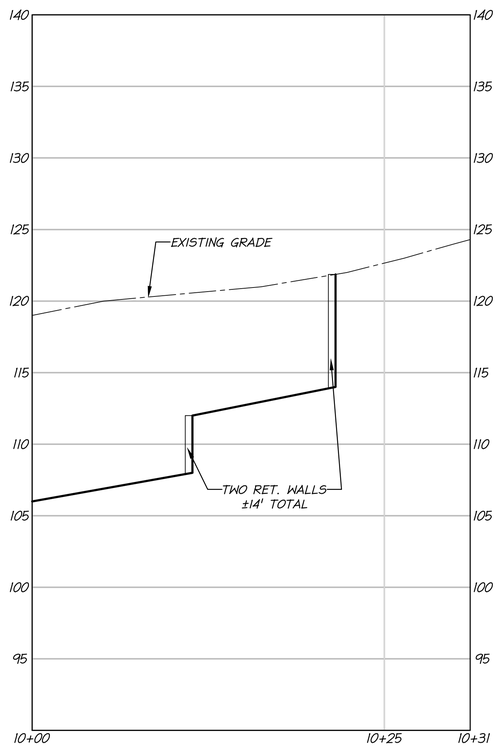
CROSS SECTION C-C



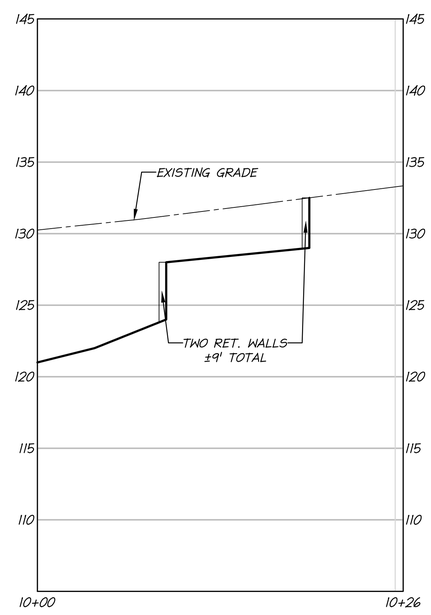
CROSS SECTION D-D



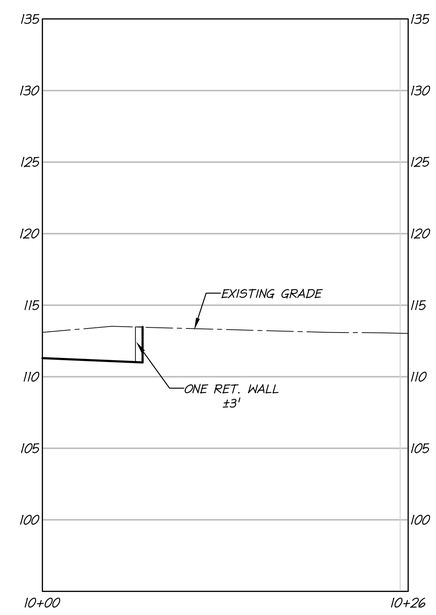
CROSS SECTION E-E



CROSS SECTION F-F



CROSS SECTION G-G



CROSS SECTION H-H

DATE	REVISION
2016-05-17	REVISED PER COUNTY COMMENTS 16-05-11
2016-07-21	REVISED PER UPDATED DART DR AND RT 1 ROAD SECTIONS
2016-08-29	REVISED PER COUNTY COMMENTS 16-08-01
2016-09-28	REVISED PER COUNTY COMMENTS 16-09-09
2016-11-16	REVISED PER COUNTY COMMENTS 16-10-19
2016-12-19	REVISED PER COUNTY COMMENTS 16-11-30 THRU 12-02

NOTES:

1. SEE SHEET 6 FOR CROSS SECTION LOCATIONS.
2. THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE RETAINING WALLS, THE QUALITY OF CONSTRUCTION AND MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
3. HEIGHTS SHOWN ON THE RETAINING WALL SECTIONS REPRESENT THE HIGHEST TOTAL WALL HEIGHT ALONG THE GIVEN SECTION OF WALL.
4. SEE SHEET 21 FOR TYPICAL TIERED RETAINING WALL DETAIL.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33835
12/19/16
PROFESSIONAL ENGINEER

ILLUSTRATIVE RETAINING WALL CROSS SECTIONS

CDP / FDP
NORTH HILL
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15014.001.00
SCALE: 1" = 5'
DATE: 05-02-2016
DESIGN: CH, LB
DRAWN: CH, LB
CHECKED:
SHEET No.
22 OF 22

106819

DESCRIPTION OF THE APPLICATIONS

Proffer Condition Amendment

The applicant, CHPPENN I, LLC, requests approval of a proffer condition amendment (PCA) for RZ 78-V-125 to delete 11.49 acres (undeveloped) of the total 25.24 acres subject to RZ 78-V-125 from the proffers. The applicant intends to rezone this area to the PDH-20 District as part of RZ 2016-MV-014. With the deletion of land area, the applicant requests a number of modifications and waivers to permit the existing mobile home park, located south of Dart Drive, to remain.

Modifications/Waivers

The applicant requests approval of the following modifications and waivers relative to the PCA:

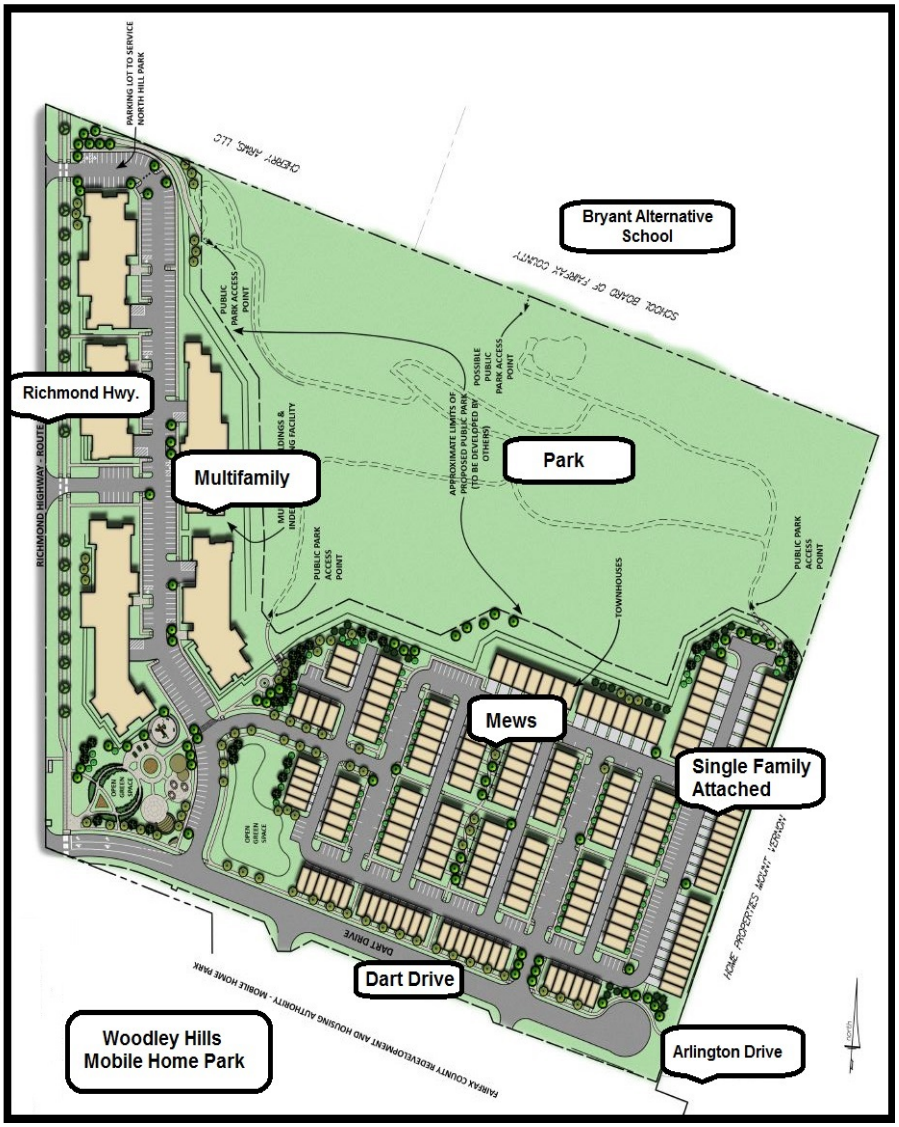
- Modification of Par. 1 of Sect. 3-M06 of the Zoning Ordinance to permit the minimum district size to be 13.75 acres rather than 15 acres as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 4,000 square feet average lot area requirement in the R-MHP District.
- Waiver of Par. 3 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 5,000 square feet minimum lot area requirement in the R-MHP District.
- Waiver of Par. 2A, B and C of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot front yard , 25 foot side yard, and 25 foot rear yard requirements in the R-MHP District.
- Waiver of Par. 2D of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot minimum yard requirement between a mobile home and a public street in the R-MHP District**.**
- Modification of Sect. 3-M08 of the Zoning Ordinance to increase the maximum density to 9 dwelling units per acre rather than 6 mobile homes or dwelling units per acre as required in the R-MHP District.
- Modification of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed a maximum 600 feet in length.

A reduced copy of the plat showing the entirety of the land area subject to RZ 78-V-125, with the area to be excluded clearly marked, is found at the front of this report.

Rezoning

The applicant requests approval to rezone a total of 34.88 acres from the C-8 District (5 acres), the R-2 District (approximately 18 acres); and the R-MHP District (11.49 acres) to the PDH-20 District (20 dwelling units/acre) and the Highway – Corridor Overlay District. Owned by the Fairfax County Redevelopment and Housing Authority (FCRHA), the property, Tax Map 92-4((1)) 82A pt., is also known as North Hill. The property is a portion of a larger 48.6 acre parcel owned by FCRHA since 1981. Originally, the entire

parcel was approved with more than 550 mobile homes as the Woodley Nightingale Mobile Home Park. Redevelopment of the 13.75 acres lying to the south of Dart Drive took place in the early 1990's and the area made part of this application is currently vacant.



The proposed development consists of five multi-family structures housing 219 affordable rental apartment units and 60 affordable independent living units located along Richmond Highway and 175 single-family attached dwelling units fronting Dart Drive, plus a 12-acre public park in the northeastern portion of the property.

The proposed density of the development is 13 dwelling units per acre. Density calculations are based on market rate units, affordable units, and bonus units derived from the Independent Living Facility

Figure 1: Conceptual Layout (christopher consultants, ltd.)

affordable dwelling units. However, there is a density penalty applied to the development based on the presence of marine clay soils.

Based on Par. 6 of Sect. 9-306 of the Zoning Ordinance, the density of the site is reduced by 50 percent for those areas where marine clay exceeds 30 percent of the land area. The entire site is marine clay, so the first 30 percent of the land is permitted to develop at a density of 20 du/ac. The remaining 70 percent of the site is permitted to

develop at 50 percent of the total density or 10 du/ac. Additionally, pursuant to Sect. 9-306 of the Zoning Ordinance, the applicant achieves a 20 percent bonus by providing affordable Independent Living Facility units. The maximum density permitted for the site is 500 du or 14.2 du/ac and the applicant is requesting 454 du or 13 du/ac.

In accordance with Paragraph E of Section 15.2-2303.4 of the Code of Virginia, the application is exempt from recent amendments regarding conditional rezoning because it is subject to the Comprehensive Plan for the Richmond Highway Corridor Area which is designated as a revitalization area, encompasses mass transit, includes mixed use development, and allows a density of 3.0 floor area ratio (FAR) within the corridor.

A reduced copy of the Conceptual Development Plan/Final Development Plan is included in the front of this report. The applicant's draft proffers, staff's proposed Final Development Plan conditions, applicant's statements of justification and the applicant's affidavits are included as Appendices 1 through 5.

Modifications/Waivers

The applicant requests approval of the following modifications and waivers relative to the RZ:

- Modification of the Transitional Screening requirement pursuant to Sect. 13-303 and waiver of Sect. 13-304 of the Zoning Ordinance relative to the barrier requirement between the multi-family residential dwellings and the single-family attached dwellings to permit the transitional screening as shown on the CDP/FDP.
- Waiver of Par. 2 of Sect. 6-107 of the Zoning Ordinance requiring a 200-square foot privacy yard for single-family attached dwelling units.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance requiring the maximum length of a private street be no more than 600 feet.

LOCATION, CHARACTER, SURROUNDING USES AND ZONING

The subject property, consisting of 34.88 acres located north of Dart Drive, is part of a larger 48.6 acre parcel. Located in the northeastern quadrant of the intersection of Richmond Highway and Dart Drive, the property has approximately 1,170 linear feet of frontage on Richmond Highway and approximately 1,100 linear feet of frontage on Dart Drive. Formerly part of the Woodley Nightingale Redevelopment Area, the property is found north of the Hybla Valley/Gum Springs Community Business Center (CBC) and the Woodley Hills Estates Mobile Home Park. That portion of the subject property north of Dart Drive previously developed as a mobile home park continues to contain remnants of mobile homes, travelways and retaining walls scattered around the property. Currently, the property is vacant and predominantly vegetated, however, the

condition of most of the trees is relatively poor. Marine clay soils underlay the entire property. Significant slopes rise from west to east.

The Cherry Hill Apartment complex, zoned C-8, lies to the north of the property. Zoned R-2, the Bryant Education Center is found to the east of the Cherry Hill Apartments. The Mount Vernon Square Apartments lie along the entire eastern property boundary and are zoned R-20. To the south of the property, south of Dart Drive, is the Woodley Nightingale Mobile Home Park, zoned R-MHP. South of the property, adjacent to

Figure 2: Aerial (Fairfax County)

Richmond Highway, lie properties zoned C-5 and C-8 improved with a gas station, restaurants, and retail stores. Along the western property boundary, across Richmond Highway, starting at the southern edge, are a number of properties zoned C-8 developed with a gas station, a convenience store, a hotel, and restaurants.

Access to the property is along Richmond Highway and Dart Drive. There are two curb cuts located along the Richmond Highway frontage. Dart Drive is improved as a two-lane road with curb and gutter to a point approximately 450 feet east of Richmond Highway, where a driveway entrance leads into the property.

Figure 2: Aerial (Fairfax County)

BACKGROUND

On November 22, 1982, the Board of Supervisors approved RZ 78-V-125 to rezone 25.24 acres of the total 48.6 acre parcel from the R-2, C-8 and R-MHP Districts to the R-MHP District. A copy of the proffers is found at Appendix 6.

DESCRIPTION OF THE PROFFER CONDITION AMENDMENT (PCA) PLAT

(Copy included at the front of the report)

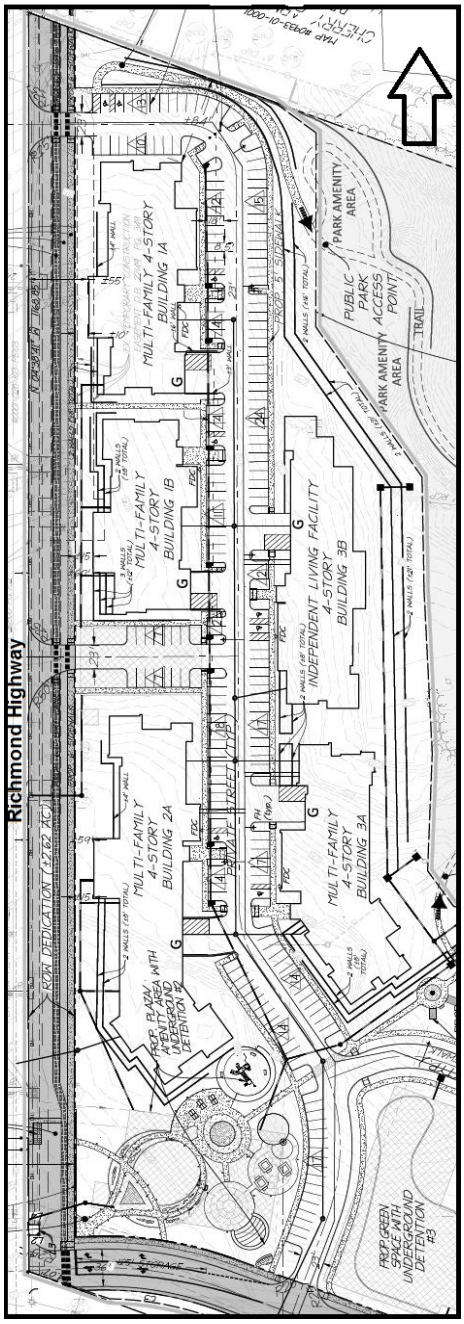


Figure 3: Multi-family Buildings (christopher consultants, ltd.)

The PCA plat, consisting of 3 sheets, entitled "Woodley Hills Estates," is prepared by christopher consultants, ltd., and dated June 2, 2016. The area subject to this PCA is highlighted and measures 11.49 acres.

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

(Copy included at the front of the report)

The CDP/FDP, consisting of 26 sheets, entitled "North Hill," is prepared by christopher consultants, ltd., and dated May 2, 2016, revised through December 19, 2016. Review of the CDP/FDP is found below.

Site Layout

The development plan shows the property improvements to be grouped in four land uses: multi-family, single-family attached dwelling units, public plaza and park. However, the application property will be discussed as a whole since it is proposed to be rezoned to the PDH-20 District.

Five multi-family buildings housing all affordable dwelling units (four stories in height, 55 feet tall) are proposed on the western portion of the property adjacent to Richmond Highway. An internal private street affords vehicular access to the multi-family buildings. The multi-family buildings are distributed three on the west side of the internal street and two on the eastern side of the internal street. Except for

the rental office proposed to be located in the southernmost building along Richmond Highway, the buildings are proposed for residential uses. Independent living units for residents aged 55 years and above are proposed for the northern building on the east side of the internal private street.

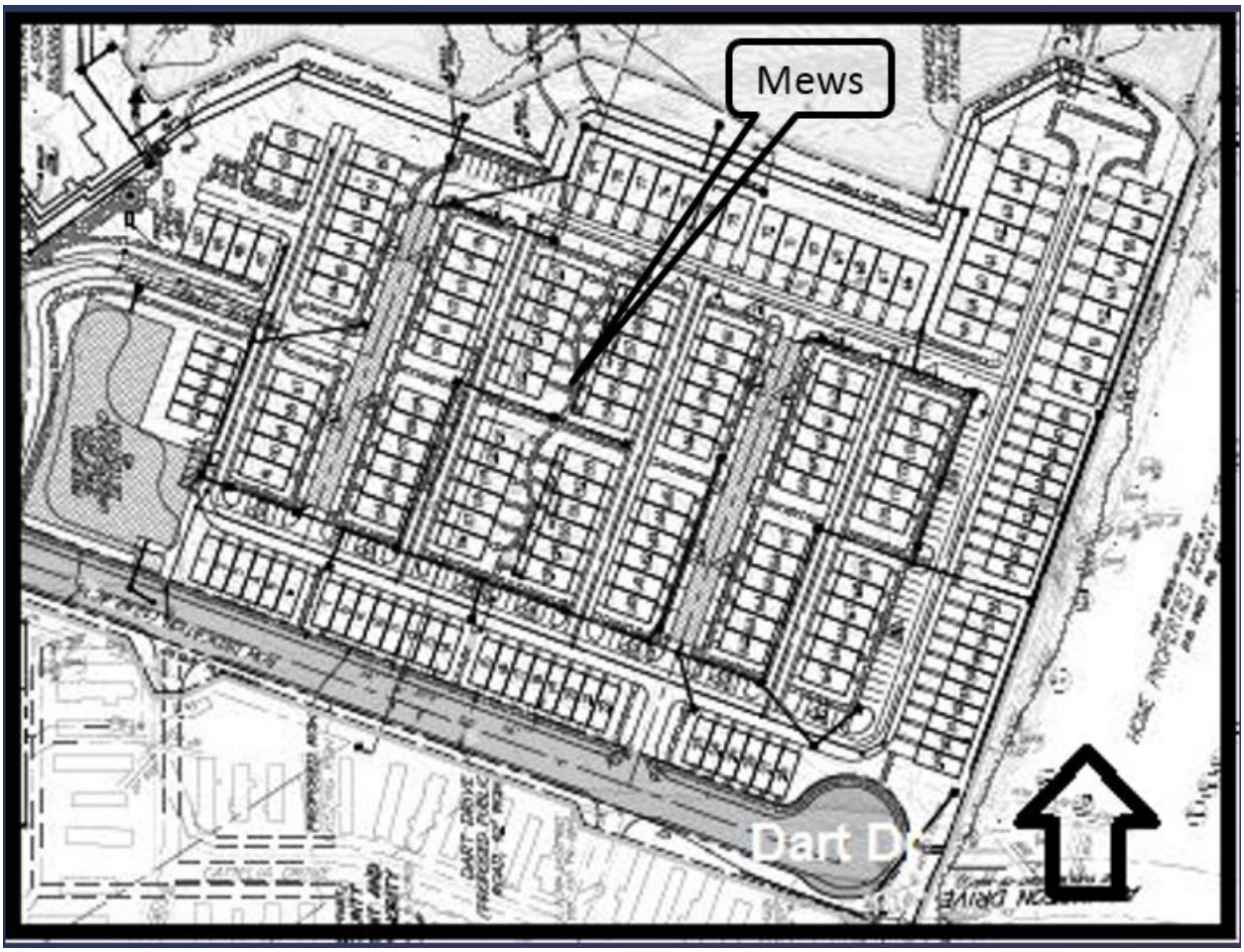


Figure 4: Family Attached Dwelling Unit (christopher consultants, ltd.)

The market rate single-family attached dwelling units are proposed to be located along the north side of Dart Drive. Private streets and alleys serve the 175 single-family attached units. Garage access is provided from the internal private streets, as well as alleys. The “Mews,” located in the center of the single-family attached dwelling unit development, consists of a landscaped space enhanced with a meandering walkway.

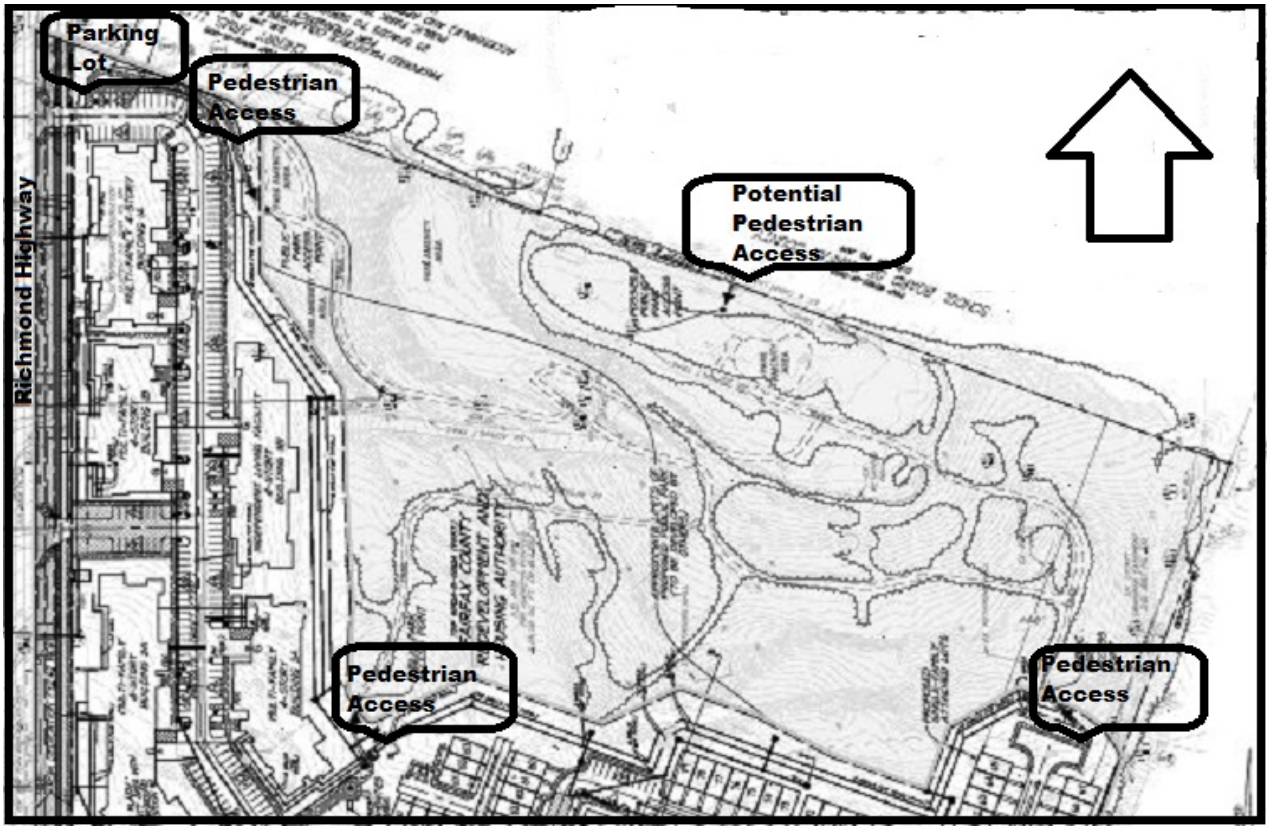


Figure 5: Future Public Park (christopher consultants, ltd.)

A public park of approximately 12 acres is proposed for the northeastern portion of the property. A system of trails will connect various parts of the park. Envisioned as a predominantly passive recreational facility, the specific improvements will be defined in the future, but may include a tot lot, a gazebo, and a dog park. Vehicular access to the public park is proposed in the northwestern corner of the property where a parking lot, containing 23 spaces, including 2 handicapped spaces, will gain access directly from Richmond Highway. Pedestrians will be able to access the public park from the parking lot, using an ADA accessible trail; from an entrance proposed behind the public plaza; and from the southeastern corner of the property in the single-family attached development. A fourth possible pedestrian access point, to be constructed by others, is shown along the northern property boundary from the Bryant Education Center.

Figure 6: Public Plaza (christopher consultants, ltd.)

Located at the intersection of Richmond Highway and Dart Drive, the proposed public plaza contains approximately 22,000 square feet. Hardscape improvements in the public plaza area include a tot lot, climbing wall, benches, and fixed ping pong tables and fitness equipment, to name a few. Landscaping, to include a combination of deciduous trees and evergreen trees, enhances the activity areas. Approximately 38 percent (13.25 acres) of the property is provided as open space.

Vehicular Access, Parking and Transportation Improvements

The subject property is located in the northeastern quadrant of the Richmond Highway and Dart Drive intersection. The applicant proposes to construct the following elements of the Embark Richmond Highway cross section: a 6.5-foot wide off-road bike lane, an 8-foot wide landscape panel, a 6-foot wide sidewalk and a 1-foot maintenance strip behind the sidewalk. Dart Drive will be upgraded to a two lane roadway in a 52-foot right of way with a 6-foot landscape panel and a 5-foot sidewalk along the northern side. Additionally, the applicant allows for the extension of Dart Drive to Arlington Drive.

