



APPLICATION ACCEPTED: August 9, 2021
PLANNING COMMISSION: January 12, 2022
BOARD OF SUPERVISORS: January 25, 2022 @ 3:30 PM

County of Fairfax, Virginia

December 21, 2022

STAFF REPORT

PCA 2003-LE-006/PA 2020-IV-MV2

LEE DISTRICT

APPLICANT: The Board of Supervisors of Fairfax County

PARCEL(S): 101-2 ((1)) 14 and 15

ACREAGE: 5.32 acres

ZONING: C-8

CURRENT PLAN MAP: Private Recreation

PROPOSED PLAN MAP: Public Facilities, Governmental, and Institutional uses

PROPOSAL: **PA 2020-IV-MV2:** To amend the Plan from Private Recreation to Public Facilities, and to update the Existing Public Facilities table in the Mount Vernon Planning District.

PCA 2003-LE-006: To amend the proffered uses from private recreational uses to workforce development, education, training, business incubation, job placement, youth programs, indoor recreation, and other public uses.

STAFF RECOMMENDATION:

Staff recommends the following:

1. Adoption of PA 2020-IV-MV2, as shown in Appendix 6, to amend the Comprehensive Land Use Plan Map from Private Recreation to Public Facilities, Governmental, and Institutional Uses, and to update Figure 5, Mount Vernon Planning District Existing Public Facilities, to reflect the new community center use in MV2.

2. Approval of PCA-2003-LE-006, subject of the execution of the proffers consistent with those contained in Appendix 1 of this report.

Staff recommends reaffirmation of the modifications and waivers listed below and approved by the Board of Supervisors as part of RZ-2003-LE-006:

- Modification for the southern portion of northeastern boundary adjacent to Audubon Estates to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screening along the southern property line to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screen requirement along the eastern property line to permit existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screening along the western property line to allow existing vegetation to satisfy the transitional screening requirements.
- Modification of the barrier requirement along the eastern property line and the southern portion of the northeastern property line to allow the existing board on board wood fence to satisfy the barrier requirement.
- Waiver of the barrier requirement along the southern property line.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, 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 rezoning does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to this application.

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

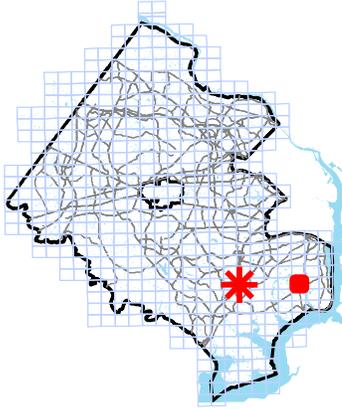


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 2003-LE-006

(RZPA 2021-LE-00007)



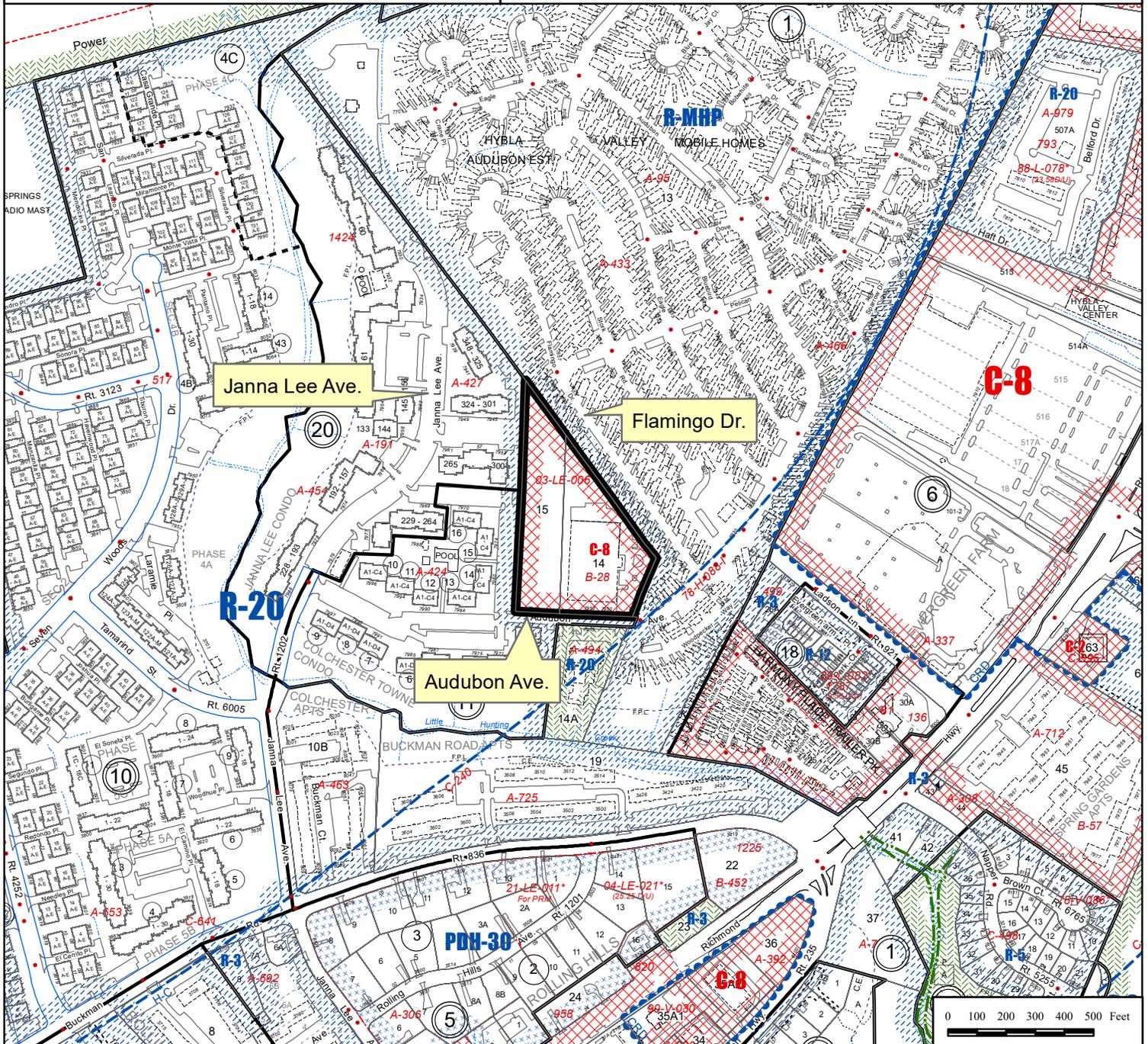
Applicant: FAIRFAX COUNTY BOARD OF SUPERVISORS-
LEE DISTRICT COMMUNITY CENTER

Accepted: 07/27/2021
Proposed: PUBLIC USE

Area: 5.33 