Ingress and egress is provided from one access point along the Richmond Highway frontage and two points along the Dart Drive frontage. An additional access point along the northern Richmond Highway frontage provides entry to the public park parking lot and emergency response access into the balance of the property. Entering from Richmond Highway, vehicles access the internal private street which serves the surface and garage parking associated with the multi-family buildings. A total of 377 parking spaces are provided for the multi-family buildings, 198 spaces within the garages, and 179 surface spaces. Traveling south along the internal private street, vehicles will traverse the public plaza area connecting with the internal private street system serving the single-family attached dwelling units. Parking for the single-family attached dwelling units is provided in garages, in driveways, and along certain internal private streets, but not the alleyways, for a total of 519 spaces (297 garages spaces, 82 driveway spaces, and 140 on-street spaces). One loading space is provided for each multi-family building and can be found at the garage entrance.

Pedestrian Access

Pedestrian access is provided throughout the property. A 6-foot wide sidewalk is proposed along the Richmond Highway frontage to meet the design for the future Richmond Highway improvements envisioned as part of the Embark Richmond Highway upgrade. Along the Dart Drive frontage a 5-foot wide sidewalk is provided. These sidewalks, along the public streets, connect the development to external activity areas. A system of sidewalks is proposed internally within the multi-family development and the single-family attached development of the site, as well as connecting the two components. In addition, the on-site pedestrian system will connect to the park trails.

Building Perspectives

Figure 7: Multi-family Building Elevation (1A) (Wiencek + Associates)

Building perspectives are included for both the multi-family buildings and the single-family attached dwellings. Exterior materials for the multi-family buildings may include burnished block, fiber cement panel or siding, metal panel, metal guardrail, PVC window

trim, vinyl siding and widows, aluminum and non-reflective glass windows, as outlined in the draft proffers.

Figure 8: Single-family Attached Elevation (christopher consultants, ltd)

Landscaping, Open Space, Tree Preservation

The Landscape Plan, Sheet 8 of the CDP/FDP, shows that some existing trees may be retained along the common boundary between the proposed public park and the residential component and along the southeastern property boundary. A cluster of Category IV deciduous trees is placed in the northwestern corner of the property adjacent to the proposed public park parking lot. A minimal number of parking lot trees are provided in the multi-family building parking lots. A grouping of deciduous and evergreen trees are found in the transition area between the multi-family buildings and the single-family attached dwellings. The public plaza, envisioned for the intersection of Richmond Highway and Dart Drive, has a landscape program consisting of a combination of Category II, III and IV deciduous trees and Category III evergreen trees, along with shrubs, surrounding the hardscape and active recreation elements. The single-family attached development has a landscape program consisting of predominantly Category II and III deciduous trees and some strategically placed Category II evergreen trees.

Stormwater Management/Best Management Practices.

The parcel is located in the headwaters of Little Hunting Creek, one of the county's most degraded streams and a Department of Environmental Quality Impaired waterbody. The Little Hunting Creek Watershed Management Plan proposed stream and buffer

restorations for the entire reach of Little Hunting Creek from the headwaters just upstream of Mount Vernon Plaza to the head of tide below the intersection of Richmond Highway and Napper Rd.

The applicant proposes to manage stormwater runoff through the use of underground detention facilities. Further, an area of street frontage will drain to urban curb and gutter. In the pre-development condition, approximately 21.80 acres or 62.5 percent of the total site, drained on-site. The proposal is to have 27.91 acres, or 80 percent of the entire property, drain to on-site stormwater facilities in the post development condition, as required by the Public Facilities Manual.

COMPREHENSIVE PLAN PROVISIONS

The subject property is governed by the policies found in the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Richmond Corridor Area, Suburban Neighborhood between Beacon/Groveton and Hybla Valley/Gum Springs CBC, as amended through December 6, 2016. The applicable Comprehensive Plan text is provided and portions are excerpted within the analysis of the residential development criteria. Comprehensive Plan Map designation: Public Park with an option for up to 279 workforce and affordable dwelling units, including independent living; up to 196 dwelling units; and an approximately 11 acre park, pursuant to PA 2016-IV-MV1 adopted by the Board of Supervisors on December 6, 2016.

The subject property is located within the study area of the ongoing Embark Richmond Highway (PA 2015-IV-MV1) Plan Amendment. The study considers redefining the land use and transportation recommendations for the Richmond Highway Corridor to incorporate guidance for a Bus Rapid Transit (BRT) system between the Huntington Metro Station and Fort Belvoir with an extension of the Metro Yellow line from Huntington to Hybla Valley in the long term. The study envisions establishing one of the BRT stations generally at the southwest corner of the subject property at the intersection of Richmond Highway and Lockheed Boulevard/Dart Drive.

The site specific text, found on page 54, states:

"*4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum Springs Community Business Center and the Woodley Hills Estates Mobile Home Park, is planned for a public park for passive recreational use. As an option, the site may be appropriate for up to 279 affordable multi-family units, which may include affordable independent living units, and up to 196 single-family attached dwelling units with limited community serving uses with the retention of a significant portion of the site for a publicly accessible park. Any development should be supported*

by a geotechnical study that shows how slopes and problem soils will be addressed. In addition, the following conditions should be met:

- *The residential development should be oriented to Richmond Highway and Dart Drive.*

- *Buildings facing Richmond Highway should provide pedestrian entrances and direct access to the Richmond Highway frontage to the extent feasible in consideration of site constraints, topography and/or the safety and welfare of residents. If parking structures are planned in the ground-floor of building, appropriate screening of parking should be achieved in order to avoid adverse impacts to the public realm.*

- *The walkability and multi-modal connectivity of the redevelopment should be enhanced through the addition of sidewalks, streetscape and bicycle facilities. Adequate right of way and streetscape improvements should be provided in line with the design guidance for the corridor, including secondary streets such as Dart Drive. Development should dedicate 89 feet from the centerline of Richmond Highway for planned transportation improvements. The right of way dedication along Dart Drive should be extended to the east property line to accommodate a future multimodal connection to Arlington Drive.*

- *On-site bicycle and pedestrian circulation should be provided and connect to off-site bicycle, pedestrian and transit facilities.*

- *One or more points of access should be made to connect the public park with the planned community.*

- *Planned development of the property should include clean-up and restoration efforts focused on the portion of the site to remain as a public park so that it is safe for park visitors.*

- *Residential development should provide vehicular access and parking to serve the public park and should provide an ADA accessible route from the parking into the park.*

- *In addition to the public park, a well-designed, publicly accessible urban plaza should be included to create a sense of place and provide recreational opportunities for residents and visitors, per the guidance of the Urban Parks Framework. The southwest corner of the property is well-suited for a civic plaza that would serve as a community gathering space for future residents and those*

waiting for a bus. Active recreation facilities should be provided onsite to meet the needs of future residents.

PROFFER CONDITION AMENDMENT ANALYSIS

The proffer commitments made with the approval of RZ 78-V-125 have either been met or the remaining 13.75 acres comply with the Zoning Ordinance regulations governing the R-MHP District and the stipulations made in the proffers. The 11.49 acres proposed to be deleted from the proffers are to be rezoned to the PDH-20 District as part of RZ 2016-MV-014. The applicant requests a number of modifications and waivers that, with the exception of the district size, were previously approved.

REZONING RESIDENTIAL DEVELOPMENT CRITERIA ANALYSIS

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

In addition to the Residential Development and Planned District Standards, the application is being reviewed in context with the site specific guidelines of the Comprehensive Plan.

Site Design (Appendices 7 and 8)

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

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

There is no consolidation expected per the Comprehensive Plan. The proposed development eliminates three separate zoning districts and brings the land area into one unified design and development north of Dart Drive. This action enables

development which is in keeping with the nature and character of surrounding neighborhoods. The area south of Dart Drive will continue to be governed by a separate set of proffers. In staff's opinion, the development does not preclude nearby properties from development as recommended by the Comprehensive Plan.

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

The Comprehensive Plan recommends that residential development be oriented to Richmond Highway and Dart Drive. The Comprehensive Plan calls for the buildings facing Richmond Highway to provide pedestrian entrances and direct access to the Richmond Highway frontage to the extent feasible in consideration of site constraints, topography and/or the safety and welfare of residents and that if parking structures are planned on the ground-floor, then appropriate screening of parking should be achieved in order to avoid adverse impact to the public realm.

Residential development is proposed along each of the adjacent public roads. Staff worked extensively with the applicant to incorporate elements of the future design of an expanded Richmond Highway into the project design. The applicant is providing 92.5 feet of right of way from the center line of Richmond Highway, to accommodate an off-road bike lane, a landscape panel and sidewalk. The multi-family buildings are located along Richmond Highway and the single-family attached dwellings front Dart Drive. In staff's opinion, the location of the buildings appropriately frames the land parcel and establishes an urban character. The applicant has provided additional pedestrian circulation from the Richmond Highway sidewalk between the buildings to access the entrances interior to the project in response to staff's request that the applicant provide building entrances along the Richmond Highway frontage. The applicant stated that significant slopes and concern for the safety of future residents precludes including entrances on the Richmond Highway side. Parking garages, located on the first level of each building, are screened by retaining walls in combination with landscaping. Staff notes that the applicant has provided a comprehensive pedestrian circulation system interconnected between the multi-family development, the single-family attached development and the proposed park parcel, as well as to the off-site facilities. Staff finds the applicant's proposal to waive the required rear privacy yard for the single-family attached dwelling units to be acceptable because the application emphasizes a pedestrian scale streetscape with sidewalks and green spaces, rear loaded garages

and proximity and direct access to a 12-acre public park. In staff's opinion, the applicant has provided for a logical and functional layout that respects existing development, as well as looks to the future when Bus Rapid Transit is developed in the Richmond Highway corridor.

Staff notes that the development would benefit from additional landscaping between the multi-family buildings, along Richmond Highway, throughout the single-family attached development and along the retaining walls. Staff further recommends that a creative solution be implemented along the eastern private street leading to the park entrance to afford pedestrians a safer environment. The applicant is aware of these issues and has chosen to address them at the site plan.

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

The Comprehensive Plan policies call for retaining a "significant portion of the site for a publicly accessible park" with one or more access points, including one accessible connection adjacent to the parking area. In the PDH-20 District with affordable dwelling units, the Zoning Ordinance requires 31 percent of the site to be provided as open space. Approximately 38 percent of the property, or 13.25 acres, is provided as open space. The open space provided includes the public plaza/amenities areas, the public park, the mews located in the single-family attached area, tree planting areas, and the lawns surrounding the multi-family buildings. The CDP/FDP reflects a proposed park parcel of approximately 12 acres. Future users of the park, whether residents of the proposed development or the surrounding community, will be able to gain access to the park from three directions: the northwestern corner via an ADA accessible trail from the 23-space parking lot; at the center of the project; and along the eastern edge of the property by extension of the sidewalk found in the single-family attached development. Open space, in the form of a public plaza, creates a visual focal point at the intersection of Richmond Highway and Dart Drive and measures about one half acre. A smaller space of approximately 12,000 square feet is labeled as the "Mews" and is located central to the single-family attached development. Finally, there is open space located surrounding each multi-family building. In staff's assessment, the applicant has provided for a variety of open space elements and has incorporated them well into the development.

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

Working together, the applicant and staff have created a landscaped environment which incorporates the need for internal landscaping, attractive streetscapes and transitional screening. In accord with the proposed streetscape along Richmond Highway developed through the on-going Embark Richmond Highway Plan Amendment, the

applicant provides an 8 foot wide landscape panel along the entire Richmond Highway frontage and commits to install trees approximately 25 feet apart. Along Dart Drive, the applicant proposes a 6 foot wide landscape panel. Trees along the Dart Drive frontage will be planted in the front yards of the single-family attached dwelling units. Staff notes that there will be no trees in the 6 foot wide landscape panel which will be credited toward the 10-year tree canopy calculations. As shown on Sheet 8 of the CDP/FDP, the applicant includes landscaping at the public plaza location, along the edge of the single-family attached development, near the entrance to the park parking area and scattered throughout the property. Staff notes that the proposed development meets the 10-year canopy requirement of the Public Facilities Manual with the inclusion of a 25 percent credit from the park parcel.

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

The Comprehensive Plan policies state that the southwest corner of the property is suited for a well-designed, publicly accessible urban plaza improved with active recreation facilities to create a sense of place and provide recreational opportunities for residents, those waiting for a bus; and visitors.

The applicant designed a public plaza located at the intersection of Richmond Highway and Dart Drive in the southwest corner of the property. The public plaza is a visual focal point on the property and leads the eye into the site towards the rear where the public park is proposed. As shown on Sheet 6 of the CDP/FDP and, in greater detail on Sheet 18, the applicant anticipates providing improvements to include a tot lot with rubber floor material, a short climbing wall, benches, fixed ping pong table, exercise platform, fitness equipment, and chess tables all surrounded by lawn and plantings with bollard lighting. Currently, the public plaza has a system of sidewalks leading into the plaza combined with lawn area. Staff has concerns that future residents and the public walking across the lawn area will cause it to deteriorate quickly. For this reason, staff recommended additional hardscape; however, the applicant has pointed out that this is the low point on the property where stormwater management facilities must be installed. The initial design of the plaza included a focal point which has since been removed and staff recommends that some type of shade feature be added to provide for the comfort of future users. A comprehensive signage program is needed for the public plaza to guide and direct users within the plaza and through the upper plaza into the public park. This area will be connected visually and via a specially treated pedestrian crossing to the second component of the public plaza area which will, in the future, incorporate a structure and lead into the public park along a pedestrian walkway.

“Juliet” style balconies are shown on the southern elevations of buildings 2A and 3A. Staff prefers larger balconies than shown because they will create useable private outdoor space for residents and increase “eyes” on the central plaza to enhance safety.

Electrical and Land-line Utility Services

Located in the Suburban Neighborhood between the Beacon/Groveton and Hybla Valley Commercial Business Centers, the property is identified as part of the commercial revitalization of the Richmond Highway corridor. Construction within much of the Richmond Highway corridor took place in the mid-Twentieth Century when electrical and land-line utilities were placed above ground. The County enacted policies which encourage the undergrounding of utility lines during new construction or during redevelopment, whenever possible.

Staff and the applicant have worked diligently to address electrical and land-line utility service locations. The applicant's proffers state that the applicant takes no responsibility for the undergrounding of overhead utilities along the Richmond Highway frontage. However, the applicant does allow for the granting of an easement at no cost to the County along the Richmond Highway frontage, at a time in the future, when such undergrounding occurs. The easement will be granted to the County at no cost. Staff finds the applicant's proposal acceptable in that 61 percent of the proposed residential dwelling units will be affordable. Further, staff finds that the applicant proposes to dedicate 12 acres of land for a public park.

Neighborhood Context (Appendices 7 and 8)

All applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Development should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, particularly along the periphery; bulk and mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling with regard to the adjacent streets and homes; architectural elevations; connections to non-motorized transportation facilities; and the preservation of existing topography and vegetative cover. It is not expected that developments will be identical to their neighbors and that the individual circumstances of the property will be considered.

As noted above, the proposed development generally embodies the Comprehensive Plan recommendations regarding site layout. The multi-family and single-family attached dwelling units are oriented to Richmond Highway and Dart Drive, respectively. Building elevations for the multi-family dwelling units are presented on Sheets 16, 17, and 18, while the building elevations for the single-family attached dwelling units are shown on Sheet 19 of the CDP/FDP. The multi-family building facades represent a multisided design so that all services are located within the buildings and the facades facing Richmond Highway "read" like a front. Front facades of the single-family dwelling units located along Dart Drive are oriented to that road. This provides for the front door of the single-family attached dwelling units to face Dart Drive.

A public plaza is located at the corner of Richmond Highway and Dart Drive to create a visual focal point along the Richmond Highway corridor and provide a gathering space

for residents and members of the surrounding community. The public plaza is expected to enhance the public realm experience for those using the bus stop which the applicant has proffered to relocate from south of Dart Drive to the north side, on Richmond Highway which will be coincident with the future Bus Rapid Transit stop.

The proposed single-family attached unit development is adjacent to an existing multi-family development to the east. The peripheral boundary setback is 10 feet. In staff's opinion, the applicant's layout will fit into the fabric of the adjacent neighborhoods.

Environment (Appendices 9 and 10)

All new residential developments are expected to respect the environment and are evaluated on the following provisions:

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

The property contains approximately 320,000 square feet of tree preservation area within that portion to be dedicated for park use. Otherwise, there are no floodplains, stream valleys, EQCs, RPAs or other environmentally sensitive areas.

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

The property is almost entirely underlain by marine clay soils. Slope stability has historically been an issue on this site. The preliminary geotechnical study prepared by the applicant has not been submitted for formal review by staff or the Geotechnical Review Board (GRB). Staff notes that the applicant was encouraged to make a formal submission of the geotechnical study, but the applicant decided to continue with the project based on the preliminary findings. The applicant is aware that future review of the geotechnical study could necessitate a redesign and an amendment to the application. The applicant proffers to implement future recommendations of the GRB.

Water Quality/Drainage: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques. The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite of offsite) should be shown on development plans.

The applicant's plans indicate that best management practices from Contech Engineered Solutions, Stormfilter infiltration system from the Proprietary BMP Clearing House will be used to satisfy water quality requirements. The Virginia Department of Environmental Quality Runoff Reduction Method computations show that, in addition to the on-site BMPs, the applicant will need to make phosphorous purchases from a nutrient bank. Staff recommends the applicant use onsite Low Impact Development techniques to minimize the need for nutrient credits. The proposed infiltration facilities do not meet requirements for their proximity to the water table and will need to be modified during site plan review.

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

As noted above, the property has a lengthy frontage along Richmond Highway, a principal arterial roadway on the Transportation Plan. Three of the multi-family buildings are proposed adjacent to the road, in addition to the public plaza area at the intersection with Dart Drive. The noise study conducted by the applicant evaluated the current and future anticipated noise impacts to both the public plaza and the proposed multi-family buildings. Staff notes that the study concluded that only a small portion of the public plaza area would be impacted by noise levels in excess of 65 dBA Ldn. That portion of the public plaza impacted by the noise is designed as a landscaped area and includes no active recreation features. Thus, no outdoor noise mitigation measures are required. As regards the multi-family buildings, the study shows that those portions directly adjacent to Richmond Highway are impacted by noise levels over 65 dBA. Appropriate building materials are proffered to ensure that interior noise levels fall below 45 dBA. Staff notes that the noise study and proffers indicate that noise levels will be adequately addressed through the proposed interior mitigation measures and that outdoor noise levels will not exceed Fairfax County Comprehensive Plan guidance of 65 dBA Ldn.

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

The development is subject to Section 14-900, Outdoor Lighting Standards, of the Zoning Ordinance. Additionally, the applicant proffers to use shielded cut-off fixtures for all parking lot and building mounted lighting which will be directed inward and downward so that the lamp surface is not directly visible from adjacent properties. Further, the applicant proffers that the street lighting used along the private streets in the single-family attached development will generally be compatible in design and appearance with parking lot lighting located within the multi-family development to create an integrated and unified development.

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

The applicant proffered sustainable design to address energy conservation and green building techniques. Certification for the multi-family and single-family attached dwellings will be obtained from either the EarthCraft House Program or the 2012 National Green Building Standard or an alternative certification program to be selected by the applicant at the time of site plan.

Tree Preservation and Tree Cover Requirements (Appendix 11)

Regardless of the proposed density, all residential development should be designed to take advantage of existing quality tree cover. Tree cover in excess of the ordinance requirement is highly desirable.

The majority of the property is currently forested. However, the forest resources are severely impacted by invasive plant species. The overstory contains many very large Oak trees along with other native species indicative of an upland hardwood forest type. It is highly likely, though, that the presence of invasive tree species, such as Bradford Pear, will convert the forest into a non-native forest type if no invasive species management plan is put in place. Additionally, there is significant evidence of the Emerald Ash Borer in the form of numerous standing dead White Ash trees. This is particularly pronounced on that portion of the property identified to be dedicated to the Park Authority for a public park. Staff notes that an invasive species management plan will be funded by HCD, as discussed below, and completed by the Park Authority.

Protection of the forested area in the northeastern quadrant of the property is particularly important since 320,000 square feet is being used to satisfy the 10-year canopy requirement for the entire site. Staff notes that identification of the preservation area on the CDP/FDP ensures the tree canopy requirement and tree preservation target will be met for the entirety of the site in perpetuity.

Transportation (Appendices 12 and 13)

All residential development should implement measures to address planned transportation improvements and offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the road network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable. The principles include: transportation improvements, transit/transportation management, interconnection of the street network, streets, non-motorized facilities, and alternative street designs. The following is an evaluation of those principles that staff has concluded are applicable in this instance.

<u>Transportation Improvements:</u> Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic.

The subject property is located in the northeastern quadrant of the Richmond Highway and Lockheed Boulevard/Dart Drive intersection. As such, the property has public road frontage on the western and southern boundaries. Working with the Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT), the applicant has devised a transportation improvement program which is acceptable to both and is described below.

Frontage along Richmond Highway measures approximately 1,170 linear feet. The applicant proffers to dedicate right of way a minimum of 92.5 feet from the centerline of Richmond Highway to accommodate the future expansion of the roadway to permit construction of the Bus Rapid Transit (BRT) system currently being studied by the on-going Embark Richmond Highway Plan Amendment. Within this right of way, the applicant commits to construct a 1 foot wide maintenance strip along the eastern edge of the right of way, a 6 foot wide sidewalk, an 8 foot wide landscape panel, and a 6.5 foot wide bike lane. The goal is to retain the majority of these improvements during the expansion of Richmond Highway.

For the 1,100 foot distance along Dart Drive, the applicant proposes to dedicate a 52 foot wide right of way to accommodate upgrading this road to two lanes with parking on both sides and streetscape improvements along the northern side. A westbound right turn lane is proposed at the Richmond Highway intersection. Both the FCDOT and VDOT indicate that connecting Dart Drive to existing Arlington Drive, just to the east of the property boundary, will be required at site plan.

<u>Transit/Transportation Management:</u> Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged.

The on-going Embark Richmond Highway Plan Amendment proposes a BRT station in the general vicinity of the intersection of Richmond Highway and Dart Drive. To accommodate this future condition, the applicant is incorporating a number of improvements into the project. The applicant proposes to relocate the bus stop currently located south of Dart Drive to the north side of Dart Drive in close proximity to the proposed public plaza in the south western corner of the property. Additionally, the applicant has proffered to accommodate the bus stop in the ultimate location. Negotiations relative to the development of the public plaza in relation to the future BRT station location led to a wider sidewalk from the corner of Richmond Highway and Dart Drive north approximately 150 feet to accommodate the increase in pedestrian usage associated with the future BRT system.

Further, the applicant proffers a Transportation Demand Management (TDM) Program and a TDM Work Plan to encourage the use of transit, high-occupant vehicle

commuting modes, walking, biking and teleworking, to reduce automobile trips generated by the new development.

Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided.

The property is surrounded by established neighborhoods to the north and east. Dart Drive provides the greatest opportunity to connect to other neighborhoods. A public road connection, extending Dart Drive east to Arlington Drive, is an option provided for in the applicant's development scenario. Selection of the design option for Dart Drive is to be made prior to the first site plan submission for the property in conjunction with the Fairfax County Department of Transportation and Virginia Department of Transportation. The applicant's design for Dart Drive honors the two existing access points into the Woodley Hills Estates Mobile Home Park on the south side.

Both the FCDOT and VDOT have stated a preference for connecting Dart Drive to Arlington Drive. Arlington Drive is currently a public road with a single point of entry serving over 1,200 residential units. Arlington Drive and Dart Drive must be connected to provide a second point of access for all these residents for traffic circulation and safety purposes. Additionally, the connection of Dart Drive to Arlington Drive provides improved emergency response access to the properties along Arlington Drive.

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

As noted above, the subject property fronts on two public roadways, Richmond Highway and Dart Drive. The applicant has committed to upgrade these roadways in a manner acceptable to the FCDOT and VDOT. The internal vehicular circulation system is comprised of private streets and alleys. The private streets will be designed to public street standards. A modification request is included with this application to allow private streets to be longer than 600 feet. Parking is provided in a surface lot and in the garages for the multi-family buildings and the single-family attached dwelling units will have parking along the private streets, as well as in the garages and driveways. Turning movement diagrams are provided by the applicant on Sheet 7 of the CDP/FDP.

Non-motorized Facilities: Non-motorized facilities should be provided.

The Comprehensive Plan encourages walkability and multi-modal connectivity of the redevelopment through the addition of sidewalks, streetscape and bicycle facilities. Adequate right of way and streetscape improvements are recommended by the Plan policies in line with the design guidance for the corridor, including secondary streets

such as Dart Drive. Plan policies state that on-site bicycle and pedestrian circulation should be provided and connect to off-site bicycle, pedestrian and transit facilities.

As discussed above, the property is located along Richmond Highway at Dart Drive. Currently, several bus lines navigate Richmond Highway at this location with a bus stop available just south of Dart Drive. The on-going Embark Richmond Highway Plan Amendment identifies this location as a potential site for a future BRT Station. The applicant proposes a comprehensive internal system of sidewalks on both sides of the private streets which connect to sidewalks/trails along Richmond Highway and Dart Drive to provide access to the existing bus stop, the relocated bus stop, the proposed BRT Station, and generally to the existing and future pedestrian circulation system in the Richmond Highway corridor. Additionally, the internal sidewalks connect to the three access points to the future public park located in the northeastern portion of the property. Allowances are also provided for additional future pedestrian connections to the park from the north and the east which will be constructed by others. Bicycle racks are provided at the entrance and in the interior of each multi-family building.

Public Facilities

Residential development requires public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities.) All rezoning applications for residential development are expected to offset its public facility impact and to address public facility needs in the vicinity of the proposed development.

Public Schools (Appendix 14)

The development will be served by Bucknell Elementary School, Sandburg Middle School, and West Potomac High School. Over time, the development is expected to generate 148 students (41 high, 21 middle and 86 elementary). Currently, West Potomac High School and Sandburg Middle School have a capacity deficit and Bucknell Elementary School has a capacity surplus.

Based on the school contribution formula contained in the Residential Development Criteria, Fairfax County Public Schools anticipates a contribution of $1,738,852.00 to offset the impact of the new student growth on surrounding schools. The applicant proffers a net new student contribution of $845,928.00, spread over the total number of dwelling units. The proffers state that the applicant calculated the anticipated contribution by applying the Fairfax County Public Schools ratios to the proposed number and type of unit subject to school contributions reduced by the projected number of students that would be generated by the approved 112 mobile home dwelling units and the potential 36 single-family detached dwelling units that could be developed on the property under the existing zoning and prior approvals.

The proffers state that contributions will be made prior to the issuance of the first building permit for the multi-family development of the property and prior to the issuance

of the first building permit for the single-family attached development of the property. The West Potomac High School pyramid is specified by the applicant as the recipient of the schools contribution.

Park Authority Analysis (Appendix 15)

In accordance with Sect. 6-110 and 16-404 of the Zoning Ordinance, the minimum expenditure for park and recreational facilities within the district is set at $1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Based on 175 non-ADU residential units, the Ordinance-required contribution to be spent on site is $315,000. As shown on the CDP/FDP, the public plaza located at the intersection of Richmond Highway and Dart Drive, the future location of a BRT Station, is designed with a variety of seating, paving, plantings and activity areas. Additionally, the applicant provides for access to the future park property by including a 23-space parking lot and three pedestrian connections located in the north west corner of the property adjacent to the parking lot, in the center of the property behind the public plaza and north of the single-family attached development of the project along the eastern property boundary. That portion of the contribution not spent on constructing site recreational amenities is to be conveyed to the Park Authority for use in constructing recreational facilities at one or more parks in the service area of the development.

The on-site recreational facilities meet only a fraction of the recreational needs of future residents. Per the Countywide Policy Plan from the Comprehensive Plan, the Park Authority normally requests a “fair share” off-site contribution of $893 per new resident associated with any residential rezoning application to offset impacts to the district and countywide parks and recreational facilities serving the application area. Staff notes that in lieu of the “fair share” contribution, the applicant commits to the dedication of approximately 12 acres of land to the Park Authority with a 23-space dedicated parking lot. No additional “fair share” contribution is requested beyond the commitment to dedicate the parkland.

The property has significant invasive plant intrusion, along with man-made debris and residual infrastructure from when the site was developed as a mobile home park. Staff and the applicant have invested considerable time to discuss the extent of the required clean-up and projected cost. Discussion has included demolition and removal of residual mobile home structures and debris, invasive species management and maintenance plan, and the establishment of an ADA-accessible route from the northwest corner of the property to the connect the three Park Amenity Areas shown on the plan. Staff understands that resolution of these issues will be addressed by the HCD and the Park Authority. However, staff would prefer that the proffers clearly state that debris will be removed and the site cleaned-up prior to dedication.

At the January 24, 2017 meeting, the Board of Supervisors is expected to consider an amendment to the Consolidated Plan One-Year Action Plan for FY 2017. HCD is requesting that the Board approve amending the Consolidated Plan for FY 2017 to allow for a change in the project activities and funding for the North Hill project. Should

the amendment be approved, approximately $1.5 million will be made available for the initial phase of development of the North Hill Park when proceeds are received for the sale of the single-family attached land. Activities funded by this allocation are expected to include demolition, removal and disposal of existing improvements, treatment of invasive plants, site grading and restoration and seeding of disturbed areas. These improvements are planned to coincide with the development of the proposed affordable dwelling multi-family buildings. The total cost of upgrading the North Hill Park is estimated to be $3 million. Development of the park will be subject to funding availability.

Sanitary Sewer Analysis (Appendix 16)

The property is located in the Little Hunting Creek (K) watershed. Wastewater will be sewered into the Noman M. Cole Pollution Control Plant. The existing 8-inch line located on the property is adequate for the proposed use at this time. There appears to be adequate capacity or the proposed development at this time, taking into account existing uses and proposed development recommended by the Comprehensive Plan.

Fire and Rescue Department Analysis (Appendix 17)

This property is serviced by Station #411, Penn Daw. The next closest fire station is Station #409, Mount Vernon. A $20,000 contribution for two traffic preemption devices is proffered to be made prior to the issuance of the first RUP on the property to be used at two intersections close to the property.

Water Service Analysis (Appendix 18)

The property is located in the service area of Fairfax Water. Adequate domestic water service is available from the existing 24-inch and 12-inch water mains located in Richmond Highway and the 8-inch water main located in Dart Drive. Staff notes that depending on the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. The applicant is aware of this potential issue and will review further at time of site plan.

Affordable Dwelling Units

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. The Zoning Ordinance requires that provision of Affordable Dwelling Units (ADUs) in certain circumstances. When ADUs are not required, the applicant can either elect to provide ADUs or contribute 0.5 percent of the value of the units to the Housing Trust Fund to satisfy this criterion.

There are 279 multi-family residential units, including 60 Independent Living Facility units, proposed for the development, all of which are proposed as ADUs. This comprises 61

percent of the total development. Ten percent of the multi-family units are proposed for households with an annual income at or below 30 percent of AMI; 20 percent of the multi-family units are proposed for households with an annual income at or below 50 percent of AMI; and the remaining multi-family units are proposed for households with an annual income at or below 60 percent of AMI. Further, staff notes that the applicant is providing housing for low and moderate income families and individuals with special needs.

Heritage Resources (Appendix 15)

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

A Phase I Archaeological Survey completed in 2008 identified one site on the property which may merit additional inquiry before land disturbing activities. Staff requests that the applicant proffer to provide copies of further studies to the Park Authority within 30 days of completion. The applicant states that the site is located outside the area of clearing and grading, thus the applicant does not anticipate impacting the site.

ZONING ORDINANCE PROVISIONS

General Standards for All Planned Developments

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

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

<u>General Standard 1:</u> The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, and 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 Comprehensive Plan recommends development as a public park, or, as an option, up to 279 workforce and affordable dwelling units, including independent living; up to 196 dwelling units; and an approximately 11 acre park. The applicant proposes construction of 454 dwelling units on 34.88 acres for a density of 13 dwelling units per acre of which 279 are affordable units and, further the applicant proposes to dedicate a 12 acre public park. In staff's opinion, this standard is met.

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

Generally, the proposed development includes open space and achieves a layout which embodies the Comprehensive Plan recommendations, through a mix of housing types and the inclusion of ADUs. In staff's opinion, this standard is met.

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.*

Soil types and slopes were an integral consideration in the design of the site. Marine Clay soils are found under the entire property. When outlining the areas of clearing and grading, the applicant has allowed sufficient area behind the retaining walls to provide for the appropriate bracing. An area of approximately 12 acres is proposed for dedication as a public park. Approximately 38 percent of the property is retained in open space, including an area of 320,000 square feet of existing tree save area within the park area. In staff's opinion, this standard is met.

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 proposed multi-family buildings are to be four stories tall and are located along the Richmond Highway frontage. This area, along with the acreage devoted to construction

of the single-family attached dwellings along Dart Drive, is the lowest point on the property. The more intense multi-family development is proposed along Richmond Highway adjacent to commercial uses and other multi-family development. Forming a tapered edge along the southern property boundary on Dart Drive, the single-family attached dwelling units make the transition to the mobile home park located to the south across Dart Drive. This design is in accord with the Comprehensive Plan recommendations and serves to minimize impact on surrounding development. In staff's opinion, this standard is met.

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.

Additional right of way dedication, 92.5 feet from the existing centerline, is proffered along the Richmond Highway frontage to accommodate the future expansion to include Bus Rapid Transit. Adequate public facilities, such as police, fire protection, public schools and public utilities are available for the development of this property. A schools contribution is proffered which reflects a per pupil amount to offset the impact of the development on the surrounding schools. The applicant proposes to dedicate approximately 12 acres for parkland which offsets the recommended "fair share" contribution for off-site park needs. In staff's opinion, this standard is met.

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.

A comprehensive sidewalk system is provided within the development to connect the multi-family buildings and the single-family attached dwellings internally. The internal sidewalk system interconnects with and leads into the proposed trails within the proposed park property. Additionally, links from the internal pedestrian circulation system are provided along Dart Drive and Richmond Highway to the greater community. In staff's opinion, this standard is met.

Design Standards for All Planned Development

Whereas it is the intent to allow flexibility in the design of all planned development, 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, and PRC Districts the bulk regulations

and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning which most closely characterizes the particular type of development under consideration.

The R-20 District with affordable dwelling units is the conventional zoning district that most closely characterizes the proposed development. The R-20 District permits a maximum building height of 35 feet for single-family dwellings and 90 feet for all other structures. The applicant proposes a maximum building height of 55 feet for the multi-family buildings and 40 feet for the single-family attached dwellings.

An R-20 District with ADUs requires the following minimum yard measurements for multi-family buildings: front yard of 15 feet, side yard of 10 feet, and rear yard of 20 feet. The multi-family buildings are located a minimum of 10 feet from Richmond Highway and approximately 80 feet from the northern property boundary. The single-family attached dwelling units are located a minimum of 6 feet from Dart Drive and 17.5 feet from the eastern property boundary. The proposed single-family attached dwelling units include the following minimum yard measurements: Rear Loaded - 7.5 foot front yard, 4 foot side yard and 7.5 foot rear yard; Front Loaded – 18 foot front yard, 4 foot side yard, and 10 foot rear yard; except Lots 97 to 103 which will have the following minimum yards: 6.5 foot front yard, 4 foot side yard and 6.5 foot rear yard.

A minimum of 20 percent open space is required in the R-20 District ADU development, however the PDH District including ADUs requires 31 percent of the site as open space. The proposed development contains 38 percent open space. In staff's opinion, this standard is met.

<u>Design Standard 2:</u> 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.

As noted above, the applicant exceeds the open space requirement. Loading spaces are provided at the Zoning Ordinance recommended level, however, the amount of parking provided exceeds the requirement. In staff's opinion, this standard is met.

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

The internal streets are designed to conform to the provisions set forth in the Zoning Ordinance and the Public Facilities Manual, except where a modification is requested to allow the length of a private street to exceed 600 feet. On-site sidewalk are provided to connect to existing and planned walkways to enable future residents to access

recreational amenities, open space, public facilities, vehicular access routes and mass transit. In staff's opinion, this standard is met.

Highway Corridor Overlay District (HC)

The Highway Corridor Overlay District (HC) sets forth regulations to protect and promote the health, safety, and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets. Limitations are placed on certain automobile-oriented, fast service, or quick turn-over uses by the imposition of this district, such as drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini marts are regulated in the HC Overlay District.

The applicant does not propose any of the uses governed by the regulations of the HC District.

Independent Living Facilities (Sect. 9-306)

As previously discussed, one of the multi-family buildings is proposed as an Independent Living Facility. The PDH District regulations, as outlined in the Zoning Ordinance, Par. 17.I of Sect. 6-103, identify Independent Living Facilities as a secondary use in the PDH District, only if one or more principal uses are present and shown on an approved final development plan. The multi-family affordable dwelling units and the single-family attached dwellings are each a principal use and are shown on the FDP.

Further, Par. 3 of Sect. 6-106 of the Zoning Ordinance states that *"When a use presented in Sect. 6-103 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide."*

The following additional standards found at Sect. 9-306 of the Zoning Ordinance provide guidance regarding the development of the Independent Living Facility:

1. *Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps (disabilities), as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse, if any. In addition, any dwelling unit within the facility may include a live-in aide.*

   The applicant proposes to provide housing and general care for person who are 55 years of age or over. Federal regulations stipulate 55 years of age as appropriate for an Independent Living Facility.

2. *The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps (disabilities) for transportation, shopping, health, recreational and other similar such facilities and shall consider any specific facility maintenance and operating requirements to ensure that the facility meets the needs of the residents and is compatible with the neighborhood. The Board shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.*

   The property is located near existing bus routes, a future BRT Station and adjacent to a public park with walking trails. The Independent Living Facility will have a similar appearance to the proposed multi-family buildings.

3. *The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.*

   The Independent Living Facility is one of five four story multi-family buildings proposed for development on the western portion of the property and the single-family attached dwellings, as well as the park, are proposed for the eastern portion. The more intense development is proposed along Richmond Highway adjacent to commercial and other multi-family development. This use and the design is in accord with the Comprehensive Plan recommendations and serves to minimize impact on surrounding development.

4. *To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.*

   The intensity of the proposed Independent Living Facility is in accord with the Comprehensive Plan.

5. *No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.*

   The proposed development is located with access to Richmond Highway, a major arterial roadway shown on the Transportation Map.

6. *The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the*

total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2. When not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, Part 8 of Article 2 shall not be applicable and the total number of units may be calculated using the high end of the residential density range, as set forth in the adopted comprehensive plan, plus the addition of a twenty-five (25) percent density bonus.

The applicant seeks a density bonus pursuant to Par. 6 of Sect. 9-306 of the Zoning Ordinance for the Independent Living Facility. Based on the density allowed by the Comprehensive Plan recommendations for this site, 20 du/ac, the applicant can use a multiplier of 4 to calculate the density (20 x 4 = 80). The applicant further proposes that all the Independent Living Facility units be Affordable Dwelling Units (ADU). Thus, the density formula is further calculated by multiplying the increased density based on the Independent Living Facility by 20 percent (80 x .20 = 16). Thus, the permitted total number of Independent Living Facility units is 96. The applicant has chosen to construct 60 Independent Living Facility units.

The Zoning Ordinance at Part 8 of Article 2 states that 1/3 of the units should be provided to those with an income of not more than 50 percent of the median income for the WMSA and 2/3 of the units should be provided to those with an income of not more than 65 percent of the median income for the WMSA. As proffered, the applicant is providing the units at the following percentages: 10 percent to households earning up to 30 percent of the AMI; 20 percent to households earning up to 50 percent of AMI; and 70 percent to households earning up to 60 percent of AMI.

7. *Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.*

   Assisted living facilities and skilled nursing facilities may be provided to residents in the future.

8. *All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.*

   The applicant proposes all the facilities and amenities associated with the Independent Living Facility to be reserved for the use of the residents, employees and invited guests.

9. *In residential districts, the maximum building height shall be 50 feet, except that the maximum building height shall be 35 feet when the structure is designed to look like a single family detached dwelling and utilizes the applicable residential district minimum yard requirements, as set forth below, subject to further limitations by the Board to ensure neighborhood compatibility. For independent living facilities in commercial districts the maximum building height shall be as set forth in the district in which they are located.*

   As noted above, the Independent Living Facility is located in one of five multi-family buildings proposed in the development. Thus, the facility is designed to be harmonious with the other buildings as far as height, 55 feet tall, as well as architecture, materials and landscaping to create a unified whole.

10. *For independent living units that are located in a structure designed to look like a single family detached dwelling unit and is located in the R-E through R-8 Districts, the Board may permit compliance with the applicable single family detached minimum yard requirements of the zoning district in which located. For independent living facilities located in any other structure or district, the minimum front, side and rear yard requirements shall be as follows:*

    A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.

    B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.

    The proposed Independent Living Facility is proposed as an integral part of a larger multi-family development and is located internal to the development. There are no Zoning Ordinance specified yard dimensions within the proposed PDH-20 District.

11. *Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.*

    As noted previously, the proposed Independent Living Facility is part of a larger development. A modification of the transitional screening requirements found in Sect. 13-304 is requested by the applicant and supported by staff.

12. *The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception*

amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

This provision is not applicable.

13. *Live-in aides, as defined in Par. 1 above, shall not be subject to the income limitations and/or the age/disability occupancy requirements set forth in this Section. For the purposes of this Section, the "annual household income" shall not include the income of any live-in aide when determining the eligibility of the qualified resident.*

    This provision will need to be followed by the applicant when implementing and managing the Independent Living Facility.

14. *Resident care providers, as defined in Par. 1 above, may be provided in independent living facilities located in single family attached units or multiple family dwelling unit buildings, limited to not more than twenty-five (25) percent of the total number of dwelling units within the facility. Such resident care providers shall not be subject to the income limitations and/or age/disability occupancy requirements set forth in this Section; however, rental occupancy shall be limited to a maximum six (6) month term, subject to renewal for additional six (6) month maximum terms upon confirmation that the care provider continues to provide services to the primary resident(s) of the development. At such time that it is determined that an individual is no longer providing care services to a resident, such individual shall vacate the rental unit at the end of the lease term.*

    This provision will need to be followed by the applicant when implementing and managing the Independent Living Facility.

15. *For independent living facilities for low income tenants in which not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, the following additional standards shall also apply:*

    A. *All occupancy shall be on a rental basis only. Maximum rental prices shall be established in accordance with the following formula, based on the appropriate median income for the WMSA. The base figure shall be adjusted by the following factors for different dwelling unit sizes based on bedroom count:*

Number of Bedrooms	*Adjustment Factor*
0 bedrooms (efficiency/studio)	*70%*
1 bedroom	*85%*
2 or more bedrooms	*100%*

The result of this calculation for each size dwelling unit shall then be divided by twelve (12), then multiplied by twenty-five (25) percent and rounded to the nearest whole number to establish the maximum rent for the unit, which may or may not include utilities, at the developer's option. Resident care provider units shall not be subject to this calculation.

Initial lease terms shall be for not less than six (6) months and not more than one (1) year. Renewal terms may be on a month-to-month or other time basis, but shall not be longer than one (1) year for each renewal period.

B. The owner or manager shall monitor the income level of tenants at the time of initiation and renewal of any lease term and shall establish that any live-in aide or resident care provider continues to meet the applicable requirements of this Section. The results of such monitoring shall be provided to the Zoning Administrator on an annual basis to assure on-going compliance with the tenancy and income limits. Such report shall include the dwelling unit number/address, date of lease renewal, term of lease renewal, and tenant's income. Should a tenant become over-qualified with regard to income at any time during a lease term, such tenant shall vacate the unit at the end of the lease term in effect at the time of such over-qualification or within nine (9) months of such over-qualification, whichever time period is longer.

C. Prior to the issuance of the first Residential Use Permit for any unit in the independent living facility, the owner shall record a covenant, on a form provided and approved by the Fairfax County Department of Housing and Community Development, to address at a minimum the income limitations; rental price restrictions; the perpetuity of such controls; and any other relevant limits that are imposed by the Board.

D. Such independent living facilities for low income residents shall not be subject to Part 8 of Article 2 of the Zoning Ordinance, the ADU Program, nor shall they be subject to the Board's policy for Workforce Dwelling Units

In the proffers, the applicant proposes to limit income to: 10 percent to households earning up to 30 percent of the AMI; 20 percent to households earning up to 50 percent of AMI; and 70 percent to households earning up to 60 percent of AMI.

PROFFER CONDITION AMENDMENT MODIFICATIONS/WAIVERS

Modification of Par. 1 OF Sect. 3-M06 of the Zoning Ordinance to permit the minimum district size to be less than 15 acres in the R-MHP District.

The existing mobile home park, south of Dart Drive and located on 13.75 acres, will remain. In accordance with Sect. 2-820 of the Zoning Ordinance, when granting an increase in density, the Board may waive other regulations of the R-MHP District. Staff

does not object to the proposed modification.

Waiver of Par. 2 of Sect. 3-M06 of the Zoning Ordinance to eliminate the average lot area requirement in the R-MHP District.

The existing Woodley Hills Estates was developed without individual lots, thus the average lot area is not applicable. In accordance with Section 2-820 of the Zoning Ordinance, the Board may waive this requirement. Staff does not object to the proposed waiver.

Waiver of Par. 3 of Sect. 3-M06 of the Zoning Ordinance to eliminate the minimum lot area in the R-MHP District.

The existing Woodley Hills Estates was developed without individual lots, thus the minimum lot area is not applicable. In accordance with Section 2-820 of the Zoning Ordinance, the Board may waive this requirement. Staff does not object to the proposed waiver.

Waiver of Par. 2A, B, and C of Sect. 3-M07 of the Zoning Ordinance to eliminate the required 35 foot front, 25 foot side and 25 foot rear yard in the R-MHP District.

Woodley Hills Estates is an existing development with front, side and rear yards measuring less than the required distance which were in accordance with the Zoning Ordinance in effect at the time of approval. In accordance with Sect. 2-820 of the Zoning Ordinance, the Board may waive this requirement. Staff does not object to the proposed waiver.

Waiver of Par. 2D of Sect. 3-M07 of the Zoning Ordinance to eliminate the required 35 foot minimum yard requirement between a mobile home and a public street in the R-MHP District.

The existing Woodley Hills Estates was constructed in conformance with requirements in place at the time. Now, with the removal of the 11.49 acres from the larger parcel and the need to extend Dart Drive to the east as a public street, this requirement can no longer be met. In accordance with Sect. 2-820 of the Zoning Ordinance, the Board may waive this requirement. Staff does not object to the proposed waiver.

Modification of Sect. 3-M08 of the Zoning Ordinance to permit the maximum density to be greater than 6 mobile homes or dwelling units per acre in the R-MHP District.

Previously, the Board approved a maximum density of nine dwelling units per acre in conjunction with the approval of RZ 78-V-125. The existing Woodley Hills Estates, which is located on 13.75 acres, is comprised of 115 units. The resulting density is approximately 8.36 dwelling units per acre. In accordance with Sect. 2-820 of the

Zoning Ordinance, the Board may grant an increase in the number of dwelling units per acre permitted in the R-MHP District by a factor of fifty percent up to a maximum density of nine dwelling units per acre. The BOS previously approved an increase in density to 9 du/ac. Staff does not object to the proposed modification.

Modification of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed a maximum 600 feet in length.

The Board of Supervisors approved RZ 78-V-125 on November 22, 1982. A modification of this requirement was included in that request and approved. Staff does not object to the proposed modification.

REZONING MODIFICATIONS/WAIVERS

Modification of Sect. 13-303 and waiver of Sect. 13-304 of the Zoning Ordinance for transitional screening and waiver of the barrier requirements, respectively, in the area between the proposed multi-family residential dwellings and single-family attached dwellings to that shown on the CDP/FDP.

A Type 1 Transitional Screen and barrier in a minimum 25 foot width is required. The applicant requests a modification of the Type 1 required planting material and a waiver of the associated barrier pursuant to Sect. 13-304 of the Zoning Ordinance which states that a modification may be granted where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.

The applicant maintains that the development has been designed as an integrated community thereby eliminating the need for transitional screening and barriers between different unit types. The applicant proposes a public plaza that will link the multi-family and single-family attached developments of the property, and include a combination of large deciduous trees and medium evergreen trees. The applicant added 130 shrubs, per staff's recommendation, to meet the intent of the modified transitional screening in the plaza area. Staff does not object to the proposed modification and waiver.

Waiver of Par. 2 of Sect. 6-107 of the Zoning Ordinance for the 200 square foot privacy yard requirement for single-family attached dwelling unit.

Par. 2 of Sect. 6-107 of the Zoning Ordinance specifies no minimum lot area for each use or building, provided that a privacy yard having a minimum area of 200 square feet, shall be provided on each single-family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

The applicant states that the single-family attached development of the property has been designed to emphasize a pedestrian scale streetscape with sidewalks, green spaces, landscaping, and rear loaded alleys to create an integrated urban design. While the applicant is requesting a waiver of the 200 square foot privacy yard requirement,

approximately 30 percent of the units will include rear yards ranging in size from 160 to 220 square feet. Additional open space is provided in the form of a landscaped “Mews” located within the single-family attached development of the community. In addition, approximately 12 acres of the property will be an easily accessible public park, thereby providing outdoor recreation opportunities to residents. Staff does not object to the proposed waiver.

Waiver of Par. 1 of Sect. 11-302 of the Zoning Ordinance to permit the maximum lengths of the proposed streets within the proposed development to exceed 600 feet.

In accordance with Par. 1 of Sect. 11-302 of the Zoning Ordinance private streets in residential development which will be owned and maintained by a nonprofit organization shall be no longer than 600 feet in length.

The applicant indicates that a modification of the maximum street length will permit streets of sufficient length to provide adequate and safe access to the proposed community. While the streets will exceed 600 feet in length, the internal street and alley system forms a series of smaller, shorter blocks which provide for adequate circulation. Further, the applicant has provided turning movement diagrams which demonstrate that circulation concerns are addressed. Staff does not object to the waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In general, staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions incorporating the proffers and implementing the Proposed Development Conditions contained in Appendix 1 and 2, respectively, of the Staff Report.

However, there are opportunities to improve the proposal, which include providing additional landscaping throughout the property; providing additional hardscape surrounding the public plaza to reduce lawn deterioration; and amending the proffers to incorporate specific language adopted by BOS resolution regarding the preparation of the proposed park area for dedication to the Fairfax County Park Authority.

The proffers accepted pursuant to the approval of RZ 78-V-125 will remain in effect for the portions of the original application property not included in this proffer condition amendment application.

Recommendations

Staff recommends the Board of Supervisors approve PCA 78-V-125 to delete 11.49 acres from RZ 78-V-125 to permit the land to be rezoned to the PDH-20 Zoning District.

Staff recommends approval of the following waivers and modifications relative to the PCA request pursuant to Sect. 2-820 of the Zoning Ordinance:

- Modification of Par. 1 of Sect. 3-M06 of the Zoning Ordinance to permit the minimum district size to be 13.75 acres rather than 15 acres as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 4,000 square feet average lot area requirement in the R-MHP District.
- Waiver of Par. 3 of Sect. 3-M06 of the Zoning Ordinance to eliminate the 5,000 square feet minimum lot area requirement in the R-MHP District.
- Waiver of Par. 2A, B and C of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot front yard, 25 foot side yard and 25 foot rear yard requirements in the R-MHP District for mobile homes.
- Waiver of Par. 2D of Sect. 3-M07 of the Zoning Ordinance to eliminate the 35 foot minimum yard requirement between a mobile home and a public street in the R-MHP District**.**
- Modification of Sect. 3-M08 of the Zoning Ordinance to increase the maximum density to 9 dwelling units per acre rather than 6 mobile homes or dwelling units per acre as required in the R-MHP District.
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed a maximum 600 feet in length.

Staff recommends the Board of Supervisors approve RZ 2016-MV-014 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends that the Planning Commission approve FDP 2016-MV-014 subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2016-MV-014 and the associated Conceptual Development Plan.

Staff recommends approval of the following waivers and modifications relative to the rezoning request:

- Modification of Sect. 13-303 and waiver of Sect. 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements between the multi-family and single-family attached dwelling units within the development in favor of the landscaping shown on the CDP/FDP.
- Waiver of Par. 2 of Sect. 6-107 of the Zoning Ordinance for the 200 square foot privacy yard for single-family attached dwelling units.

- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit the maximum lengths of the proposed private streets to exceed 600 feet.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Final Development Plan Conditions
3. PCA Statement of Justification
4. RZ Statement of Justification
5. Affidavits
6. RZ 78-V-125 approval documents
7. Land Use Analysis
8. Office of Community Revitalization Analysis
9. Environmental Planning Analysis
10. Stormwater Management Analysis
11. Urban Forestry Management Division
12. Fairfax County Department of Transportation Analysis
13. Virginia Department of Transportation Analysis
14. Fairfax County Public Schools Analysis
15. Park Authority Analysis
16. Sanitary Sewer Analysis
17. Fire and Rescue Analysis
18. Fairfax Water Analysis
19. Glossary of Terms

DRAFT PROFFERS

CHPPENN I, LLC
RZ/FDP 2016-MV-014
PCA 78-V-125

January 4, 2017

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 (hereinafter referred to as the "Zoning Ordinance"), CHPPENN I, LLC, for and on behalf of the owner, themselves, and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in RZ/FDP 2016-MV-014 and PCA 78-V-125 filed on property identified as Fairfax County Tax Map 92-4 ((1)) 82A pt. (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves a rezoning of the Application Property to the PDH-20 and HC Districts and a concurrent proffered condition amendment (PCA) on the Application Property. Upon approval of the rezoning and PCA, these proffers shall replace and supersede all previous proffers approved on the Application Property. In the event this rezoning and/or PCA is denied by the Board, these proffers and conditions shall immediately be null and void.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

A. Development Plan. Subject to the provisions of Section 16-402 of the Zoning Ordinance, the Application Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Christopher Consultants dated May 2, 2016, and revised through December 19, 2016.

B. Proffered Development Plan. Notwithstanding that the CDP/FDP is presented on twenty-six (26) sheets, it shall be understood that the proffered portion of the CDP/FDP shall be the entire plan relative to the points of access, the maximum number and type of dwelling units, building heights, the amount of open space, the location of the limits of clearing and grading, setbacks from peripheral lot lines and the general location and arrangement of buildings and parking. The Applicant has the option to request a Final Development Plan Amendment (FDPA) for elements other than the CDP elements from the Planning Commission for all or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

C. Minor Modifications. Pursuant to Section 16-402 of the Zoning Ordinance, minor modifications of the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP, which shall include the flexibility to decrease the total number of dwelling units and/or modify the type of single-

family attached units, including lot sizes and unit dimensions, shown on the FDP, without requiring approval of an FDPA provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units, increase building height, increase surface parking, decrease the amount of open space, decrease the setback from peripheral lot lines, change the number and/or location of access points, or reduce landscaping as shown on the CDP/FDP. Modifications to clearing limits shown on the CDP/FDP may be permitted at site plan in response to final design without requiring approval of a PCA or an amendment to the CDP/FDP provided such modifications are determined to be in substantial conformance with the CDP/FDP and these proffers.

D. Development Phasing. Development, including infrastructure, may be phased in any manner so long as vertical construction of the first multi-family building commences prior to or concurrent with commencement of vertical construction of the single-family attached dwelling units.

E. Fire Marshal Evaluation. Changes to the CDP/FDP may be permitted in response to the review of site plans by the Fire Marshal, including adjustments to landscaping, sidewalks/trails and/or amenities as necessary to allow for required emergency vehicle access, without requiring approval of a PCA or an amendment to the CDP/FDP, provided that such changes are in substantial conformance with the CDP/FDP.

F. VDOT Evaluation. Changes to the CDP/FDP may be permitted in response to the review of site plans by the VDOT, including adjustments to streetscape, sidewalks/trails and/or amenities as necessary without requiring approval of a PCA or an amendment to the CDP/FDP, provided that such changes are in substantial conformance with the CDP/FDP.

G. Severability and Future Applications. Pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance, one or more of the multifamily buildings or the single family attached dwellings may be the subject of a separate PCA, FDPA, Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application, without joinder and/or consent of the owners of the other portions of the Application Property, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for such other portions of the Application Property. Previously approved proffered conditions or development conditions applicable to the portion(s) of the Application Property, which are not the subject of such an application, shall otherwise remain in full force and effect as to any such portion(s) of the Application Property not included.

2. PROPOSED DEVELOPMENT

Development of the Application Property shall be limited to a maximum of 454 residential units, comprised of a maximum of 279 multifamily dwelling units, including a minimum of sixty (60) independent living units, located within five (5) multifamily buildings, and a maximum of 175 single family attached dwelling units as shown on the CDP/FDP. Accessory uses, for the use and benefit of the residents, such as business centers, leasing offices and recreational facilities, shall be permitted within the multifamily buildings. The Applicant reserves the right to construct uses in the cellar space, if provided, of each multifamily building. All proffered improvements that reference the multifamily buildings or the single family attached units shall be addressed with the development of that multifamily building or the single family attached units.

3. TRANSPORTATION

A. Richmond Highway

(i) Dedication. Subject to Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) approval, the Applicant shall dedicate at no cost and convey in fee simple with no encumbrances to the Board right-of-way up to a minimum width of ninety-two and one half (92.5) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. Dedication shall be made at the time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.

(ii) If necessary, the Applicant shall grant a one (1) foot wide access easement to Fairfax County or VDOT within the building zone adjacent to the right-of-way dedicated for Richmond Highway as shown on the CDP/FDP. Said easement shall be granted at time of site plan approval, or upon demand of either Fairfax County or VDOT, for future maintenance of underground utilities.

(iii) Improvements. The Applicant shall install streetscape and frontage improvements along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. Said improvements shall include the following:

a. A six and one-half (6.5) foot wide separated bicycle lane;

b. An eight (8) foot wide landscape panel, planted with trees as shown on the CDP/FDP;

c. A six (6) foot wide sidewalk; and

d. A one (1) foot wide concrete maintenance strip.

In addition, the Applicant shall, in accordance with Proffer 3.E., relocate the existing bus shelter located south of the Application Property to a location along the Application Property's dedicated Richmond Highway frontage as shown on the CDP/FDP. At such time as the bus shelter is relocated by others as a result of improvements to Richmond Highway, the foregoing streetscape and frontage improvements may be modified by others as necessary to accommodate such relocation without the necessity of a PCA, CDPA or FDPA, provided that such modifications are in substantial conformance with the CDP/FDP.

Said improvements shall be constructed prior to the issuance of the first Residential Use Permit (RUP) for the Application Property. The Applicant shall not be responsible for the maintenance or repair of any improvements or landscaping located within the dedicated right-of-way, whether installed by the Applicant or by others.

B. Dart Drive

(i) Dedication. Subject to VDOT and FCDOT approval, the Applicant shall dedicate at no cost and convey in fee simple with no encumbrances to the Board right-of-way up to a minimum width of fifty two (52) feet along the Application Property's Dart Drive frontage as shown on the CDP/FDP. Dedication shall be made at the time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.

(ii) Connection To Arlington Drive. Prior to the first site plan submission for the Application Property, the Applicant shall consult with FCDOT and VDOT regarding the two options shown on the CDP/FDP for the improvement of Dart Drive and its possible connection to Arlington Drive. The option selected by FCDOT and VDOT shall be shown on the submitted site plan. The "connection option," as shown on the CDP/FDP, does not require the acquisition of any off-site right of way.

(iii) Improvements. The Applicant shall install streetscape and frontage improvements along the Application Property's Dart Drive frontage as shown on the CDP/FDP. Said improvements shall include the following:

a. A thirty-six (36) foot wide road section, which shall include two travel lanes and accommodation for on-street parking on both sides of Dart Drive;

b. A six (6) foot wide grass strip along the northern side of Dart Drive;

c. A five (5) foot wide sidewalk along the northern side of Dart Drive;

d. A one (1) foot wide maintenance strip along the northern side of Dart Drive;

e. A three (3) foot wide grass strip behind the face of curb along the southern side of Dart Drive; and

f. A westbound right turn lane approximately 125 feet in length at the intersection of Richmond Highway and Dart Drive.

Construction of said improvements shall be commenced prior to the issuance of the first RUP for the single family attached portion of the Application Property. The Applicant shall not be responsible for the maintenance or repair of any improvements located within the dedicated right-of-way, whether installed by the Applicant or by others.

(iv) The Applicant shall apply to VDOT for acceptance of Dart Drive into the Secondary System of State Highways for maintenance at such time as Dart Drive is reconstructed and deemed complete by VDOT inspectors. Acceptance by VDOT of Dart Drive into the Secondary System of State Highways shall occur prior to final bond release.

C. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at the time of site plan approval.

D. Signal Modifications. Subject to VDOT approval, the Applicant shall modify the timing of the existing traffic signal, including pedestrian signal heads, at the intersection of Richmond Highway and Dart Drive. Said signal modifications shall be installed prior to the issuance of the first RUP for the Application Property.

E. Bus Shelter. Subject to VDOT and FCDOT approval, and prior to the issuance of the first RUP for the Application Property, the Applicant shall relocate the existing bus shelter located south of the Application Property to a location along the Application Property's dedicated Richmond Highway frontage as shown on the CDP/FDP. The final design and location of the bus shelter shall be determined at time of site plan approval. The final bus shelter location may necessitate adjustments to landscaping as shown on the CDP/FDP, which shall be accommodated without the necessity of a PCA, CDPA or FDPA, provided that such adjustments are in substantial conformance with the CDP/FDP. Should the bus shelter be relocated on the Application Property as a result of improvements to Richmond Highway, the Applicant shall grant necessary easements for access and maintenance by others.

F. Private Streets. All of the private streets on the Application Property as shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with public street standards and in accordance with the Fairfax County Public Facilities Manual ("PFM"). A public access easement in a standard form acceptable to the County Attorney shall be granted over each private street prior to the issuance of the first RUP for the respective multifamily building or single family attached dwelling located adjacent to such private street section.

G. Transportation Demand Management. The Applicant shall implement a transportation demand management (TDM) program as set forth in a TDM Plan (the "TDM Plan") to encourage the use of transit, high-occupant vehicle commuting modes, walking, biking and teleworking, to reduce automobile trips generated by the Application Property.

(i) Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP for the final new dwelling unit to be constructed on the Application Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

(ii) Transportation Demand Management Work Plan. The Applicant shall be responsible for submitting the Transportation Demand Management Work Plan (the "TDM Work Plan") to FCDOT for approval prior to site plan approval. It is the intent of this proffer that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Application Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in this proffer. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA, CDPA, and/or FDPA, provided that the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.

(iii) Transportation Management Association. The Applicant shall participate in or otherwise become associated with a larger Transportation Management Association should one be established for this area.

(iv) Trip Reduction Goals. The objective of the TDM program shall be to reduce the number of weekday peak hour vehicle trips generated by the residential uses located within the Application Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Plan. The relocation of the existing bus shelter on the Application Property will provide safe and convenient access to nearby Metrorail and bus facilities, thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Application Property.

a. Baseline. The baseline number of weekday peak hour residential vehicle trips for the proposed dwelling units within the Application Property against which the TDM Goals (as defined in subparagraph (iv)(b)) shall be estimated based upon the actual number of residential units approved, constructed and occupied on the Application Property at the time traffic counts are conducted or as qualified below and using the trip generation rates/equations applicable to such residential uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition.

b. TDM Goals. Prior to the implementation of the planned Bus Rapid Transit (BRT) for Richmond Highway, the TDM strategies shall be utilized to reduce the weekday peak hour vehicular trips by ten percent (10%). Subsequent to the implementation of the planned BRT, the TDM strategies shall be implemented to reduce the weekday peak hour vehicle trips by an additional fifteen percent (15%).

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

a. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Application Property. If not previously appointed, the TPM shall be appointed no later than sixty (60) days after the issuance of the first building permit for the first new dwelling unit to be constructed on the Application Property. The TPM duties may be part of other duties assigned to the TPM. The TPM shall notify FCDOT 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.

b. Annual Report. Every calendar year after the first issuance of RUP, but no later than March 1, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, in order to incorporate any new construction on the Application Property. Any changes to the TDM Plan shall be highlighted in this report. The Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report, 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 TDM Plan as discussed and agreed to with FCDOT and begin implementation of the approved program.

c. TDM Incentive Fund. The TDM Incentive Fund is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Application Property. Such contribution shall be made on a building by building basis for the multi-family portion of the development at the rate of $0.01 per gross square foot of new residential use to be constructed on the Application Property and provided prior to the issuance of the first RUP for each building. Such contribution shall be made with each phase of the single family attached portion of the development based on the rate of $0.01 per gross square foot of new residential use to be constructed on the Application Property and provided prior to the issuance of the first RUP for each phase. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Application Property.

d. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Application Property beginning one year following issuance of the final initial RUP for the first new building to be constructed on the Application Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected biennially until the results of three consecutive annual traffic counts conducted upon completion of construction show that the applicable trip reduction goals for the Application Property have been met. Any time during which Person Survey response rates do not reach 25%, FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

(vi) 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.

(vii) Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Plan and compliance with this proffer. The TPM shall continue to administer the TDM Plan in the ordinary course in accordance with this proffer including submission of Annual Reports.

(viii) Notice to Owners. All owners of the Application Property shall be advised of the TDM Program set forth in this proffer. The Applicant shall advise all successor owners and/or developers of the requirements of the TDM Program, which shall be included in all initial and subsequent purchase documents.

4. TRAFFIC SIGNAL PRE-EMPTION EQUIPMENT CONTRIBUTION

Prior to the issuance of the first RUP for the Application Property, the Applicant shall contribute the sum of twenty thousand dollars ($20,000.00) for the installation of signal pre-emption equipment at two (2) intersections to be determined by the Fairfax County Fire and Rescue Department, and located in proximity to the Application Property. The Applicant shall not be responsible for the installation, ongoing maintenance, or repair of the signal pre-emption equipment.

5. OVERHEAD UTILITIES

Notwithstanding the fact that a location for future undergrounded utilities is shown on the CDP/FDP, the Applicant shall not be responsible for the undergrounding of overhead utilities along the Application Property's Richmond Highway frontage. At such time as the undergrounding of overhead utilities along Richmond Highway may be required, the Applicant shall grant, at no cost, any additional necessary easements for utility relocation by others.

6. BICYCLE FACILITIES

A. On-Site. The Applicant shall provide long-term secured bicycle parking in the underground parking garages of the multifamily buildings, and short-term bicycle parking on the Application Property. The number of bicycle parking spaces provided shall be in accordance with the then-current Fairfax County Bicycle Guidelines at the time of site plan. Bicycle racks shall be inverted U-style racks, or such other design as approved by FCDOT. The location(s) of bicycle parking

spaces shall be determined at time of site plan in coordination with FCDOT, and improvements shall be installed prior to the issuance of the first RUP for the Application Property.

B. Off-Site. The Applicant shall provide a six and one half foot (6.5') wide separated bicycle lane within the dedicated right-of-way along the Application Property's Richmond Highway frontage as shown on the CDP/FDP and as coordinated with VDOT and FCDOT. The Applicant shall, in coordination with VDOT and FCDOT at the time of site plan, submit a Signage and Pavement Marking Plan (SPMP) for the separated bicycle lane. As part of the SPMP, the Applicant shall demonstrate which part of the bicycle lane will have colored pavement in proximity to the proposed bus shelter. The Applicant shall install signs along the Richmond Highway frontage identifying the location of the bicycle lane to bicyclists and pedestrians. The size, number, content and location of the signs shall be included in the SPMP and determined at the time of site plan in coordination with VDOT and FCDOT.

7. LANDSCAPING

A. A landscape plan shall be submitted concurrently with the first site plan for the Application Property that shows, at a minimum, landscaping in conformance with the landscape design shown on the CDP/FDP. The landscape plan shall include details for the public plaza and open space areas as shown on the CDP/FDP. The landscape plan shall not include invasive species. The landscape plan shall incorporate native species to the greatest extent feasible; however, this limitation shall not apply to seasonal plantings and ground cover. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be reviewed in consultation with DPZ, and as approved by UFMD.

B. Tree planting proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planting zone a minimum of eight (8) feet wide.

C. Should VDOT determine at the time of site plan approval that street trees conflict with either the sight distance requirements set forth in the Road Design Manual or any utility requirements, and good faith efforts have been made to resolve such conflicts by making minor adjustments to tree locations and/or removing lower tree branches but VDOT, FCDOT and/or the applicable utility company do not approve such street tree locations, then such tree(s) may, in coordination with UFMD, be removed or replaced at an alternate location without the necessity of a PCA, CDPA or FDPA.

8. ARCHITECTURAL DESIGN AND LAYOUT

A. Multifamily Buildings. The architectural design of the multifamily buildings shall be consistent with the conceptual elevations as shown on the CDP/FDP. The elevations may be refined as a result of final design and engineering so long as the character and quality of the architecture and building materials of the multifamily buildings remain in substantial conformance with that shown on the CDP/FDP. At the time of final building design, the Applicant shall consider alternative designs of the balconies shown on Sheets 16 – 18 of the CDP/FDP. Low-reflective glass shall be used for the windows in the multifamily buildings. Other building materials for the multifamily buildings may include, but shall not be limited to, the following:

(i) Burnished block.

(ii) Fiber cement panel or siding.

(iii) Metal panel.

(iv) Metal guardrail.

(v) PVC window trim.

(vi) Vinyl siding and windows.

(vii) Aluminum.

B. Single Family Attached Dwellings. The architectural design of the single family attached dwellings shall be generally compatible in architecture and appearance with the conceptual images as shown on the CDP/FDP. The final design may be refined as a result of final design and engineering so long as the character and quality of the single family attached dwellings remain generally compatible with those shown on the CDP/FDP.

C. Garage Covenant. A covenant shall be recorded which provides that garages for 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 or storage of trash receptacles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any single family attached dwellings and shall run to the benefit of the homeowners association and Fairfax County. Prior to entering into a contract of sale, prospective initial purchasers of the single family attached dwellings shall be advised of the use restriction, which shall be included in the homeowners' association documents prepared in conjunction with the proposed development.

D. Retaining Walls. Retaining walls shall be generally consistent in appearance and materials with the illustrative images provided on Sheets 16 through 18 of the

CDP/FDP, and the cross sections provided on Sheets 20 through 22 of the CDP/FDP. The final design and building materials for the retaining walls shall be determined at the time of site plan.

9. GEOTECHNICAL REPORT

At the time of site plan, the Applicant shall submit a final geotechnical report for review and approval by the Department of Public Works and Environmental Services (DPWES) and the Geotechnical Review Board (GRB). The Applicant shall implement the recommendations of the GRB. Should the approved geotechnical report require substantial modifications to the design and layout as shown on the CDP/FDP, the Applicant may be required to submit an FDPA and/or a PCA to obtain approval of such modifications.

10. GREEN BUILDING PRACTICES

Dwelling units on the Application Property shall be constructed to achieve one of the following programs, or an alternative third-party certification as approved by the Environmental and Development Review Branch (EDRB) of DPZ. Selection of one of the following certification methods, or an alternative, shall be within the Applicant's sole discretion at the time of site plan submission:

A. Certification in accordance with the EarthCraft House Program for the single family attached dwellings, and/or the EarthCraft Multifamily Program for the multifamily buildings, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or

B. Certification in accordance with the 2012 National Green Building Standard (NGBS), using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the EDRB of DPZ from a home energy rater certified through the 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

C. An alternative certification program may be selected by the Applicant, subject to the review of EDRB of DPZ at the time of site plan.

11. NOISE ATTENUATION

At time of each building plan submission for the multifamily portion of the development, the Applicant shall submit a refined acoustical analysis for that portion of the Application Property impacted by traffic noise from Richmond Highway having levels in excess of 65 dBA Ldn. If the noise study concludes that a specific portion of any multifamily building will be affected by noise levels that require mitigation, based on final proposed and not existing site topography and conditions, then the refined acoustical analysis will incorporate findings from a building shell analysis based on the building plans to

determine what noise attenuation measures may be needed for that portion of such affected multifamily building. Such study shall be submitted to the EDRB and DPWES for review. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building shell analysis:

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, those specific residential dwelling units anticipated to be impacted by traffic noise from Richmond Highway having levels projected to be between 65-70 dBA Ldn, shall have the following acoustical treatment measures:

(i) Exterior walls shall have an Outdoor to Indoor Transmission Classification (OITC) rating of at least 29.

(ii) Doors, windows and glazing shall have an OITC rating of at least 24 unless glazing constitutes more than 10% of any façade exposed to noise levels between 65 and 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any facade impacted by noise, they shall have the same OITC ratings specified for exterior walls.

(iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission including sealing the backs and sides of receptacle and switch boxes within the exterior walls with a non-hardening intumescent compound and sealing the drywall cutouts with a non-hardening sound sealant.

B. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts as demonstrated prior to the filing of a building permit through an independent noise study as reviewed and approved by DPWES and DPZ, provided that these methods will be effective in reducing interior noise levels for those impacted residential dwelling units to approximately 45 dBA Ldn and exterior noise within outdoor active recreation areas to approximately 65 dBA Ldn. Non-active recreation areas, such as lawns, hardscape, walkways and planting beds, as shown on the CDP/FDP at the intersection of Richmond Highway and Dart Drive, shall not be deemed outdoor active recreation areas and shall not be subject to the 65 dBA Ldn limitation described herein.

12. TREE CONSERVATION

A. The requirements and obligations set forth in this Proffer 12 extend only to that portion of the Application Property to be developed by the Applicant, exclusive of the area identified on the CDP/FDP as “Approximate Limits of Public Park (To Be Developed By Others)” (the “Public Park”). The Applicant shall not be responsible for the assessment, conservation or removal of trees or invasive species on the Public Park, unless otherwise specified on the CDP/FDP.

B. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES and/or the Fairfax County Park Authority (FCPA), as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined in consultation with UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD in accordance with adopted Fairfax County regulations for any areas protected by the limits of clearing and grading that must be disturbed for such trails and utilities. In addition, minor modifications may be permitted within the tree conservation area to implement an invasive species management plan to improve the forested condition or any other practices deemed necessary by FCPA to improve the overall health of existing trees and the usable nature of the Public Park. Any additional clearing within the tree conservation area shall be subject to the review of UFMD. Said modifications shall not necessitate a PCA, CDPA or FDPA.

C. During any clearing or tree/vegetation removal on the portion of the Application Property to be developed by the Applicant, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD and HCD. The Project Arborist shall monitor construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD and HCD approvals. The monitoring schedule shall be described and detailed in the tree conservation plan.

13. PARKS AND RECREATION FACILITIES

A. <u>Public Park</u>.

(i) The Applicant shall, prior to the issuance of the first RUP for the Application Property, or as mutually agreed by the Fairfax County Redevelopment and Housing Authority and the FCPA, dedicate in fee simple and without encumbrances approximately 12 acres of the Application Property to FCPA for the purposes of establishing the Public Park for use by the general public. The Public Park, and any associated amenities, structures and/or other features, shall be designed, developed and maintained by others. All development activity within the Public Park including, but not limited to, clearing, grading, tree preservation and/or conservation, construction and all other activities related to the development of the Public Park shall be performed by and at the expense of others.

(ii) Access. Access to the perimeter of the Public Park shall be provided through trails and paths constructed by the Applicant only as shown on the CDP/FDP and as further described herein. The Applicant shall be responsible for the maintenance of trails and paths located on that portion of the Application Property to be developed by the Applicant as shown on the CDP/FDP. At the time of site plan approval, the Applicant shall grant public access easements over the trails and paths only as shown on the CDP/FDP. The Applicant reserves the right as part of the public access easements to reasonably control access to, and use of, the easement areas.

(iii) The Applicant shall provide twenty-three (23) parking spaces located on the northwest portion of the Application Property and designated for use by the general public for access to the Public Park. The Applicant shall install a sign indicating that this parking area is for use by the general public and that overnight parking is prohibited. The Applicant shall provide an ADA-accessible ramp/trail to the perimeter of the Public Park from this parking area as shown on the CDP/FDP. This access shall be subject to a public access easement as described in Subparagraph (ii). The access shall be a minimum of eight (8) feet in width to provide vehicular access to the Public Park from the parking area for use by authorized maintenance vehicles only.

(iv) The Applicant shall provide a second access to the perimeter of the Public Park through the on-site open space amenity located near the intersection of Richmond Highway and Dart Drive as shown on the CDP/FDP. This access shall be subject to a public access easement as described in Subparagraph (ii). The Applicant shall not be responsible for ensuring that this access is ADA-accessible, however, the Applicant shall ensure that the sidewalk located between multifamily Building 3A and the single family attached portion of the Application Property that connects the Plaza to this access is ADA-accessible. At such time as an ADA-accessible access is provided at this location by Fairfax County or others, such access shall be constructed by others, and the Applicant shall provide the necessary easements for access and construction, provided further that such construction does not unreasonably interfere with the operations of the multifamily housing on the Application Property.

(v) The Applicant shall provide a third access to the perimeter of the Public Park through a path, trail or walkway located near the eastern border of the Application Property as shown on the CDP/FDP. This access shall be subject to a public access easement as described in Subparagraph (ii). The Applicant shall not be responsible for ensuring that this access is ADA-accessible. At the time of site plan, the Applicant shall consider the use of alternative colors, patterns and/or materials for the sidewalk located

proximate to the eastern border of the Application Property to identify the pedestrian connection to this access.

(vi) In addition to the access points shown on the CDP/FDP, a public access point(s) may be located along the eastern boundary of the Public Park and constructed by others.

B. On-Site Recreational Facilities. The Applicant shall provide on-site recreational facilities to serve the residents of the Application Property as shown on the CDP/FDP. At time of each submitted site plan, the Applicant shall demonstrate a minimum expenditure of one thousand eight hundred dollars ($1,800.00) per residential dwelling unit as shown on such site plan, exclusive of affordable dwelling units, for recreational facilities on the Application Property in accordance with Section 6-110 of the Zoning Ordinance. In the event the total cost of recreational improvements constructed on the Application Property is demonstrated to be less than one thousand eight hundred dollars ($1,800.00) per unit, exclusive of affordable dwelling units, the Applicant shall, prior to approval of the final site plan for the Application Property, provide the remainder in a cash contribution to the FCPA for the development of active recreational facilities in the vicinity of the Application Property.

C. Plaza. The Applicant shall provide an approximately 0.5 acre on-site open space amenity located near the intersection of Richmond Highway and Dart Drive identified as the "Prop. Plaza/Amenity Area With Underground Detention #2" on the CDP/FDP (the "Plaza"). At the time of site plan approval, the Applicant shall grant a public access easement over the Plaza. The design of the Plaza shall be in general conformance with that shown on the CDP/FDP, and may include, but shall not be limited to, the following features:

(i) Walkways, trails and/or other paths to provide pedestrian access to the Plaza from the interior of the proposed development.

(ii) Fencing.

(iii) Benches and/or other seating areas.

(iv) Landscaping and/or public art to serve as a visual element and focal point.

(v) A tot lot.

(vi) Exercise facilities and fitness stations.

(vii) Wayfinding signs to the future public park, the location, materials and design of which to be determined at the time of site plan.

Construction of the Plaza shall be completed prior to the issuance of the final RUP for the multifamily portion of the Application Property. Minor modifications to the design and size of the Plaza and the features listed above shall be permitted at the time of site plan so long as the character and quality of the Plaza remains in general conformance with the CDP/FDP.

D. Mews. The Applicant shall provide an on-site passive recreational open space amenity in conjunction with the single family attached dwellings on the Application Property (the "Mews"). The Mews shall be completed prior to the issuance of the final RUP for the single family attached portion of the Application Property. The design of the Mews shall be in general conformance with that shown on the CDP/FDP, and may include, but shall not be limited to sidewalks/walking paths, benches, and trees and ornamental landscaping. Minor modifications to the Mews design shall be permitted at the time of site plan so long as the character and quality of the Mews remains in general conformance with the CDP/FDP.

14. LIGHTING

A. Compliance With Zoning Ordinance. All outdoor and building-mounted lighting provided on the Application Property by the Applicant shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance.

B. Parking Lot and Building Mounted Lighting. Light poles in surface parking lots and building-mounted lighting installed on the multifamily buildings shall utilize shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties.

C. Private Street Lighting. Street lighting located along the private streets within the single family attached portion of the Application Property shall be generally compatible in design and appearance with parking lot lighting located within the multifamily portion of the Application Property so as to create the appearance of an integrated and unified development.

15. PARKING

On-street and surface parking may be provided along the private streets reflected on the CDP/FDP so long as such spaces are striped and meet the dimension requirements of the PFM, subject to approval of any necessary waivers and/or modifications. Residential visitor spaces may be identified by appropriate signage.

16. AFFORDABLE/WORKFORCE HOUSING

The Applicant shall provide a total of 279 multifamily affordable/workforce dwelling units located within the five (5) multifamily buildings on the Application Property as shown on the CDP/FDP. The multifamily units, including the sixty (60) independent

living units located in Building 3A, shall be affordable to households at the following income tiers:

A. 10% of the units shall be affordable to households earning up to 30% of AMI.

B. 20% of the units shall be affordable to households earning up to 50% of AMI.

C. 70% of the units shall be affordable to households earning up to 60% of AMI.

The provision of these units on the Application Property shall satisfy the requirements for affordable housing as set forth in Part 8 of Article 2 and Section 9-306 of the Zoning Ordinance.

17. OWNERS ASSOCIATIONS

A. Formation of Homeowner Associations. One or more property owner associations (POAs) and/or homeowner associations (HOAs) shall be established and maintained in accordance with Virginia Law by the Applicant.

B. HOA Maintenance Obligations.

(i) The POA(s), HOA(s) and/or the owner of the multifamily portion of the Application Property (the "Multifamily Owner") shall assume all maintenance obligations required by these proffers for infrastructure located within the boundaries of the Application Property. Said maintenance obligations shall include the maintenance, repair and replacement of private streets, sidewalks, the Plaza, open space, stormwater management facilities, recreational facilities, surfaces and site furnishings, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance. The POA(s), HOA(s) and/or the Multifamily Owner shall be responsible for the replacement of dead, dying, or diseased trees and landscaping within the Application Property, but excluding trees and landscaping located within the dedicated right of way or on the portion of the Application Property to be dedicated as a Public Park, with the same size or larger and similar species as originally approved on the landscape plan.

(ii) Maintenance obligations may be shared and/or allocated by the POA(s), HOA(s) and the Multifamily Owner for various phases of development of the Application Property pursuant to the POA and HOA documents and/or private shared maintenance agreements.

(iii) Purchasers of individual single family attached units shall be advised prior to entering into a contract of sale in the POA and/or HOA documents that the POA and/or HOA shall be responsible for those obligations listed in these proffers.

(iv) The POA and/or HOA documents shall include a reserve fund that has been initially funded by the Applicant and shall be used to fund maintenance of the private streets and sidewalks.

C. Purchasers shall be advised prior to entering into a contract of sale and in the HOA documents that the HOA(s) shall be responsible for the obligations listed in these proffers.

18. STORMWATER MANAGEMENT

A. Subject to the approval of DPWES, the Applicant shall implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan to control the quantity and quality of stormwater runoff from the Application Property. The Applicant shall provide stormwater management facilities as shown on the CDP/FDP. The Applicant shall meet or exceed the minimum state and Fairfax County requirements for stormwater quantity and quality, unless otherwise waived or modified.

B. Based on the results of appropriate infiltration testing, the Applicant reserves the right to include additional LID practices to reduce the need for off-site nutrient credits.

C. The Applicant reserves the right to pursue additional stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

D. Should new stormwater management regulations be issued affecting the Application Property, the Applicant shall have the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement of a PCA, CDPA or FDPA, or gain approval of any administrative modifications to the CDP/FDP or proffers, provided the facility designs substantially conform with the CDP/FDP.

19. PUBLIC SCHOOLS CONTRIBUTION

A. As described herein, prior to the issuance of the first building permit for the multifamily portion of the Application Property, and prior to the issuance of the first building permit for the single family attached portion of the Application Property, the Applicant shall contribute to the Board the sum of $11,749.00 per new student generated by that portion of the Application Property to offset impacts on the public schools that the students are anticipated to attend. Based on formulas prepared by the Fairfax County Public Schools (FCPS), the contribution shall be based on new student yield ratios of .194, .046 and .085 per multifamily dwelling unit for elementary, middle, and high school respectively; and .252, .062 and .127 per single family attached dwelling unit for elementary, middle, and high school respectively. Applying these ratios to the Applicant's proposed development of 219 multifamily dwelling units and 175 single-family attached

units, and taking into account the students that would be generated by the 112 mobile home dwelling units and thirty six (36) single-family detached dwelling units that could be developed on Application Property under existing zoning and prior approvals, the Applicant's proposed development is anticipated to result in a net yield of approximately seventy-two (72) new students. This anticipated net new student yield generates a total contribution of $845,928.00. Said contribution shall be allocated by the Applicant between the multifamily portion and the single family attached portion of the Application Property, based upon the number and type of residential units developed. Said contribution is to be utilized for capital improvements to FCPS to address impacts on the school district resulting from development of the Application Property.

B. The sixty (60) independent living multifamily dwelling units located in Building 3A as shown on the CDP/FDP are excluded from the contribution described above in Paragraph A. Prior to the issuance of a building permit for Building 3A, the Applicant shall record a restrictive covenant to the benefit of Fairfax County stating that Building 3A shall be restricted to individuals age 55 years or older. In addition, if, at the time of first building permit issuance for a multi-family residential building(s) other than Building 3A, the Applicant records a covenant to the benefit of Fairfax County stating that the building(s) shall be restricted to individuals age 55 years or older, that building(s) shall be excluded from the contribution described in the above proffer. This exclusion shall no longer be applicable upon release and/or vacation of the restrictive covenant by the Applicant.

C. The contribution described in Paragraph A. shall be based on the actual number of dwelling units constructed on the Application Property and directed to schools in the West Potomac High School pyramid. Following approval of this application and prior to the Applicant's payment of the amount set forth in Paragraph A., should Fairfax County modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount to reflect the then-current ratio and/or contribution.

D. The Applicant shall notify FCPS when a site plan has been filed for the Application Property.

20. MISCELLANEOUS

A. Escalation. All monetary contributions required by these proffers, except as may be further specified in these proffers, shall escalate on a yearly basis from the base year of 2018 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area, as permitted by Virginia State Code Section 15.2-2303.3..

B. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, construction of any of the required improvements described herein, including transportation improvements, has been delayed beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement without the necessity of a PCA, CDPA or FDPA.

C. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon the Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Application Property during the period of their ownership. Once portions of the Application 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 transferor.

D. 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.

APPLICANT/CONTRACT PURCHASER OF TAX MAP 92-4 ((1)) 82A pt.

CHPPENN I, LLC

_____

By:
Its:

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 92-4 ((1)) 82A pt.

FAIRFAX COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

_____

By:
Its:

[SIGNATURES END]

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 2016-MV-014
CHPPENN I, LLC (North Hill)

January 3, 2017

If it is the intent of the Planning Commission to approve FDP 2016-MV-014 for residential development located at Tax Map 92-4 ((1)) 82A pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan entitled “North Hill” prepared by christopher consultants, ltd., consisting of 26 sheets, and dated May 2, 2016, as revised through December 19, 2016 and these conditions. Minor modifications may be permitted in accordance with the Zoning Ordinance, Sect. 16-402.

2. Regardless of that shown on the FDP, additional public access point(s) to the park may be identified and constructed by the Fairfax County Park Authority or others.

3. Interior single family attached dwelling units shall be consistent with the typical layouts shown on Sheet 2 of the CDP/FDP, with a minimum four (4) foot side yard provided for end units, except that Lots 97 through 103, as shown on the CDP/FDP, shall be developed as shown on the attached Exhibit A entitled “Lot Layout Exhibit for Lots 97-103 North Hill Fairfax County” prepared by christopher consultants, ltd.

4. Notwithstanding the dimension for the front-loaded single family attached dwelling units shown on the typical layouts on Sheet 2 of the CDP/FDP, rear yards may vary, however, a minimum rear yard of 7.5 feet will be provided.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

Revised
November 16, 2016

Via Hand Delivery

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

Re: Proposed Proffered Condition Amendment Application
Applicant: CHPPENN I, LLC
Fairfax County Tax Map Reference: 92-4 ((1)) 82A pt. (the "Subject Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment (PCA) on the Subject Property.

The Applicant, in partnership with the Fairfax County Redevelopment and Housing Authority (the "FCRHA"), is proposing a rezoning of approximately 34.88 acres of land commonly referred to as "North Hill." The Applicant seeks to transform North Hill, which is currently vacant, into a vibrant, mixed-income, affordable and market rate housing community comprised of 219 affordable multifamily units, 60 affordable independent living units, and 175 market rate townhomes. The Applicant has submitted a rezoning application with a Conceptual/Final Development Plan (Temporary Identification No. RZ 2016-0125/0126) that will be processed concurrently with this PCA. The Applicant proposes a rezoning of North Hill from the C-8, R-2 and R-MHP Districts to the PDH-20 District.

The Subject Property was previously rezoned in accordance with RZ 78-V-125, approved by the Fairfax County Board of Supervisors (the "Board") on November 22, 1982, subject to proffers. RZ 78-V-125 rezoned approximately 25.24 acres of land from the R-2, C-8 and R-MHP Districts to the R-MHP District. Approximately 13.75 acres of the Subject Property is located south of Dart Drive, and is developed with the Woodley Hills Estates mobile home community ("Woodley Hills Estates"). Woodley Hills Estates was developed as shown on an as-built site plan entitled "Woodley Hills Estates Phase One" prepared by Patton, Harris, Rust & Associates and approved by Fairfax County on April 9, 1991 (the "As-Built"). Phase II of

Woodley Hills Estates was planned and approved on approximately 11.49 acres of the Subject Property located north of Dart Drive, but this portion of the development was never constructed. The approximately 11.49 acres of the Subject Property that is zoned R-MHP, but undeveloped, is included in the Applicant's pending North Hill rezoning application.

The Applicant is submitting this PCA for the sole purpose of removing approximately 11.49 acres of the Subject Property from RZ 78-V-125 so that the acreage may be included in the pending North Hill rezoning application. The remaining approximately 13.75 acres of the Subject Property that is currently developed as Woodley Hills Estates will not be physically modified or adversely impacted by the removal of land from the area of the original rezoning. The Applicant proposes no modifications to existing conditions of Woodley Hills Estates, and the removal of approximately 11.49 acres of vacant land from RZ 78-V-125 will have no effect on the existing residential use. The previously approved proffered conditions associated with RZ 78-V-125 will remain in full force and effect on the land area that will continue to be zoned R-MHP. I have concurrently submitted a request to modify the submission requirements for a PCA to permit the submission of a plan prepared by Christopher Consultants, Ltd. and the previously approved As-Built plan for Woodley Hills Estates Phase I in lieu of a generalized development plan.

To the best of the Applicant's knowledge, the 13.75 acres of the Subject Property that are not incorporated into the North Hill rezoning will conform with all applicable ordinances, regulations and adopted standards, except for the following requested waivers and modifications:

- A modification of the maximum density of six (6) dwelling units per acre in the R-MHP District as set forth in Section 3-M08 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). In accordance with Section 2-820 of the Zoning Ordinance, the Board may grant an increase in the number of dwelling units per acre permitted in the R-MHP District by a factor of fifty (50) percent up to a maximum density of nine (9) dwelling units per acre. The Board previously approved a maximum density of nine (9) dwelling units per acre in conjunction with the approval of RZ 78-V-125. The existing Woodley Hills Estates, which is located on 13.75 acres of land, is comprised of 115 units. The resultant density is approximately 8.36 dwelling units per acre.

- A modification of the 15 acre minimum district size for the portion of the Subject Property that will continue to be zoned to the R-MHP District as set forth in Section 3-M06(1) of the Zoning Ordinance. In accordance with Section 2-820 of the Zoning Ordinance, in granting an increase in density, the Board may waive other regulations of the R-MHP District as such provisions apply to lots comprised of marine clays. As the 13.75 acres that will remain zoned R-MHP consist of marine clays, the Board may approve a waiver of the minimum district size and other regulations of the R-MHP District.

- A waiver of the 4,000 square foot average lot area in the R-MHP District as set forth in Section 3-M06(2) of the Zoning Ordinance. As Woodley Hills Estates

was developed without individual lots, the average lot area requirement is not applicable. The Board may waive this requirement in accordance with Section 2-820 of the Zoning Ordinance.

- A waiver of the 5,000 square foot minimum lot area in the R-MHP District as set forth in Section 3-M06(3) of the Zoning Ordinance. As Woodley Hills Estates was developed without individual lots, the minimum lot area requirement is not applicable. The Board may waive this requirement in accordance with Section 2-820 of the Zoning Ordinance.

- A modification of the minimum 35 foot front, 25 foot side and 25 foot rear yard requirements in the R-MHP District as set forth in Section 3-M07(2) of the Zoning Ordinance. The Board may waive these yard requirements in accordance with Section 2-820 of the Zoning Ordinance.

- A modification of the 35 foot minimum yard requirement between a mobile home and a public street as set forth in Section 3-M07(2)(D) of the Zoning Ordinance. A modification of this requirement will be necessary following the removal of land area from RZ 78-V-125. The Board may waive this requirement in accordance with Section 2-820 of the Zoning Ordinance.

- A modification of the 600 foot maximum street length as set forth in Section 11-302 of the Zoning Ordinance. The Board previously approved a modification of the 600 foot maximum street length for Woodley Hills Estates in conjunction with the approval of RZ 78-V-125.

Lastly, to the best of the Applicant's knowledge, there are no known hazardous or toxic substances located on the Subject Property, and none will be generated or stored in conjunction with the proposed PCA.

As described herein, the removal of approximately 11.49 acres of the Subject Property from RZ 78-V-125 is consistent with the criteria set forth in the Zoning Ordinance. The Applicant's proposed PCA will have no impact on Woodley Hills Estates or its residents, and will permit the Applicant to pursue the rezoning application necessary to transform North Hill from vacant land into a vibrant, mixed-income residential community located in the Richmond Highway corridor. With the Board's approval of the requested waivers and modifications, the 13.75 acres of the Subject Property that will continue to be zoned R-MHP will conform with all applicable ordinances, regulations and adopted standards

Should you have any questions regarding this application, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission concurrent with the Applicant's North Hill rezoning application.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

cc: David Schultz
Ivy Carter
Rex Peters
John Rinaldi
Andy Gorecki
Michael Wiencek
Christopher Tiesler
Robert D. Brant

A0723825.DOCX / 1 Revised PCA Statement of Justification (11-16-16) (cln) 008086 000003

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

Revised
November 16, 2016

Via E-mail and Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Rezoning Application
Fairfax County Tax Map Reference: 92-4 ((1)) 82A pt. (the "Subject Property")
Applicant: CHPPENN I, LLC

Dear Ms. Berlin:

Please accept the following as a statement of justification for the proposed rezoning of part of property identified among the Fairfax County tax map records as 92-4 ((1)) 82A (the "Subject Property"). The Applicant, in partnership with the Fairfax County Redevelopment and Housing Authority (the "FCRHA"), proposes to rezone the Subject Property, which consists of approximately 34.88 acres that are commonly referred to as "North Hill," from the C-8, R-2 and R-MHP Districts to the PDH-20 District. The Applicant proposes to develop the Subject Property, which is currently vacant, into a mixed-income, affordable and market rate housing community comprised of 219 affordable multifamily units in five (5) separate buildings, a 60 unit affordable multifamily building for independent seniors, and 175 for-sale townhomes. The community will have a total of 454 residential dwelling units, and include the dedication of approximately 12 acres of the Subject Property as a park for public use.

I. BACKGROUND

The Subject Property consists of approximately 34.88 acres of land located on the east side of Richmond Highway and north of Dart Drive. The southern portion of Parcel 82A, which is not part of the Applicant's proposed rezoning, consists of approximately 13.74 acres of land currently zoned to the R-MHP District that is currently developed as the Woodley Hills Estates mobile home community (the "Woodley Hills Estates Property"). The Woodley Hills Estates Property is subject to a prior rezoning application (RZ 78-V-125) that was approved by the Board of Supervisors, with proffers, on November 22, 1982 (the "1982 Rezoning"). The 1982 Rezoning rezoned approximately 25.23644 acres of land to the R-MHP District. Although the Woodley Hills Estates Property is not part of this rezoning, a portion of the land area that was included in the 1982 Rezoning is included in the Subject Property. The Applicant will file a separate proffered condition amendment application, to be processed concurrently with this

rezoning application, to remove land area included the 1982 Rezoning that is part of the Subject Property, obtain any required waivers or modifications, and amend the previously approved proffers, as necessary.

The FCRHA acquired the Subject Property in 1981 using federal Community Development Block Grant funds. In 2012, the FCRHA received a proposal from a developer under the Public Private Education Facilities and Infrastructure Act of 2002 (the "PPEA"), which proposed to transform North Hill into a mixed income, affordable and market rate housing community. As required by the PPEA, the FCRHA issued a Request for Competing Proposals from other developers. The Applicant's proposal was selected as the most favorable for development of the Subject Property. On January 29, 2015, the FCRHA held a public hearing on an Interim Agreement to authorize the Applicant to conduct on-site feasibility studies of North Hill and perform community outreach. The Interim Agreement was approved, and subsequently extended to September 2016. On March 18, 2016, the FCRHA and the Applicant executed a Limited Revocable Agency Agreement (the "Agency Agreement") that authorizes the Applicant to submit this rezoning application and any other land use applications necessary to effectuate the Applicant's proposed development of North Hill.

II. COMPREHENSIVE PLAN

The Subject Property is located within the Suburban Neighborhood Areas between Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers of the Mount Vernon Planning District of the Richmond Highway Corridor Area in the Area IV Plan (the "Plan"). Specifically, the Subject Property is identified in Land Use Recommendation 4 of the Plan. In accordance with Land Use Recommendation 4, North Hill is currently planned for public park or passive recreational use. Accordingly, an amendment to the Plan is necessary to achieve the Applicant's proposed development.

At the March 1, 2016 meeting of the Fairfax County Board of Supervisors (the "Board"), the Board authorized a Plan amendment for North Hill, to consider a mix of approximately 278 multifamily units and 195 townhomes as well as limited community serving uses as may be appropriate. The authorization stated that the Plan study should evaluate approaches to: 1) provide housing affordable to a wide range of incomes; 2) mitigate transportation impacts; 3) use building form, height, and orientation to create a vibrant and active community; 4) create a large public park accessible to all members of the community as well as private recreational amenities for the new residential community; and 5) address public facilities needs generated by new uses. The planning staff has commenced its evaluation process to effectuate the Plan amendment.

The Applicant's proposed redevelopment of North Hill is consistent with the goals and approaches recommended by the Board. To meet increasing demand for affordable housing by individuals, families, and seniors with a wide range of incomes, the Applicant proposes to dedicate ten percent (10%) of the multifamily units for households with an annual income at or below thirty percent (30%) of the Area Median Income (AMI); twenty percent (20%) of the multifamily units for households with an annual income at or below fifty percent (50%) of AMI; and the remaining multifamily units for households with an annual income at or below sixty

percent (60%) of AMI. Transportation impacts will be minimized due to the Subject Property's proximity to existing mass transit options on Richmond Highway. The Applicant's proposal will create a vibrant and active community through the orientation of multifamily buildings along Richmond Highway and the placement of townhome units along Dart Drive. A significant portion of the Subject Property will be dedicated as a park for public use, to be developed by either the Fairfax County Park Authority (the "FCPA") or the FCRHA. In addition, the Applicant intends to make contributions to Fairfax County Public Schools and the FCPA consistent with the County's residential development criteria.

III. COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA

In addition to compliance with the goals stated with authorization of the proposed Plan amendment, the Applicant's proposal meets the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

Site Design

The Applicant's proposal is detailed on a Conceptual/Final Development Plan (the "CDP/FDP") prepared by Christopher Consultants, Ltd. and submitted with this application. The CDP/FDP is characterized by high quality site design that integrates elements of open space, landscaping and other amenities in a logical and highly functional manner. The five (5) proposed multifamily buildings are located along and parallel to Richmond Highway, creating a streetscape that continues north along Richmond Highway to the existing Cherry Arms Apartments to the north. The buildings have been oriented and designed to break up their massing to create an attractive visual appearance as motorists, cyclists, and pedestrians travel along Richmond Highway. In addition, the buildings have been designed in coordination with the Subject Property's topography to reduce the need for tall retaining walls. Tiered, landscaped retaining walls step up the site and serve to lessen the visual height of the multifamily buildings and screen the parking garages.

An open space area is provided at the intersection of Richmond Highway and Dart Drive, creating a gateway into the community. The open space creates a line of sight to that portion of the Subject Property that will become a park. The park provides a green backdrop to the entire community when viewed from Richmond Highway. The plaza is a gathering area that also provides a transition from the multifamily buildings located on Richmond Highway to the proposed townhomes. The townhomes are oriented toward Dart Drive and in the southeast portion of North Hill. The townhouse community is characterized by landscaped private streets, an open space "mews" area, and sidewalks.

The multifamily buildings are primarily served by underground parking with some surface parking behind the buildings. Residents of the multifamily buildings will be able to park in the garage located underneath their building and directly access the floor of the building where their residence is located. The townhomes will have garages and include both front and rear loaded layouts. Vehicular access is provided from Richmond Highway and Dart Drive. Due to

the Subject Property's location on Richmond Highway, residents of the community will have convenient access to transit options along the Richmond Highway corridor. An existing bus stop is located on Richmond Highway south of the Subject Property across Dart Drive. The Applicant intends to work with the Fairfax County Department of Transportation and the Virginia Department of Transportation to relocate the existing bus stop north of Dart Drive, and to provide a bus shelter as shown on the CDP/FDP.

The CDP/FDP includes a number of amenities to enhance the proposed residential community. As shown on the CDP/FDP, the Applicant proposes to dedicate approximately 12 acres of the Subject Property as a park for public use. The public park, which is to be developed by the FCPA or FCRHA, will provide residents of the proposed community and members of the public with a sizeable open space amenity characterized by trails, picnic areas and other passive recreational uses. Access to the public park will be provided by a trail head in the northwest corner of the Subject Property adjacent to a public parking area, and by a path that extends northeast into the public park from the intersection of Richmond Highway and Dart Drive. A sidewalk will be provided along Richmond Highway to provide convenient access to adjacent communities and facilitate pedestrian access to commercial uses located along Richmond Highway.

The facades of the multifamily buildings and townhomes include a variety of architectural elements and building materials to create a visually interesting appearance. Street trees and landscaping are provided throughout the community to enhance its appearance and create a pleasant living environment for residents.

Neighborhood Context

The Applicant proposes a residential development that is designed to complement adjacent neighborhoods and fit into the fabric of the community. Existing residential communities to the north, east and south are developed with multifamily developments as well as a mobile home community. The proposed multifamily buildings along Richmond Highway will be consistent with the apartments located immediately to the north and east of North Hill, and the proposed single-family townhomes will complement the community to the south. A variety of building materials, façade treatments, and design elements will all serve to break up the mass of the multifamily buildings to create an attractive and defined edge to Richmond Highway. Building materials may include brick, masonry, glass, cementitious panel and clapboard siding, metal, and wood panels in a variety of soft tones. Both the proposed multifamily buildings and townhomes conform to all setback and bulk requirements of the PDH-20 District.

Environment

To the best of the Applicant's knowledge, and as shown on the CDP/FDP, the Subject Property does not include any environmentally sensitive features that require preservation other than mature vegetation. A significant portion of this area will be preserved and dedicated as a park. There is no 100 year floodplain, resource protection area, or wetlands located on the Subject Property. On-site soils have been evaluated and appropriate construction techniques will

be utilized. Retaining walls are proposed to address issues associated with topography. Underground stormwater management and BMP facilities will be provided as detailed on the CDP/FDP.

Tree Preservation

The Subject Property includes existing mature trees. A significant portion of these trees will be preserved with the dedication of land for a park to be developed by either the FCPA or the FCRHA.

Transportation

The Applicant proposes safe and adequate access to the existing road network. The proposed residential development will be served by a total of four (4) access points; two access points on Richmond Highway and two (2) access points on Dart Drive. Both access points on Richmond Highway will be limited to right-in/right-out turning movements. The northern access point on Richmond Highway provides access to public parking for the proposed park. The southern access point on Richmond Highway provides access to the multifamily portion of the residential development. The western full movement access on Dart Drive is the primary access to the residential development, while the eastern access provides secondary access to Dart Drive. The existing intersection of Dart Drive and Richmond Highway will continue to be served by a traffic signal and allow full turning movements. Additional right of way dedication will be provided along Dart Drive as shown on the CDP/FDP. All roads within the proposed development will be private streets. Mass transit use will be encouraged by the provision of a bus shelter on Richmond Highway at its intersection with Dart Drive. Private streets and interior travelways depicted on the CDP/FDP shall conform to the standards of the Fairfax County Public Facilities Manual (the "PFM").

Public Facilities

The proposed residential development will be served by public water and sewer, both of which are available in the area. The Applicant will address the issue of contributions to public parks and/or schools in accordance with formulas adopted by the Board in proffers that will be submitted during the processing of the rezoning application.

Affordable Housing

The Applicant is committed to providing an adequate supply of housing for low and moderate income families and individuals. As stated herein, the Applicant proposes to dedicate ten percent (10%) of the multifamily units for households with an annual income at or below thirty percent (30%) of AMI; twenty percent (20%) of the multifamily units for households with an annual income at or below fifty percent (50%) of AMI; and the remaining multifamily units for households with an annual income at or below sixty percent (60%) of AMI.

Heritage Resources

The Applicant is unaware of any heritage resources located on the Subject Property that are worthy of preservation.

To the best of the Applicant's knowledge, the proposed development conforms with all applicable ordinance, regulations and adopted standards, except for the following requested waivers and modifications:

- A modification of the transitional screening requirement between the proposed multifamily residential dwellings and single-family attached dwellings within the proposed development as set forth in Sections 13-302(1) and 13-305 of the Zoning Ordinance. The Applicant's proposed landscaping shown on the CDP/FDP is appropriate for an integrated multifamily and townhouse community.

- A waiver of the 200 square foot privacy yard requirement for each townhouse lot as set forth in Section 6-107 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). A significant portion of the Subject Property will be a park, thereby providing outdoor recreation opportunities to residents.

- A modification of the minimum setback requirement at the peripheral boundaries of the proposed development as set forth in Section 16-102 of the Zoning Ordinance. All front yards within the proposed development will be not less than five (5) feet, and all rear and side yards will be not less than ten (10) feet. The proposed modification will enhance the urban streetscapes within the proposed development, while retaining an effective transition between the proposed development and the existing adjacent uses.

- A modification of Section 11-302 of the Zoning Ordinance to permit the maximum lengths of the proposed private streets within the proposed community to exceed six hundred (600) feet. A waiver is warranted to allow streets of sufficient length to provide adequate and safe access to the proposed community.

- A waiver to allow underground stormwater detention in a project with residential uses in accordance with Section 6-1300 of the PFM. The Applicant proposes underground stormwater detention due to the urban nature of the proposed residential community.

Lastly, to the best of the Applicant's knowledge, there are no known hazardous or toxic substances located on the Subject Property, and none will be generated or stored in conjunction with the proposed development.

Through its partnership with the FCRHA, the Applicant's proposal will transform North Hill from vacant land into a vibrant, mixed-income residential community located in the heart of the Richmond Highway corridor. The Applicant's provision of affordable housing units will

help meet the growing need for varied affordable housing options in Fairfax County. In addition, the Applicant's commitment to dedicate a significant portion of the North Hill property as a park will provide a benefit to not only members of the proposed residential community, but also to members of the public.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

Lynne J. Strobel

cc: David Schultz
Ivy Carter
Rex Peters
John Rinaldi
Andy Gorecki
Michael Wiencek
Christopher Tiesler
Nikki Driskill
Robert D. Brant

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: December 30, 2016

TO: Wanda Suder, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No.: PCA 78-V-125
Applicant: CHPPENN I, LLC
PC Hearing Date: 1/18/17
BOS Hearing Date: 2/14/17

REF.: 135411

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/29/16, which bears my initials and is numbered 135411c, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\135411\JEG\Affidavits\867427.doc

REZONING AFFIDAVIT

135411C

DATE: December 29, 2016
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/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 78-V-125
(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)
Chppenn I, LLC	4915 Radford Avenue, Suite 300 Richmond, VA 23220	Applicant/Agent for Title Owner
Agents: Ivy M. Dench-Carter Richard K. Barnhart Mark H. Dambly Timothy I. Henkel David A. Schultz Mario D. Wells		

(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).

135411c

Rezoning Attachment to Par. 1(a)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(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)
Fairfax County Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia	c/o Department of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030	Title Owner of Tax Map 92-4 ((1)) 82A pt.
Agents: Thomas E. Fleetwood, Director J. Rex Peters Hossein Malayeri Kevin C. Sheehan		
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 (FORMER)		FORMER 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.
Christopher Consultants, Ltd.	9900 Main Street, Suite 400 Fairfax, Virginia 22031	Engineer/Agent
Agents: Giovanni (John) B. Rinaldi		
Andrew J. Gorecki		
John C. Levtov		
Jana Morgan (nmi)		

(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)

13541\C

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(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)
• Wiencek + Associates Architects + Planners, P.C. Agents: Michael A. Wiencek • Scott D.Q. Knudson (FORMER) Maybell C. Laluna	• 1100 Vermont Avenue, NW, 8th Floor Washington, DC 20005	Architects/Agent
• Kittelson & Associates, Inc. Agents: Christopher B. Tiesler John F. Callow Meredyth G. Sanders	• 1850 Centennial Park Drive, #130 Reston, VA 20191	Transportation Consultant/Agent
Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group Agents: Nikki F. Driskill Robert E. Hazelton	4121 Cox Road, Suite 200 Glen Allen, VA 23060-3315	Noise Consultant/Agent
Klein Hornig LLP Agents: Christopher W. Hornig Erik T. Hoffman	1275 K Street NW, Suite 1200 Washington DC 20005	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent
Bay Acoustics Corporation Agent: Michael P. Kerr	2714 N Howard Street Baltimore, MD 21218	Noise Consultant/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 updated.

13541lc

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(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)
Chppenn I, LLC
4915 Radford Avenue, Suite 300
Richmond, VA 23220

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)
Members/Co-Managers:
Pennrose Properties, LLC
Community Housing Partners Corporation

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 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.

135411c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pennrose Properties, LLC
230 Wyoming Avenue
Kingston, PA 18904

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)
Richard K. Barnhart
Mark H. Dambly
Timothy I. Henkel

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

Richard K. Barnhart, Chairman and CEO
Mark H. Dambly, President
Timothy I. Henkel, SVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Community Housing Partners Corporation
448 Depot Street NE
Christiansburg, VA 24073

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 Virginia non-stock corporation.

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

Janaka Casper, President
Andy Hall, CAO & EVP
David A. Schultz, VP
Jeffrey K. Reed, CFO, EVP, Secretary, Treasurer
Karen Turner, Chief Business Development Officer & EVP
Andrew Morikawa, Chairman
John Randolph, Vice Chairman
Directors: Gerald Burr, Jr., Rence Callahan, Charles Famuliner, John Garland, Greta Harris, Rev. James M. Harrison, Racquel Reedie, Andrew McCoy, Shawn McMahon, Susan Sisk

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

135411c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wiencek + Associates Architects + Planners, P.C.
1100 Vermont Avenue, NW, 8th Floor
Washington, DC 20005

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)
Michael A. Wiencek, sole shareholder

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)
Kittelson & Associates, Inc.
1850 Centennial Park Drive, #130
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.

13541c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group
4121 Cox Road, Suite 200
Glen Allen, VA 23060-3315

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)
Robert E. Hazelton

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)
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

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)

Christopher W. Brown (former)	Michael S. Kitchen	Christopher C. Filmore
Louis Canonico (nmi)	Jeffrey S. Smith	Kevin M. Washington
William R. Zink	Ruth R. Fields	Giovanni (John) B. Rinaldi
William R. Goldsmith, Jr.		Brent E. Evans

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.

135411c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(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 (FORMER)	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	*Effective 1/1/17, additional shareholders:*
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	*Sara V. Mariska*
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	*Charles E. McWilliams*

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)
Bay Acoustics Corporation
2714 N Howard Street
Baltimore, MD 21218

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)
Michael P. Kerr

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.

13541lc

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(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)
Klein Hornig LLP
1275 K Street NW, Suite 1200
Washington DC 20005

(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**)

Daniel S. Ehrenberg
Erik T. Hoffman
Christopher W. Hornig
Daniel J. Kolodner
Henry (nmi) Korman
Joseph S. Lieber
M. Chrysa Long
Stephen Niles
Aaron W. O'Toole
Steven L. Paul
Daniel M. Rosen
Teresa M. Santalucia
Rita M. Schwantes

(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.

135416

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 78-V-125
(enter County-assigned application number(s))

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

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

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

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

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

NONE.

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

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

135411c

for Application No. (s): PCA 78-V-125
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

Lynne J. Strobel

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of December 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

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: December 30, 2016

TO: Wanda Suder, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No.: RZ/FDP 2016-MV-014
Applicant: CHPPENN I, LLC
PC Hearing Date: 1/18/17
BOS Hearing Date: 2/14/17

REF.: 135410

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 12/29/17, which bears my initials and is numbered 135410c, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\135410\JEG\Affidavits\867426.doc

REZONING AFFIDAVIT

135410 C

DATE: December 29, 2016
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/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): RZ/FDP 2016-MV-014
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Chppenn I, LLC	4915 Radford Avenue, Suite 300 Richmond, VA 23220	Applicant/Agent for Title Owner
Agents: Ivy M. Dench-Carter Richard K. Barnhart Mark H. Dambly Timothy I. Henkel David A. Schultz Mario D. Wells		

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

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

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

Rezoning Attachment to Par. 1(a)

135410c

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Fairfax County Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia	c/o Department of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030	Title Owner of Tax Map 92-4 ((1)) 82A pt.
Agents: Thomas E. Fleetwood, Director J. Rex Peters Hossein Malayeri Kevin C. Sheehan		
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 (FORMER)		FORMER 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.
Christopher Consultants, Ltd.	9900 Main Street, Suite 400 Fairfax, Virginia 22031	Engineer/Agent
Agents: Giovanni (John) B. Rinaldi Andrew J. Gorecki John C. Levtov Jana Morgan (nmi)		

(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)

135410 c

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
• Wiencek + Associates Architects + Planners, P.C. Agents: Michael A. Wiencek • Scott D.Q. Knudson (FORMER) Maybell C. Laluna	• 1100 Vermont Avenue, NW, 8th Floor Washington, DC 20005	Architects/Agent
• Kittelson & Associates, Inc. Agents: Christopher B. Tiesler John F. Callow Meredyth G. Sanders	• 1850 Centennial Park Drive, #130 Reston, VA 20191	Transportation Consultant/Agent
Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group Agents: Nikki F. Driskill Robert E. Hazelton	4121 Cox Road, Suite 200 Glen Allen, VA 23060-3315	Noise Consultant/Agent
Klein Hornig LLP Agents: Christopher W. Hornig Erik T. Hoffman	1275 K Street NW, Suite 1200 L Washington DC 20005	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent
Bay Acoustics Corporation Agent: Michael P. Kerr	2714 N Howard Street Baltimore, MD 21218	Noise Consultant/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 updated.

REZONING AFFIDAVIT

135410c

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Chppenn I, LLC
4915 Radford Avenue, Suite 300
Richmond, VA 23220

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)
Members/Co-Managers:
Pennrose Properties, LLC
Community Housing Partners Corporation

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 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.

135410c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pennrose Properties, LLC
230 Wyoming Avenue
Kingston, PA 18904

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)
Richard K. Barnhart
Mark H. Dambly
Timothy I. Henkel

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

Richard K. Barnhart, Chairman and CEO
Mark H. Dambly, President
Timothy I. Henkel, SVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Community Housing Partners Corporation
448 Depot Street NE
Christiansburg, VA 24073

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 Virginia non-stock corporation.

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

Janaka Casper, President
Andy Hall, CAO & EVP
David A. Schultz, VP
Jeffrey K. Reed, CFO, EVP, Secretary, Treasurer
Karen Turner, Chief Business Development Officer & EVP
Andrew Morikawa, Chairman
John Randolph, Vice Chairman
Directors: Gerald Burr, Jr., Rence Callahan, Charles Famuliner, John Garland, Greta Harris, Rev. James M. Harrison, Racquel Reedie, Andrew McCoy, Shawn McMahon, Susan Sisk

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

13541Dc

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wiencek + Associates Architects + Planners, P.C.
• 1100 Vermont Avenue, NW, 8th Floor
Washington, DC 20005

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)
Michael A. Wiencek, sole shareholder

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)
Kittelson & Associates, Inc.
• 1850 Centennial Park Drive, #130
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.

135410c

Rezoning Attachment to Par. 1(b)

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dominion Environmental Group, Inc. d/b/a Dominion Due Diligence Group
4121 Cox Road, Suite 200
Glen Allen, VA 23060-3315

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)
Robert E. Hazelton

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)
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

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)

Christopher W. Brown (former)	Michael S. Kitchen	Christopher C. Filmore
Louis Canonico (nmi)	Jeffrey S. Smith	Kevin M. Washington
William R. Zink	Ruth R. Fields	Giovanni (John) B. Rinaldi
William R. Goldsmith, Jr.		Brent E. Evans

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)

135410c

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(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 (FORMER)	Nan E. Walsh
Thomas J. Colucci	H. Mark Goetzman	M. Catharine Puskar	*Effective 1/1/17, additional shareholders:*
Michael J. Coughlin	Bryan H. Guidash	John E. Rinaldi	*Sara V. Mariska*
Peter M. Dolan, Jr.	Michael J. Kalish	Kathleen H. Smith	*Charles E. McWilliams*

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)
Bay Acoustics Corporation
2714 N Howard Street
Baltimore, MD 21218

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)
Michael P. Kerr

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.

135410c

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(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)
Klein Hornig LLP
1275 K Street NW, Suite 1200
Washington DC 20005

(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**)

Daniel S. Ehrenberg
Erik T. Hoffman
Christopher W. Hornig
Daniel J. Kolodner
Henry (nmi) Korman
Joseph S. Lieber
M. Chrysa Long
Stephen Niles
Aaron W. O'Toole
Steven L. Paul
Daniel M. Rosen
Teresa M. Santalucia
Rita M. Schwantes

(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.

135410C

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(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.

135410 c

REZONING AFFIDAVIT

DATE: December 29, 2016
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2016-MV-014
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

Lynne J. Strobel

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29 day of December 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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on the 22nd day of November, 1982, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. RZ 78-V-125)

WHEREAS, Fairfax County Redevelopment & Housing Authority filed in proper form, an application requesting the zoning of a certain parce of land hereinafter described, from R-2, C-8 & R-MHP District to R-MHP District, and

WHEREAS, at a duly called public hearing the Planning Commissio considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows: See attached legal description.
Be, and hereby is, zoned to the R-MHP District, and said propert is subject to the use regulations of said R-MHP District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 22nd day of November 1982.

Ethel W. Register

Ethel Wilcox Register
Clerk to the Board

PROFFER STATEMENT
RZ-78-V-125
Woodley Hills Estates

If the subject property is rezoned to the R-MHP district, pursuant to Section 15.1-491(a) of the Code of Virginia of 1950, as amended, the undersigned owner proffers that the development of the subject property shall take place substantially in accordance with the following terms and conditions:

1. The internal traffic circulation plan shall be generally as shown on the Generalized Development Plan dated November 11, 1982.

2. The Typical Unit Relationships shall be generally as shown on Exhibit "A" hereto.

3. The recreation facilities shall be generally as shown on the Generalized Development Plan dated November 11, 1982.

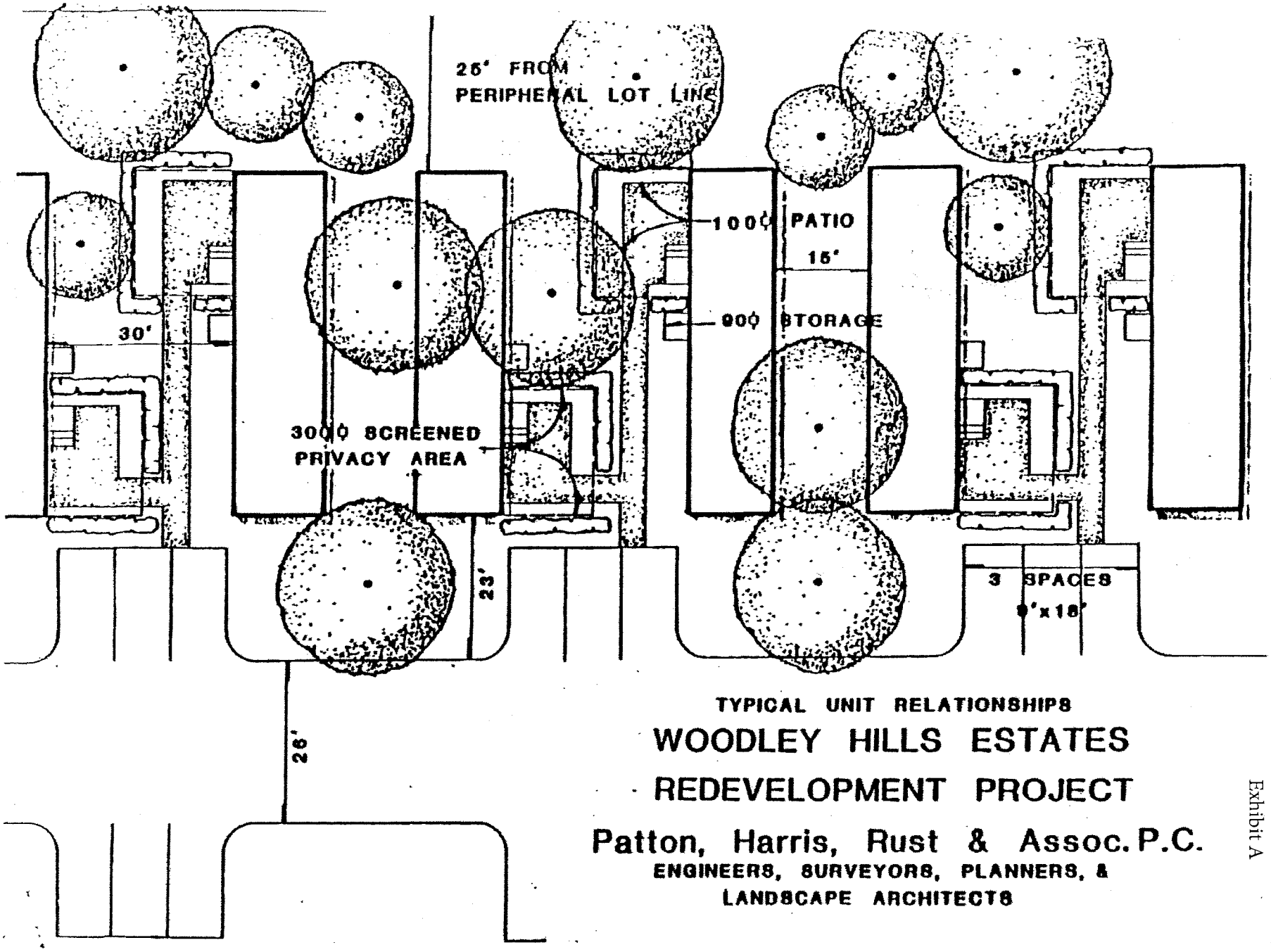
4. The Management Office, Community Center, and Laundry Facility shall be generally as shown on the Generalized Development Program dated November 11, 1982.

5. The maximum number of mobile home dwellings shall be 227.

FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY

By: Mary E. Egan
Mary E. Egan
Assistant Secretary

Dated: November 19, 1982



TYPICAL UNIT RELATIONSHIPS

WOODLEY HILLS ESTATES REDEVELOPMENT PROJECT

Patton, Harris, Rust & Assoc. P.C.

ENGINEERS, SURVEYORS, PLANNERS, & LANDSCAPE ARCHITECTS

Exhibit A

County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2016

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

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

SUBJECT: Comprehensive Plan Land Use Analysis:
RZ/FDP 2016-MV-014
CHPPENN I, LLC (North Hill)

The memorandum, prepared by Ken Sorenson, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated May 17, 2016, and revised through November 16, 2016. The extent to which the proposed use, intensity and development plan are consistent with the land use guidance contained in the Comprehensive Plan, is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, CHPPENN I, LLC, in partnership with the Fairfax County Redevelopment and Housing Authority, proposes to rezone the subject property, which consists of approximately 34.88 acres located on tax map parcel 92-14((1)) 82A pt., that are commonly referred to as "North Hill" from the C-8, R-2, and R-MHP Districts to the PDH-20 District. The applicant proposes to develop the subject property, which is currently vacant, into a mixed-income, affordable and market-rate housing community comprised of 219 affordable multifamily units in four separate buildings, a 60 unit affordable multifamily building for independent seniors, and 175 for-sale townhomes. The proposed development will have a total of 454 residential dwelling units, including the dedication of a significant portion of North Hill as a park for public use.

BACKGROUND

On March 1, 2016, the Fairfax County Board of Supervisors (Board) authorized the consideration of Plan Amendment 2016-IV-MV1 for the North Hill property.
The authorization directed staff to consider a mix of approximately 278 multifamily units and 195 townhouses, as well as limited community-serving uses as may be appropriate. The authorization also requested the consideration of approaches to provide affordable housing; mitigate transportation impacts; use building form, height and orientation to create a vibrant

and active community; create a large public park; and address public facility needs and impacts to schools. Subsequently, the Board of Supervisors approved Plan Amendment 2016-IV-MV1 on December 6, 2016. The staff report for the recently adopted plan amendment may be found at: http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/pa2016-iv-mv1.pdf.

LOCATION AND CHARACTER

The subject property is planned for public park or passive recreational use with an option for up to 279 affordable multifamily units, and up to 196 townhomes and the retention of a contiguous portion of approximately 11 acres for a publicly accessible park in the Suburban Neighborhood Area between Beacon/Groveton and Hybla Valley/Gum Springs CBCs; the site is vacant, heavily vegetated and rises steeply in elevation from west to east. The subject property is split into three zoning districts. The portion of the subject property fronting on Richmond Highway (approximately 5 acres) is zoned C-8 for retail uses up to 0.5 FAR. An approximately 18-acre area is zoned R-2 for residential uses up to 2 dwellings per acre generally on the northern portion of the site, not fronting Richmond Highway, and the remaining 11 acres on the southern portion of the site are zoned R-MHP for mobile home park, which allows up to 6 dwelling units per acre.

Adjacent Area:
North: The area immediately along Richmond Highway is planned for residential use at 16-20 du/ac and is developed with the Cherry Arms Apartments. Immediately bordering the Cherry Arms apartments and the northern boundary of the subject property is Bryant Alternative High School.
South: The area along Richmond Highway adjacent to the Woodley Hills Estate Mobile Home Park is planned for office and retail use up to .35 FAR and is developed with strip commercial development. The area to the rear of the strip commercial development is planned for residential use at 5-8 du/ac and is developed with the Woodley Hills Estate Mobile Home Park.
West: Across Richmond Highway, this area is planned for 8-12 dwelling units per acre with compatibility-scaled townhouse-style retail and/or office components to an intensity up to .35 FAR. Additionally, and as an option, housing for the elderly, or a mini-warehouse, at an intensity not to exceed .50 FAR for the Tax Map 92-4((1))48 and 49A. This area is developed with strip commercial, a motel, and self-storage facilities.
East: This area is planned for residential use at 16-20 du/ac and is developed with the Mount Vernon Square Apartments.

COMPREHENSIVE PLAN CITATIONS

Land Use

The Comprehensive Plan Areawide Recommendations for the Richmond Highway Corridor may be accessed at:
http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon.pdf

Fairfax County Comprehensive Plan, 2013 Edition AREA IV Mount Vernon Planning District, Richmond Highway Corridor Area as amended through October 20, 2015, page 54:

"SUBURBAN NEIGHBORHOOD AREAS BETWEEN BEACON/GROVETON AND HYBLA VALLEY/GUM SPRINGS COMMUNITY BUSINESS CENTERS

...

4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum Springs Community Business Center and the Woodley Hills Estates Mobile Home Park, is planned for public park for passive recreational use."

Fairfax County Comprehensive Plan, 2013 Edition AREA IV Mount Vernon Planning District, Richmond Highway Corridor Area as amended through October 20, 2015, pages 26-29:

"CONCEPT FOR FUTURE DEVELOPMENT

The Richmond Highway Corridor is envisioned to contain six Community Business Centers which provide community-serving retail, residential, and mixed uses as well as serving as focal points in the corridor. From north to south, the Community Business Centers are: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn. Areas between these Community Business Centers are classified as Suburban Neighborhoods." ... "Along Richmond Highway, uses in Suburban Neighborhood areas shall include predominantly residential use, but may also include neighborhood-serving retail and mixed-uses among others. Specific recommendations for each Land Unit or Area defined within the Community Business Centers and Suburban Neighborhoods are contained in the site-specific language."...

"PLANNING OBJECTIVES FOR THE RICHMOND HIGHWAY CORRIDOR

The following objectives are intended to guide general land use decisions for the portion of the Richmond Highway Corridor within the Mount Vernon Planning District:

Land Use"...

- "Encourage development which fosters home ownership to improve the variety of available housing.
- Plan for primarily residential (except for garden-style apartments), institutional and open space uses in areas outside and between the Community Business Centers."...
- "Encourage better access and functional amenities through improvements to and integration of the pedestrian, bicycle and vehicular traffic systems by visually enhancing intersections, reducing curb cuts and providing better signage and access to commercial facilities and adjacent, non-commercial uses. Provide for a safe, harmonious, barrier-free network of appropriately-sized pedestrian connections between existing and new uses and leading to bus/transit stops and covered waiting

areas. This pedestrian network should provide traffic-sheltered, well-identified and pleasant-to-use access to shopping, employment, and transit opportunities for residents living in close proximity to Richmond Highway as well as for adjacent communities.

- Encourage aesthetic and design excellence in all public and private improvements and developments. Detailed guidance regarding aesthetic and design excellence is found in the urban design recommendations located at the end of this Plan. In addition, the provision of landscaping/open space which exceeds by more than 5% of that required in the Zoning Ordinance shall be considered highly desirable.

- Encourage revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially-viable, and functionally-efficient business centers and community focal points."...

- "Encourage development approaches that serve to reduce imperviousness and achieve better control over stormwater runoff in the Richmond Highway Corridor. Encourage the application of low impact development practices of stormwater management (e.g., bioretention facilities; vegetated swales) toward this end. Consideration should be given to reducing the impervious footprints of redevelopment sites and to integrating LID practices within landscaping strategies."...

"Urban Design

Five urban design objectives are identified for the Richmond Highway Corridor to implement the overall goal of improving the visual image and efficiency of the Richmond Highway Corridor. These objectives are supplemented by urban design recommendations that are found at the end of the Richmond Highway Corridor Plan text and provide specific recommendations.

The following objectives are the policy framework for the urban design recommendations. Together, the objectives and recommendations support the creation of a unifying and consistent identity for Richmond Highway. In order to achieve these objectives, adherence to the urban design recommendations is strongly encouraged in all public infrastructure and private development activity that occurs along Richmond Highway.

The urban design objectives are intended to:

- **Establish Visual Continuity** - Provide a uniform right-of-way and a consistent or compatible highway edge treatment to create a unified, attractive visual appearance along the corridor. Place utilities underground in conjunction with all public and private development projects being carried out in the Richmond Highway Area. Place emphasis on signage, including block numbers and cross streets, landscaping, intersection and service drive definition.

- **Provide User Orientation** - Provide a sense of orientation through the use of landmarks, public facilities, open space and design centers. Improve street and transportation identification to orient shoppers and visitors within the corridor.

- **Establish a Clear Corridor Image** - Develop two well-defined vehicular entry point "gateways" to the corridor at the Occoquan River and the Capital Beltway to establish a strong overall image and help define the corridor.

- **Improve Access and Functional Amenities** - Provide visual improvements to pedestrian and vehicular traffic systems to enhance intersections and safety, reduce curb cuts, and provide better signage including block numbering and cross streets and access to commercial facilities and adjacent, non-commercial uses.

- **Reduce Impact on Adjacent Residential Communities** - Mitigate adverse impacts of commercial activity such as noise, glare and incompatible building forms on adjacent residential and non-commercial uses by effective buffering and screening and by designing buildings of appropriate scale and height."

Fairfax County Comprehensive Plan, 2013 Edition AREA IV Mount Vernon Planning District, Richmond Highway Corridor Area as amended through October 20, 2015, page 30:

"RECOMMENDATIONS

Land Use"...

"Protecting adjacent neighborhoods from visual and other impacts of nearby commercial development is a primary objective along Richmond Highway. Development plans for redevelopment or revitalization projects should provide for compatible heights and mitigate impacts on adjacent neighborhoods. The determination of compatible building heights along the Richmond Highway Corridor is guided by provisions in the Policy Plan, (specifically Land Use Objectives 8 and 14), the Concept for Future Development, the Richmond Highway Corridor Land Use and Urban Design Objectives and site-specific conditions, such as building style, tapering of building heights, building orientation, and screening and buffering requirements."

Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Suburban Neighborhood Area between Beacon/Groveton and Hybla Valley/Gum Springs CBCs, as recently amended by the Board of Supervisors on December 6, 2016:

"4. The North Hill, a part of the former Woodley Nightingale Redevelopment Area (approximately 33 acres) located on the eastern side of Richmond Highway north of the Hybla Valley/Gum Springs Community Business Center and the Woodley Hills Estates Mobile Home Park, is planned for public park for passive recreational use. As an option, the site may be appropriate for up to 279 workforce and affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes with limited community serving uses and the retention of a significant, contiguous portion of approximately 11 acres of the site for a publicly accessible park. Any development should be supported by a geotechnical study that shows how slopes and problem soils will be addressed. In addition, the following conditions should be met:

- The residential development should be oriented to Richmond Highway and Dart Drive.

- Buildings facing Richmond Highway should provide pedestrian entrances and direct access to the Richmond Highway frontage to the extent feasible in consideration of site constraints, topography and/or the safety and welfare of residents. If parking structures are planned in the ground floor of buildings, appropriate screening of parking should be achieved in order to avoid adverse impacts to the public realm.

- The walkability and multi-modal connectivity of the redevelopment should be enhanced through the addition of sidewalks, streetscape and bicycle facilities. Adequate right-of-way and streetscape improvements should be provided in line with the design guidance for the corridor, including secondary streets such as Dart Drive. Development should dedicate 89 feet from the centerline of Richmond Highway for planned transportation improvements. The right-of-way dedication along Dart Drive should be extended to the east property line to accommodate a future multimodal connection to Arlington Drive.

- On-site bicycle and pedestrian circulation should be provided and connect to off-site bicycle, pedestrian and transit facilities.

- Several points of physical access should be made to connect the public park with the planned community and the existing surrounding neighborhoods.

- Planned development of the property should include clean-up and restoration efforts focused on the portion of the site to remain as a public park so that it is safe for park visitors.

- Residential development should provide vehicular access and parking to serve the public park and should provide an ADA accessible route from the parking into the park.

- In addition to the public park, one or more well-designed, publicly accessible community gathering areas should be included to create a sense of place and provide recreational opportunities for residents and visitors, per the guidance of the Urban Parks Framework. The southwest corner of the property is well-suited for a civic plaza that would serve as a community gathering space for future residents and those waiting for a bus. Active recreation facilities should be provided onsite to meet the needs of future residents."

COMPREHENSIVE PLAN MAP: Public Park

LAND USE ANALYSIS

The Comprehensive Plan Amendment adopted December 6, 2016, reflects new land use and intensity recommendations with specific conditions which the rezoning application should address, as outlined below:

Use and Intensity

The Plan provides an option for residential use on the site for up to 279 affordable multifamily units, which may include affordable independent living units, and up to 196 townhomes with limited community serving uses with the retention of a significant portion of the site for a publicly accessible park. The Plan further recommends that any development should be supported by a geotechnical study that shows how slopes and problem soils will be addressed.

The applicant has proposed 454 residential dwelling units, 279 of which are multifamily and 175 are townhouses. The applicant's proposal is in conformance with the Plan's intensity guidance for the subject property. Moreover, the proposed mix of townhouses and multifamily units conform to the Plan's vision for Suburban Neighborhood Areas, in which the subject property is located. The applicant has submitted a geotechnical study as part of the rezoning application that will be addressed in the concurrent Environmental Analysis.

The Plan provides additional development conditions as outlined below:

- "...Place utilities underground in conjunction with all public and private development projects being carried out in the Richmond Highway Area."

The applicant has provided a commitment for a utility easement but not any commitment to utility undergrounding.

- "The residential development should be oriented to Richmond Highway and Dart Drive."

The orientation has been addressed as the multi-family buildings are located alongside Richmond Highway and the townhouses along Dart Drive with the retention of a significant portion of the property to rear of the proposed development to remain for public park use.

- "Buildings facing Richmond Highway should provide pedestrian entrances and direct access to the Richmond Highway frontage to the extent feasible in consideration of site constraints, topography and/or the safety and welfare of residents. If parking structures are planned in the ground floor of buildings, appropriate screening of parking should be achieved in order to avoid adverse impacts to the public realm."

The application illustrates terraced retaining walls and berming fronting the multi-family buildings along Richmond Highway. The multifamily buildings are set on parking garages that are partially below grade. The proposed retaining walls act as an extension of garage podium. The garage podium would be more attractive if better screened with appropriate landscaping or treated with attractive wall façade materials. The retaining walls and berming in front of the podium garages should be landscaped to screen the visible sections of the podium and designed to blend with streetscaping along Richmond Highway. Moreover the design does not provide for any direct pedestrian access to any of the residential units as also recommended in the plan. However, there are multiple pedestrian connections throughout the site that connect to Richmond Highway through the site. The suggested measures, if implemented, would enhance conformance with the adopted Comprehensive Plan.

- "The walkability and multi-modal connectivity of the redevelopment should be enhanced through the addition of sidewalks, streetscape and bicycle facilities. Adequate right-of-way and streetscape improvements should be provided in line with the design guidance for the corridor, including secondary streets such as Dart Drive. Development should dedicate 89 feet from the centerline of Richmond Highway for planned transportation improvements. The right-of-way dedication along Dart Drive should be extended to the east property line to accommodate a future multimodal connection to Arlington Drive."

The current application provides the addition of sidewalks and bicycle facilities as recommended by the proposed Plan text. The multifamily buildings that face each other are separated by a surface parking lot, but include pedestrian crossings. The potential for pedestrian/vehicular conflicts within the townhouse portion of the development has been greatly reduced through the central area of the townhouse portion of the site, and around the perimeter of the central section of townhouses, providing safe, pedestrian access to both the multifamily portion of the site and Dart Drive.

The applicant has not provided a detailed streetscape design; however, dimensions consistent with the Embark Richmond Highway study are provided as recommended by the proposed Plan text. Additionally, The Urban Design Recommendations for the Richmond Highway Corridor suggests that an attractive streetscape includes a well-designed road edge with street furniture and other features and provides an improved identity, visual continuity and user safety. These recommendations also suggest placing all utility distribution lines underground.

The application provides right-of-way dedication for the Dart Dr. /Arlington Dr. connection as recommended by the proposed Plan text.

- "On-site bicycle and pedestrian circulation should be provided and connect to off-site bicycle, pedestrian and transit facilities."

The proposed Plan text recommends providing pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses. Multiple connections have been provided to Richmond Highway and Dart Drive for all suggested modes of transportation.

- "Several points of physical access should be made to connect the public park with the planned community and the existing surrounding neighborhoods."

The application shows three points of access to the public park within the development, satisfying the proposed Plan text. Because the public access points to the proposed public park are not fully engineered, particular attention should be focused on how these connections function in light of the preponderance of retaining walls needed due to site topography.

- "Planned development of the property should include clean-up and restoration efforts focused on the portion of the site to remain as a public park so that it is safe for park visitors."

The applicant has appropriately provided a commitment to dedicate land area for public park purposes. However the proffer clearly states that the clean-up and restoration will be done by others. Therefore, this Plan element has not been addressed.

- "Residential development should provide vehicular access and parking to serve the public park and should provide an ADA accessible route from the parking into the park."

The application shows vehicular access and parking containing an ADA accessible route satisfying the proposed Plan text.

- "In addition to the public park, one or more well-designed, publicly accessible community gathering areas should be included to create a sense of place and provide recreational opportunities for residents and visitors, per the guidance of the Urban Parks Framework. The southwest corner of the property is well-suited for a civic plaza that would serve as a community gathering space for future residents and those waiting for a bus. Active recreation facilities should be provided onsite to meet the needs of future residents."

An urban plaza is provided at the corner of Richmond Highway and Dart Drive between the townhouses and the multifamily buildings. This space opens to one of the park's entrances both visually and functionally and is an ideal location for the urban plaza. Additionally, there is a smaller gathering place at the entrance to the park, closer to the townhomes. There is a large amount of open space along the retaining walls behind both the townhomes and multifamily buildings. In addition, two promenades function as the open space for the townhouse units. Some of the spaces between the retaining walls and the multifamily and townhouse structures may also be appropriate for amenity spaces and/or pathways, as feasible, given the topographical constraints. This opportunity to enhance some of these spaces with attractions and pathways could more fully utilize the site and create a more connected, amenitized development, especially since both unit types are sharing the same general open space.

CONCLUSION

While staff finds that the land use and intensity is in keeping with the Plan guidance, additional design/development considerations discussed above should be more fully addressed in order to meet the larger Plan objectives for coordinated open space, site amenities, streetscapes and clean up and restoration of the future park area.

DMJ: KPS

County of Fairfax, Virginia

MEMORANDUM

DATE: November 30, 2016

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

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

SUBJECT: RZ/FDP 2016-NV-014/PCA 78-V-125, North Hill

The Office of Community Revitalization (OCR) has reviewed the above referenced Conceptual Development Plan/Final Development Plan date stamped as "Received Department of Planning and Zoning, November 17, 2016."

The North Hill redevelopment represents a significant revitalization opportunity for Richmond Highway and is supportive of current planning efforts to concentrate development near future Bus Rapid Transit stations along the Richmond Highway Corridor.

The following recommendations are offered for consideration:

Streetscape:

- On Sheet 20, the complete Richmond Highway streetscape needs to be shown with all dimensions for each streetscape element and the setback to proposed ROW line. Also, the street tree location appears to be incorrect and should be shown consistent with the location as depicted on Sheet 8.

Building Design:

- Walk-out balconies on the elevations of Building 2A and 3A should be provided to create useable private outdoor space for residents and to increase the "eyes" on the

---

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

plaza to enhance safety. Any issues related to storage on the balconies could be addressed by property management. The Juliet style balconies shown do not provide the same functionality as actual balconies. Please provide walk-out balconies for these particular elevations

Plaza Design:

- While some improvements have been made in the latest submission, a stronger transition from Richmond Highway to the plaza is still needed and should include an element of buffering in the form of planters and/or trees to provide a feeling of safety and enclosure from within the plaza.
- The plaza design is much improved; however, additional refinement of the design is still necessary to fully achieve a functional and attractive plaza. The grass lawn remains undesirable for maintenance, functional, and environmental reasons. The proposed design creates an awkward network of sidewalks that are too narrow and do not respect the site lines throughout the plaza. Please revise to include a wider and more direct route through the center.
- Please indicate on the plans what and where specific hardscaping materials are being used in the plaza.
- Please elaborate on the height and type of the fence used to surround the tot lot and how public access to the tot lot will be achieved. Please show additional plaza lighting around the tot lot.
- The previously shown gateway structure and pergola within the plaza are no longer depicted. Shade structures should be present in one form or another in the plaza, and can also double as public art.
- The signage provided for the plaza should be placed in a more central location at the corner entrance near Richmond Highway, so that the plaza reads as a public park and not just an on-site amenity for residents. Additional signage locations should be identified at all entrances to the plaza that guides and informs visitors towards and through the upper plaza and into the passive park. The elements and materials of all signs should also be identified.
- Please make the necessary site reconfigurations to achieve storm water management requirements and still accommodate more central hardscaping and wider sidewalks throughout the plaza. Please consider permeable pavement, soft engineering concepts (LID), and other site changes to achieve additional hardscaping within the plaza.

- The link between the plaza and the upper park should include a wider sidewalk and overall stronger physical and visual connection to draw together the two spaces. The entrance to the upper park should have a wider sidewalk and grander staircase to create a more inviting entrance. Special landscaping and pavement should reinforce the overall concept. The entrance to the upper park should be as attractive as possible and be inviting to park guests.

Site Design:

- The entrance to the development between Building 2A and 1B should include a tree lined landscape panel that screens any surface parking visible from Richmond Highway.
- The Dart Drive streetscape should be compatible with Richmond Highways in terms of tree and landscape panel locations. Trees should be located between the sidewalk and the street.
- The buildings fronting Richmond Highway could use additional landscaping in the building zone that compliments the pedestrian experience and contributes to Richmond Highways aesthetic goals.
- Visitor parking should be better distributed through-out the development.
- The layout of town homes 92-96 has changed from the previous submittal. A better solution would be to align those town homes so that all of the fronts face the plaza and Richmond Highway. This has the added benefits of eliminating some roadway surface and increasing open space.
- The town home development is notably missing the presence of trees. In particular, the streets running parallel to Dart Drive are lacking in trees and/or landscaping. The provision of quality public spaces and streetscapes is important to residents' quality of life.
- The surface parking lot should include a higher frequency of "green" spaces that are planted with trees. The surface parking lot appears a bit barren and could use additional trees for shading. If the minimum parking spaces are an issue please consider additional trees in between the buildings and throughout the multi-family site.
- The town home development should also include a quality public realm. Please include additional trees and landscaping throughout the streetscapes and the pedestrian corridor that runs through the middle of the town house site.
- The town homes 79-65 and 29-57 should provide better direct access to the park entrance location and additional landscaping. The continuous driveways create an undesirable pedestrian environment on a path that leads to one of the park's entrance.

- In particular, there is insufficient landscaping along the retaining walls for the upper park, both between the multi-family buildings and the upper park and between the town homes and the upper park. It is very important that views from the residents not be just of blank retaining walls. It may be necessary to relocate storm water lines in order to allow for creating these additional buffers.

cc: Wanda Suder, Staff Coordinator, DPZ
Elizabeth Hagg, Deputy Director, OCR
OCR Files

County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2016

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT**: RZ/FDP 2016-MV-014
PCA 78-V-125
CHIPPENN I, LLC North Hill

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), application and final development plan dated November 16, 2016. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

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

ENVIRONMENTAL ANALYSIS

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

Problem Soils

The subject property is comprised almost entirely of Marumsco Marine Clay soils. This site also has a history of slope stability issues. The applicant has prepared a preliminary geotechnical study of the property, which includes a number of measures designed to stabilize the slopes and proposed structures. However, that study has not been submitted for formal review by Fairfax County staff or the Geotechnical Review Board (GRB). While staff has encouraged the applicant to make a formal submission for review and comment by staff and the GRB, the applicant has elected to move forward with the project based on the preliminary geotechnical

findings noted in their study. The applicant was advised that any determination by staff and/or the GRB which results in substantive changes to the proposed development after an approval of the rezoning could result in the need for a final development plan amendment. The applicant has acknowledged the potential risks associated with this approach and accepts that possibility.

Green Building Practices

The applicant has provided a commitment to attain either Earthcraft or National Green Building Standard (NGBS) with the ENERGY STAR path. This issue has been fully addressed.

Stormwater Management

The applicant proposes the use of an underground detention vaults and a variety of low impact development (LID) measures designed to fully address both water quantity and quality controls in a manner consistent with the concerns for soil, groundwater and slope stability issues noted on this site. In a typical development, LID measures would be designed to simply allow for infiltration of some runoff into the plant roots and soils. Given the problem soils and slope failure concerns for the subject property, such measures proposed with this development will include underground collection which will be conveyed through piping to the underground detention vaults. Any final determination regarding the adequacy of the proposed facilities will be made by the Department of Public Works and Environmental Services (DPWES).

Transportation Noise

The subject property includes a sizable frontage on a portion of Richmond Highway. A number of the multi-family structures are proposed to be located in close proximity to the right-of-way for this major roadway. The application also includes at least one outdoor activity area adjacent to this road surface. The applicant provided a noise study to evaluate the current and future anticipated noise impacts to both the plaza area at the corner of Richmond Highway and Dart Drive, as well as anticipated impacts to the proposed multi-family units. The study concluded that only a small portion of the plaza area would be impacted by noise levels in excess of 65 dBA Ldn. The impacted area of the plaza is proposed as a landscaped area and includes no active recreation features. According to the noise study, the remainder of the proposed plaza area will not be impacted by noise levels of 65 dBA Ldn or greater. Therefore, no outdoor noise mitigation measures will be required. The study also concluded that portions of the multi-family buildings along Richmond Highway would be impacted by noise levels slightly over 65 dBA. The applicant has included proffers regarding the use of appropriate building materials in order to ensure that interior noise levels fall below 45 dBA. The noise study and proffers provided by the applicant indicate that noise levels will be adequately addressed through the proposed interior mitigation measures and that outdoor noise levels will not exceed Fairfax County Comprehensive Plan guidance of 65 dBA Ldn.

COMPREHENSIVE PLAN CITATIONS:

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

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 12, the Plan states:

Objective 6: **Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

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

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

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

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

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

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

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

- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 11-12, the Plan states:

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

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

Policy b: Reduce noise impacts in areas of existing development.

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.

DMJ: JRB

County of Fairfax, Virginia

MEMORANDUM

DRAFT

DATE: December 9, 2016

TO: Wanda Suder, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III/ Clinton Abernathy
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application# PCA 78-V-125 concurrent with RZ/FDP 2016-MV-014; LDS Project# 5563-ZONA-001-1; Tax Map# 092-4-01-0082A; Mount Vernon District

STORMWATER MANAGEMENT COMMENTS

Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area (RPA) is not present within this site.

Floodplain
There is no regulated floodplain within this site.

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that the applicant has proposed best management practices (BMP) from Contech Engineered Solutions, Stormfilter infiltration system from the Proprietary BMP Clearing House to satisfy the water quality requirements of stromwater management ordinance (SWMO) section 124-4-3. VRRM computations were provided. Water quality compliance spreadsheet of VRRM shows that in addition to the onsite BMPs, 4.88 lb. /year phosphorous will be purchased from a nutrient bank. This satisfies the water quality requirements of SWMO section 124-4-3.

The Comprehensive Plan encourages the use of Low Impact Development (LID) techniques in this area. The applicant should maximize the use of LID's to the extent practical to minimize the need of the off-site nutrient credits.

The minimum setbacks between buildings and the proposed infiltration facilities are 25 feet down gradient and 100 feet up gradient. The proposed locations shown on the development plan does not meet this requirement. The water table must be a minimum 4 feet below the bottom of infiltration facility. The design of the underground facilities which are located under travel ways must be designed to withstand AASHTO) H-20 loading standards.

Stormwater Detention

Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

Plan indicates that underground detention facility with storage capacity of 115,000 cubic feet will be provided to meet the above requirements. Underground detention facilities may be used in residential developments subject to the conditions specified in PFM 6-0303.6.

Storm Sewer Pipes

The develop plan shows several storm sewer pipes that are proposed crossing through proposed retaining walls. Any storm sewer pipes that will be required to be located within a County easement must either be relocated so that they do not pass through the retaining walls or be constructed with a design of the pipe and the retaining wall that has be coordinated with the Maintenance and Stormwater Management Division.

Downstream Drainage System
According to the applicant, there are two outfalls. A preliminary stormwater outfall narrative was included on the plan. Adequate outfall analysis shall be provided in detail and reviewed during site plan review.

Overland Relief
The path of the 100 year storm overland relief flow overall drainage flow for the proposed development including path over the proposed retaining walls is not shown on the development plan.

GENERAL COMMENTS

Onsite Travel Lanes and Sidewalks
The townhouse private streets must comply with the design standards show in the July 22, 2016 Land Development Service Notice titled: Clarification of Curb and Gutter, Sidewalk, and Driveway Entrance Standards in Townhouse Developments. The minimum travel aisle width is 23 feet and must be labeled on the plan.

Parking
The number location of the required parking spaces are not clearly shown for the townhouse units.

Trash and Recycling
There are no trash and recycling area shown on the plan for the multi-family dwelling on the site as required by PFM Section 10-0303. Trash and recycling facilities designed to the standards of PFM Section 10-0306 must be provided.

Geotechnical
A geotechnical report that is reviewed by the Geotechnical Review Board will be required to be approved for the construction of the building units and retaining walls within marine clay soils.

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: December 1, 2016

TO: Wanda Suder, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Rachel Habig-Myers, Urban Forester II RHM
Forest Conservation Branch, DPWES

SUBJECT: Hybla Valley At Law-Woodley Hills Estates/North Hill. PCA 78-V-125

The following comments are based on a review of the Conceptual Development Plan/Finalized Development Plan stamped "Received, Department of Planning and Zoning, November 17, 2016".

1. **Comment:** The area of proposed park land is being claimed as a tree preservation area; however it may become a separate property owned by Fairfax County upon the approval of this Rezoning Application. It is unclear how and if this property will remain forested due to the extent of invasive species onsite, or how it will be protected in perpetuity.

   Recommendation: The applicant should place 320,000 square feet of proposed tree save area within a conservation easement to insure the 10-year tree canopy requirements and tree preservation target will be met for the entire site and protected in perpetuity.

2. **Comment:** The proposed modified transitional screening yard does not contain any shrubs, which are a required component of transitional screening yards.

   Recommendation: The applicant should revise the landscape plan to show that approximately 130 shrubs will be provided to meet the intent of modified transitional screening within the plaza area.

3. **Comment:** The landscape plan includes a table outlining peripheral parking lot landscaping calculations, and states that 3 trees are provided to meet peripheral parking lot planting requirements. Those trees are not depicted on the landscape plan.

   Recommendation: The applicant should label trees to be planted to meet peripheral parking lot planting requirements.

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

4. **Comment:** The landscape plan includes a note describing proposed tree species. This level of information is not necessary in this application as a native species proffer is included elsewhere.

   Recommendation: The applicant should remove this note from the plan as it only reiterates information provided in the proffers and species level information is not required at this stage of development. If the applicant wishes to keep this note, white pine should be removed from the list as it is included in Table 12.9 as a species that causes problems following planting and might not be suitable for planting onsite.

5. **Comment:** The landscape plan does not appear to include a planting schedule. Similar information is provided in the legend however numbers of plants to be provided, caliper size and heights have been omitted.

   Recommendation: The applicant should provide a planting schedule and landscape legend to include the number of each category of tree to be provided at specific caliper sizes (deciduous trees) or heights (evergreen trees) as appropriate.

6. **Comment:** The landscape plan denotes deciduous trees to be planted within the right of way of Route 1, but does not show or identify the category or caliper size to be provided.

   Recommendation: The applicant should provide category and caliper size for trees proposed to be planted within the right of way of Route 1.

7. **Comment:** Proffer 7B has been amended to state that a minimum planting area of 6 feet will be provided along Dart Drive. This is inappropriate, as PFM requirements clearly state that a minimum planting area of 8 feet is necessary in order to receive 10 year canopy credit for trees planted.

   Recommendation: The applicant should revise Proffer 5B and the plan, as necessary, to state that the minimum width of planting areas will be 8 feet in order for trees to be planted to receive 10 year tree canopy credit, or should show that no trees will be planted along Dart Drive.

rh/

UFMDID #: 217600

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT

FILE: RZ 2016-MV-014 and RZ 78-V-125

SUBJECT: RZ/FDP 2016-MV-014 and PCA 78-V-125 – CHPPENN I, LLC (North Hill)
Land Identification Maps: 92-4 ((1)) 82A

Site and Proposed Use

This department has reviewed the rezoning plat, dated May 5, 2016, and revised to November 17, 2016, and the proffered condition amendment dated May 5, 2016, and revised to August 29, 2016. The applicant seeks to develop a vacant piece of land located at the northeast corner of Richmond Highway and Dart Drive with 219 multifamily affordable rental units, 60 independent living units, and 175 market rate townhomes, for a total of 454 residential units. Approximately 37% of the subject property located north and east of the proposed development will be dedicated to the Fairfax County Park Authority for public park purposes.

Outstanding Issues

Proffers:

- Proffer 3.G.iv.b: The applicant should commit to a post-Bus Rapid Transit (BRT) 25% Transportation Demand Management (TDM) reduction as previously agreed to and as included in their Operational Analysis. Critically, FCDOT assumed a lower site trip impact with this percentage reduction and without a commitment to it, other improvements may have been recommended. The following are reasons to keep the 25% post-BRT TDM reduction goal:
    - In Fairfax County there is a natural inherent trip reduction from the Institute of Traffic Engineers (ITE) trip generation handbook rates of 10-15%. Therefore, the property is likely to meet the interim 10% reduction goal without the need to provide a robust TDM program. In addition, the property is at the low end of the range for the inherent trip generation reduction.
    - The County is looking to implement TDM goals for BRT areas and is pursuing this with the Comprehensive Plan amendment for Richmond Highway, which is part of the Embark Richmond Highway effort. Because the amendment is on-going, staff treated the property as a residential property located one half mile or more beyond a Metrorail station, which is a category in the County's TDM Guidelines. The Guidelines state a goal of 25-15% TDM reduction for this type of area. Staff determined that the high end of the range was appropriate at this time and for this application. It is likely that the minimum TDM goal for

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

BRT station areas will fall between a TDM goal for an area within a Metro Station area an area outside of a Metrorail Station area by ¼ and ½ mile distances from a station, meaning the minimum goal for BRT station areas is likely to be no less than 30% when the guidelines are updated.

- There are numerous bus lines that serve the property including the Richmond Highway Express (REX) line and Fairfax Connector Routes 171, 151, 152, 159, 161, and 162. The REX line is a robust line with headways of 10-12 minutes during the peak period but also offering frequent daytime, late night, and weekend service. Because of the robust transit service that runs proximate to the site and because of a future BRT Station in front of the applicant's property, staff believes a 25% TDM reduction can be met and probably exceeded.

- Proffer 3.B: Dart Drive should be constructed and the right-of-way dedicated from Richmond Highway to its terminus prior to the issuance of the first RUP for the site. This is applicable whether Dart Drive is connected to Arlington Drive, as recommended by FCDOT, or whether it is terminated as a cul-de-sac.
- Proffer 3.B.ii: For clarity, the applicant should state the improvements they intend to construct within the Dart Drive right-of-way dedication. Namely the 38 foot wide road section that includes 2 travel lanes (12 feet wide) and on-street parking (7 feet wide) on both sides of the road, one 6 foot wide landscape strip, one 5 foot wide sidewalk, one 1 foot wide grass maintenance strip, and two feet behind the face of the curb on the south side of Dart Drive. A notation should also be included that Dart Drive will have a 125 foot long right turn lane in lieu of on-street parking at Richmond Highway.
- Proffer 3.B.iii: The applicant should coordinate with FCDOT and VDOT prior to first site plan submission so that one option is submitted.
- Proffer 3.A.i: For clarity, the applicant should state the improvements they intend to construct within the Richmond Highway right-of-way dedication. Namely the 6.5 foot wide separated bike lane, the 8 foot wide landscape panel with trees, the 6 foot wide sidewalk, and the 1 foot wide concrete maintenance strip. A notation should also be included that around the bus shelter area, the widths or elements included in the Richmond Highway right-of-way made may be modified as necessary to construct the bus shelter and associated improvements.
- Proffer 3.A.ii: The easement should be granted to Fairfax County or VDOT. In addition, the words "or upon demand of either Fairfax County or VDOT" should be added after "at time of site plan approval".
- Proffer 6.B: It is recommended that the proffer be amended to allow for flexibility during site plan review to meet the Manual on Uniform Traffic Control Devices (MUTCD) guidelines for signage and pavement marking. It is suggested that the proffer read as follows: "The Applicant shall provide a six and one half foot (6.5') separated bicycle lane within the dedicated right-of-way along the Application Property's Richmond Highway frontage as shown on the CDP/FDP and as coordinated with VDOT and FCDOT. The Applicant shall, in coordination with VDOT and FCDOT at the time of site plan, submit a Signage and Pavement Marking Plan (SPMP) for the separated bicycle lane. As part of the SPMP, the Applicant will show, which part of the bicycle lane will have colored pavement in proximity to the proposed bus shelter. The

Applicant will also install signs along the Richmond Highway frontage identifying the location of the bicycle lane to bicyclists and pedestrians. The size, number, content, and location of the signs shall be included in the SPMP and determined at the site plan in coordination with VDOT and FCDOT."

Background and Additional Information

Entrances

The applicant is proposing one right-in/right-out entrance off of Richmond Highway. A second right-in/right-out is also proposed off of Richmond Highway to the north, but this is to provide access to the parking lot for the proposed park. There will be an emergency access provided between the park parking lot and the parking lot for the multifamily buildings. The emergency access between the parking lots will have bollards so that it is used for emergency purposes only. Two full access entrances are proposed off of Dart Drive.

Dart Drive

Dart Drive is proposed to be a public road with the applicant dedicating 52 feet of right-of-way to accommodate streetscape and sidewalk improvements on the applicant's frontage, two travel lanes, and on-street parking on both sides of the road. Towards the intersection of Dart Drive and Richmond Highway, the applicant will provide a 125 foot right turn lane in lieu of the on-street parking on Dart Drive. The applicant shows two options to terminate Dart Drive at the eastern end of their property. The first option would terminate Dart Drive with a cul-de-sac. The cul-de-sac option is not supported by FCDOT or the Virginia Department of Transportation (VDOT) as this would terminate Dart Drive approximately 45 feet short of connecting to Arlington Drive, also a public road. In addition, if Dart Drive is terminated as a cul-de-sac, VDOT would need to approve a waiver to the Secondary Street Acceptance Requirements (SSAR), which requires two public streets to connect unless a connection would create an unsafe condition. Connecting Dart Drive to Arlington Drive would not appear to create an unsafe condition and may actually provide safety improvements. Therefore, FCDOT is recommending that Dart Drive be connected to Arlington Drive.

Connecting the Dart Drive to Arlington Drive would also provide another vehicular, pedestrian, and bicycle ingress/egress to the multitude of apartments in the Mount Vernon Square neighborhood. These apartments currently have only one ingress/egress to the regional road network, which is Arlington Drive at Richmond Highway. Connecting Dart Drive to Arlington Drive would also provide another point of emergency access to the Mount Vernon Square apartments as well as provide a secondary public road ingress/egress to the applicant's property by creating another access to Richmond Highway through Arlington Drive. Additionally, connecting the roads would provide an opportunity to continue Fairfax Connector routes 161/162 along Arlington Drive to Dart Drive. The routes currently provide service to the apartments along Arlington Drive and then have to turn around to get out of the neighborhood. Connecting the roads could potentially improve service by removing the turnaround and backtracking through the neighborhood thus decreasing headways.

Connecting Dart Drive to Arlington Drive does add some additional delay at the Dart Drive/Lockhead Boulevard/Richmond Highway intersection. The increase in overall delay is 1.9

seconds or 3% overall for the entire intersection when comparing the development and no connection to the development with the connection. The Lockhead Boulevard movement is shown to have an increase delay of 6.4 seconds or 5.5% for the critical eastbound left/through movement when comparing the same development and no connection delay to the development with the connection delay. The increase in any of the delays is considered minor and does not change the level of service (LOS) at the intersection whether Dart Drive is connected or not. Furthermore, the Arlington Drive/Richmond Highway intersection delay does improve, but again not to the level where the level of service changes. The applicant has changed the signal timing at the Dart Drive/Lockhead Boulevard/Richmond Highway intersection in their operational analysis; however, this signal timing change would need to be approved by VDOT. The seconds of delay by movement at the two intersections noted above is shown in the table below. The seconds of delay information is provided to show that the main reason for connecting Dart Drive to Arlington Drive is to improve the overall circulation in the area including providing a second ingress/egress to the area, and not to mitigate delay at the intersection that may also be able to be mitigated through signal timing adjustments.

Table: Seconds of Delay by Turning Movement

Dart Drive and Richmond Highway

PM Peak Hour	EBL/T	EBR	WBL/T	WBR	NBL	NBT/R	SBL	SBT/R	Overall	LOS
Existing	96.8	49.5	82.4	78.1	91.9	49.7	84.8	44.8	**52.3**	D
2020 Background & No Connection	96.2	49	82.4	78.1	92.5	51.3	84.7	49.9	**55.2**	E
Development & No Connection	115.7	51.3	91.3	62.1	98.4	59.8	91.8	52.1	**61.8**	E
Development w/ Connection	122.1	51.9	124.8	62.1	102.3	52.9	189.7	48.6	**63.7**	E

Arlington Drive and Richmond Highway

PM Peak Hour	EBL/T/R	WBL	WBT	WBR	NBL	NBT/R	SBL	SBT/R	Overall	LOS
Existing	82.5	83.3	84.5	45.1	106.3	34.6	87.1	3.8	**29.5**	C
2020 Background & No Connection	82.5	83.3	84.5	45.1	106.3	35.5	89	3.9	**29.8**	C
Development & No Connection	82.5	83.3	84.5	45.1	106.3	36.6	88.5	4.1	**30.1**	C
Development w/ Connection	82.5	83.2	82.9	51.1	106.3	27.4	89.9	3.8	**24.4**	C

Richmond Highway

The Comprehensive Plan calls for 176 feet of right-of-way on Richmond Highway to accommodate six travel lanes, the BRT service in the median, a nine foot shared use path on both sides of Richmond Highway along with a nine foot wide landscape strip adjacent to the road. A nine foot shared use path is no longer standard and is now ten feet according to the VDOT Road Design Manual and the American Association of State Highway and Transportation Officials (AASHTO). The standard shared use path now brings the recommended right-of-way on Richmond Highway to 178 feet or 89 feet from the centerline; however, the recently adopted Bicycle Master Plan labeled Richmond Highway as a policy road, meaning that future decisions about the type of bicycle facility to provide on this road would be determined with a future study. Since the adoption of the Bicycle Master Plan, the County has initiated a plan amendment (future study) for the Richmond Highway corridor and the effort is called Embark Richmond Highway. As part of that plan amendment, the County revisited the streetscape elements for Richmond Highway, in particular the bicycle

recommendations. The County is now recommending that a one-way six and one half foot (6.5 feet) separated bicycle lane be provided on each side of Richmond Highway, as well as sidewalks, in place of a ten foot shared use path. The 6.5 foot separated bicycle lane is a wider than a traditional 5 foot one-way bicycle lane, as the extra width allows for bicyclists to pass each other. Given the prevailing speed of Richmond Highway, and the lack of a parallel route to provide a high quality bicycle facility, the recommendation was made to provide this type of high quality bicycle facility along Richmond Highway.

In addition to the separated bicycle lane, a six foot wide sidewalk is also being provided within the Richmond Highway right-of-way. The applicant is providing an additional 2 feet of concrete surface area outside of the right-of-way, to effectively create an 8 foot wide walking area for a distance of approximately 130 feet north of the Dart Drive and Richmond Highway intersection. The additional two feet of concrete surface is being provided since a future Bus Rapid Transit (BRT) station is proposed to be located in front of the applicant's property on Richmond Highway. The wider pedestrian area will allow for people to wait comfortably on the sidewalk, without blocking the entire sidewalk, as they wait to access the future BRT station.

The six travel lanes, BRT service in the median, separated bike lane, six foot wide sidewalk, and landscape panels recommended by staff all fit within the 178 foot right-of-way and is consistent with the right-of-way called for in the Comprehensive Plan for Richmond Highway.

Transit

The applicant is also proposing to move the bus stop and shelter that is currently located at the southeast corner of the Dart Drive/Richmond Highway intersection to the northeast corner of the intersection in front of their property. The shelter will be located in an interim location and moved to its ultimate location when the road is widened to implement the BRT system.

Site Characteristics

A network of private streets are proposed within the townhome development. This private street network does connect to the parking lot for the multifamily buildings thus allowing for vehicle, pedestrian, and bicycle traffic to circulate internally without having to get on Dart Drive or Richmond Highway. A waiver will be needed at site plan as the width of the private streets does not meet the recommended width in the Public Facilities Manual. However, the applicant provided vehicle turning movements that demonstrated that the smaller width private streets can adequately accommodate the vehicle turning movements.

The applicant is providing a robust sidewalk network that allows for a porous movement of pedestrians through the entire site. Additionally, the applicant is proposing to provide secure bicycle parking within each of the multifamily buildings and short term bicycle parking outside of each building. Finally, bicycle racks will also be provided at the main park entrance located off of Richmond Highway.

MAD/JCH/MWG
Cc: Wanda Suder, DPZ

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

Charles A. Kilpatrick
COMMISSIONAIRE

September 12, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2016-MV-014/PCA 78-V-125; North Hill

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.

VDOT has completed our review of the CDP/FDP associated with the subject application that was submitted on September 1, 2016 and offer the following comments:

1. Connect Dart Drive to Arlington Drive by reconstructing Dart Drive to provide a typical 38- foot paved section (56 feet of right-of-way) from Route 1 to the eastern site entrance. Beyond the easternmost entrance, the 38-foot improved section will transition back to the existing cross-section and a 56-foot right-of-way will be reserved for future dedication. This cross section should provide adequate width and capacity for two 12-foot travel lanes and two 7-foot on-street parking on Dart Drive.

2. Provide a westbound right-turn lane with approximately 125 feet of storage at the Dart Drive/Route 1 intersection.

If you have any questions please feel free to contact me.

cc: Ms. Angela Rodeheaver

Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3400
Falls Church, Virginia 22042-1203

December 22, 2016
Updated

TO: Wanda Suder, Coordinator
Fairfax County Department of Planning & Zoning

FROM: Sue McCroddan, Planner SM
Office of Facilities Planning Services

SUBJECT: PCA 78-V-125 concurrent with RZ/FDP 2016-MV-014, North Hill

ACREAGE: 34.88

TAX MAP: 92-4 ((1)) 82A pt.

PROPOSAL:

This application proposes construction of 175 single-family attached homes and 279 low-rise multi-family units, 60 of which will be for independent living. The previous memo dated June 27, 2016 proposed 195 single-family attached homes and 278 low-rise multi-family units, 60 of which will be for independent living. This is a decrease in 20 single-family attached homes and an increase of 1 low-rise multi-family unit.

ANALYSIS:
The schools serving this area are West Potomac High, Sandburg Middle, and Bucknell Elementary schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2015 / 2020	Enrollment (9/30/15)	Projected Enrollment SY16-17	Capacity Balance SY16-17	Projected Enrollment SY20-21	Capacity Balance SY20-21
West Potomac HS	2,219 / 2,219	2,482	2,630	-411	2,918	-699
Sandburg MS	1,458 / 1,458	1,434	1,417	41	1,519	-61
Bucknell ES	398 / *600*	257	261	137	239	*361*

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, West Potomac High and Sandburg Middle schools will have a capacity deficit and Bucknell Elementary School will have a capacity surplus. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The FY2017-21 Capital Improvement Program (CIP) includes:

West Potomac: Capacity enhancement required through permanent addition or relocation of modular addition.

Sandburg: Monitor student enrollment. Capacity deficit accommodated with temporary facilities or interior architectural modifications.

Bucknell: At the conclusion of the renovation and capacity enhancement in SY 2017-18, Bucknell ES will have a capacity of 600 students. Utilize surplus capacity to alleviate capacity concerns at other schools in the area.

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	175	22
Middle	.062	175	11
Elementary	.252	175	44
Total Student Count			**77**

2013 countywide student yield ratios (November 2014)

School Level	Low-Rise Multi-Family Ratio	Proposed # of Units	Proposed Student Yield
High	.085	219	19
Middle	.046	219	10
Elementary	.194	219	42
Total Student Count			**71**

2013 countywide student yield ratios (November 2014)

RECOMMENDATIONS:
Proffer Contribution
A net of 148 new students is anticipated (41 high, 21 middle, and 86 elementary). Based on the approved Residential Development Criteria, a proffer contribution of $1,738,852 (148 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.

sm

Attachment: Locator Maps

cc: Karen Corbett Sanders, School Board Member, Mount Vernon District
Tamara Derenak Kaufax, School Board Member, Lee 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
Terry Dade, Assistant Superintendent, Region 3
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Alexander Case, Principal, West Potomac High School
Terrence Yarborough, Principal, Sandburg Middle School
LaRonda Peterson, Principal, Bucknell Elementary School
Aimee Holleb, Ed.D., Director, Office of Facilities Planning Services

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: December 1, 2016

SUBJECT: RZ-FDP 2016-MV-014, North Hill
Tax Map Number: 92-4 ((1)) 82A

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 2, 2016, as revised through November 16, 2016, for the above referenced application. The Development Plan shows 175 new, market-rate townhomes, 219 affordable multifamily units, and 60 independent living facility units to be developed on a 34.88 acre site. This site is owned by the Redevelopment and Housing Authority and a large portion of the site has previously been planned as a public park. The development plan reserves approximately 10 acres for public park purposes. The application requests a rezoning of the property from the existing C-8, R-2, and R-MHP zoning districts to the PDH-20 zoning district. Based on the average multi-family household size of 2.1 and the average townhome household size of 2.9 in the Mount Vernon Planning District, the development plan could add 1,094 new residents to the Mount Vernon Supervisory District.

279 multifamily units	@	2.1 residents per du	=	586 residents
175 townhomes	@	2.9 residents per du	=	508 residents
				1,094 total residents

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. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Huntley Meadows, White Oaks Park, Lenclair Park, and Groveton Heights Park) meet only a portion of the demand for parkland generated by residential development in the Mount Vernon District. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, and playgrounds.

Recreational Impact of Residential Development:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts [see Zoning Ordinance Sections 6-110 (PDH) and 16-404]. The minimum expenditure for park and recreational facilities within these districts is set at $1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 175 non-ADUs proposed, the Ordinance-required amount to be spent on site is $315,000. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

Analysis: A draft proffer has been provided by the Applicant committing to the required expenditure of on site or in contribution to the Park Authority.

The $1,800 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities on site. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide. With the Countywide Comprehensive Policy Plan as a guide, the Park Authority typically requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels.

Analysis: In lieu of the Fair Share contribution, the Applicant commits to the dedication of approximately 10 acres of land to the Park Authority with a 23-space dedicated parking area. The opportunity to provide 10 acres of wooded parkland to the community will significantly enhance the park network serving the Route 1 corridor. No additional Fair Share contribution is requested beyond the commitment associated with the dedication of parkland.

Onsite Facilities:
The subject property is located immediately adjacent to, but outside of, the Hybla Valley Community Business Center (CBC). As such, the guidance of the Urban Parks Framework does not directly apply to this property. However, due to the CBC-adjacency and the planned location of a future Bus Rapid Transit stop on the subject property, the corner of Richmond Highway and Dart Drive provides an opportunity to incorporate a more urban and social context to the southwestern corner of the property. The plan reflects a community plaza, integrated with an

underground stormwater detention facility, which offers a variety of seating, paving, planting, and activities. This space is designed to draw people into the site and allow for a continued pedestrian connection into the area to be dedicated as parkland.

In addition to the community plaza, the Applicant is committing to provide three points of access from the proposed residential development into the public park space. The primary access, at the northwest corner of the site, includes a 23-space parking bay, dedicated to serve only the public park, as well as an ADA-accessible connection from the parking to the perimeter of the dedication area that will also serve as access for park maintenance vehicles. A second connection is proposed more centrally within the site and will include a series of steps to permit access from the bottom of the retaining walls to the park site. The third connection is on the eastern end of the property, extending the townhouse sidewalk connection to meet the park trail. The second and third points of access are not required to meet ADA access standards. The plan also reflects a potential pedestrian connection to Bryant Alternative High School, located north of the subject property. Proffers indicate that pedestrian connections on site but outside the limits of the dedication area will be covered by a public access easement.

Analysis: The Applicant has worked diligently to create an interactive space that can be enjoyed, not only by the future residents, but the community as a whole. The variety of facilities and spaces will serve to activate the space while catering to a variety of needs and interests. The three points of access from the proposed residential development into the public park will allow the park to be of direct benefit to the future residents and the larger community.

The intent is that this public park space serve the community to the greatest extent possible. In addition to the pedestrian connections shown on the graphic, the Park Authority would request to reserve the right to extend additional pedestrian connections to other adjacent communities, should that be considered a viable option in the future relative to topographic/soils conditions and community sentiment.

Natural Resources Impact:
The ecological function of this site has been significantly impaired by a high density of invasive species, man-made debris, and residual infrastructure from the site previous uses. Considerable discussion has been had through the development of the application regarding the extent of clean-up required and the projected cost. Elements discussed include the demolition and removal of residual mobile home structures and debris, invasive species management and maintenance plan, and the establishment of an ADA-accessible route from the northwest corner of the site to connect the three Park Amenity Areas shown on the plan. A commitment should be provided to clearly define how, when, and by whom these issues will be addressed. Significant efforts towards ecological restoration of the area to be dedicated as parkland must be satisfactorily addressed prior to the Park Authority's acceptance of the land.

Cultural Resources Impact:
The site was subjected to a Phase I Archaeological Survey in 2008. One site (44FX3311) was identified containing early nineteenth century artifacts that may merit additional study prior to land disturbing activities. At the completion of any cultural resource studies, the Park Authority

requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access ™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

Dedication of Land to the Park Authority:
Much of the subject property is wooded, although heavily impacted by invasive species and detritus from the previous mobile home development. The site consists of marine clays and is further challenged by steep slopes. Approximately 10 acres will be dedicated to the Park Authority, helping to address the significant need for public parkland along the Richmond Highway corridor.

Analysis: In accordance with a December 11, 2000 BOS resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board." Proffers should indicate that land will be dedicated directly to the Park Authority and a note indicating such should be added to the Development Plan.

Any debris and waste currently on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager, Area 3 Operations Manager, and Natural Resource Protection Manager. If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to their bond release from Fairfax County.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. In summary, the Park Authority recommends the following:

- Reservation of the right to make pedestrian connections, in addition to those shown on the CDP/FDP, to the adjacent communities from the park dedication area
- Provision of a clear commitment as to the site remediation that will be provided on the park dedication area, by whom and when it will be provided.
- Provide additional study of archaeological site 44FX3311 prior to ground disturbance.

Please note the Park Authority would like to review and comment on all versions of proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below

for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Wanda Suder
Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Manager, Natural Resource Management & Protection Section
Brian Williams, Project Coordinator, Land Acquisition & Management Branch
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Wanda Suder, DPZ Coordinator
Chron File
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: July 25, 2016

TO: Wanda Suder
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 78 V 125 conc. with RZ/FDP 2016-MV-014**
Tax Map No. 092-4-((01))-0082-A; 2800 Camellia Drive

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 Little Hunting Creek (K) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).

2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments**:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDU

DATE: July 20, 2016

TO: Wanda Suder
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: Application Number: RZ/FDP 2016-MV-014 (CHPPENN I, LLC)

The Fire and Rescue Department (FRD) is providing the following comments on the referenced rezoning application.

Current Fire and Rescue Service Delivery
The proposed North Hill development is located in the emergency response area of the Penn Daw Fire and Rescue Station 11 located at 6624 Hulvey Terrace, Alexandria, VA. The next closest fire station is the Mount Vernon Fire and Rescue Station 9 located at 2601 Sherwood Hall Lane in Alexandria, VA.

Emergency Response Impact of Proposed Development
The proposed North Hill residential development of 218 affordable multifamily units, 60 affordable independent living units, and 195 market rate townhomes will result in an increase in residential population. Residential units may be occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in major medical and other types of emergency calls for service.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine workload capacity. In FY2015, there were 4,375 incidents in the Penn Daw fire station's response area and 4,366 in the Mount Vernon fire station's response area. The Penn Daw and Mount Vernon fire stations are the two busiest fire stations in Fairfax County. The potential impact on emergency services of the additional population could significantly impact overall response times to emergency incidents in the area.

Traffic Signal Preemption Equipment for Emergency Responders:
To maintain and improve response times to emergency incidents, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county.

Traffic preemption also improves civilian and firefighter safety by reducing the potential for accidents at intersections. Therefore, the FRD requests the developer proffer the cost of preemption equipment ($20K) for two traffic signals located along the primary travel routes from the closest fire stations to the proposed North Hill development. The attached map depicts the traffic signals needing preemption devices.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

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

Appendix 18

RECEIVED
Department of Planning & Zoning
JUN 27 2016
Zoning Evaluation Division

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

June 22, 2016

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

Re: PCA 78-V-125
FDP 2016-MV-014
RZ 2016-MV-014
North Hill
Tax Map: 92-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 24-inch and 12-inch water main located in Richmond Highway and 8-inch water main located in Dart Drive. See the enclosed water system map.

3. Please be aware that Fairfax Water operates a 24-inch transmission main in Richmond Highway. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires relocation of this transmission main, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions and hydraulic control improvements 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, Chief, Site Plan Review at (703) 289-6385.

Sincerely,

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

Enclosure

Transmission Main Relocation Policy

Adopted April 23, 2009

Water mains larger than 16-inches in diameter constitute the backbone of the Fairfax County Water Authority's (Authority) transmission system. Their continuous operation is necessary to best ensure adequate flow and pressure throughout the system for the provision of domestic service and fire protection. These transmission mains are located in easements benefitting the Authority and in state right-of-ways with approval of the Virginia Department of Transportation.

Occasionally, private land developers request permission to relocate portions of the Authority's transmission mains to facilitate best use of the developer's property. Given the significant risk and high degree of coordination necessary to effectively relocate transmission mains without compromising the integrity of the Authority's operations during these activities, all proposed relocations of water mains larger than 16-inches in diameter that are initiated by private development activity must be submitted to the Authority Board for approval

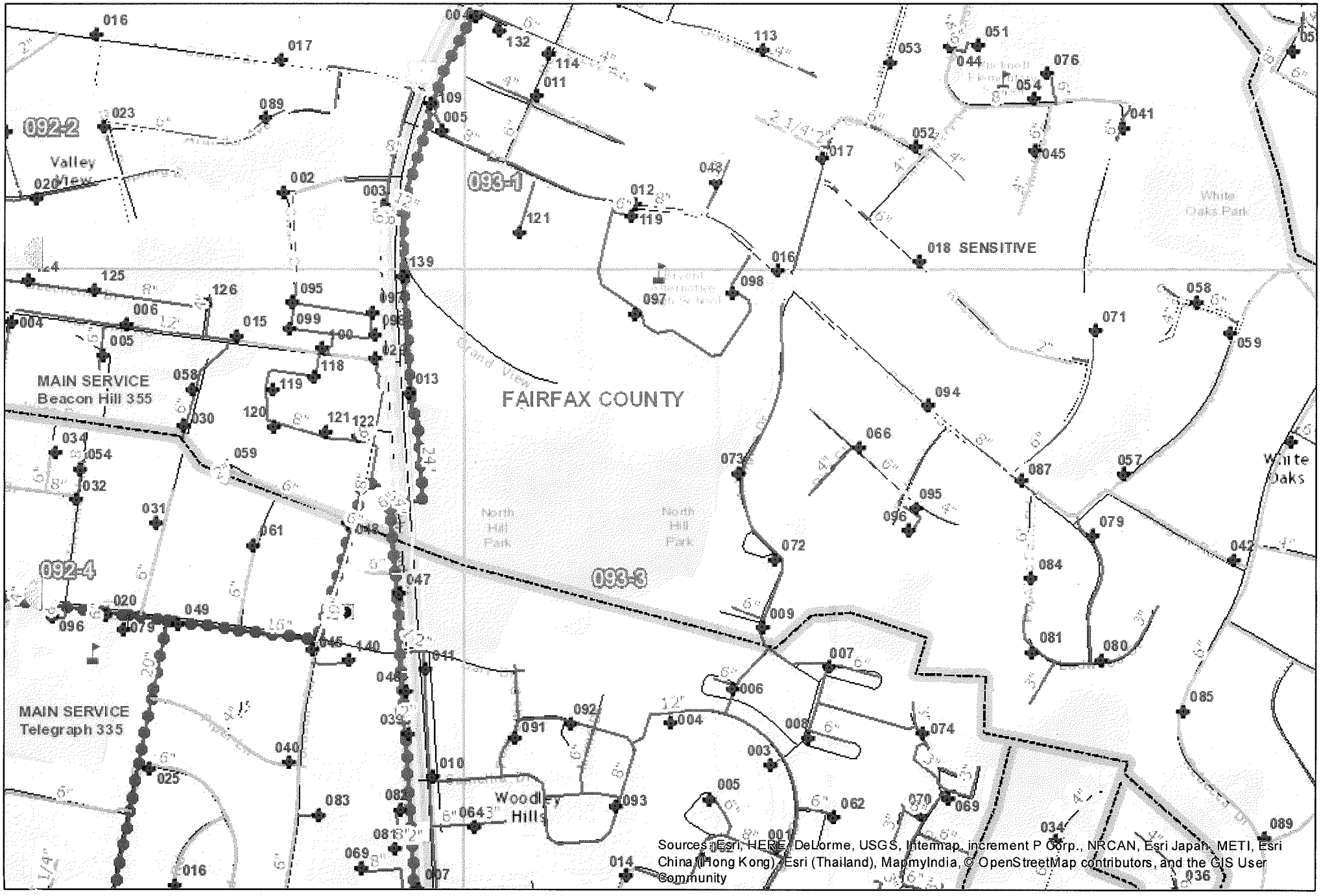
When reviewing proposed relocations, the Board will consider various factors, including but not limited to:

1) The extent of the relocation.
2) The anticipated transmission main outage duration during tie-ins.
3) The impact to the local service area and the overall system.
4) The level of staff effort required to effectively coordinate and execute the relocation.
5) The benefits to the Authority of the proposed relocation.

Upon a request from a private developer to relocate a water main larger than 16-inches in diameter, Authority staff will prepare an item discussing the above factors for the Board's consideration.

All such transmission relocations approved by the Authority shall be designed, constructed and completed at the sole cost and expense of the developer, including a reasonable fee to compensate the Authority for staff time devoted to the review, inspection and approval of such relocation. For all approved transmission relocations, the Authority shall require the developer to enter into a written agreement that obligates the developer to complete all work in accordance with the plans approved by the Authority for such relocation. Whether the subject property will be served by the Authority or by another public water utility shall not be a factor in the Board's consideration of whether to approve a relocation request.

FW GIS Map



Fairwax Water

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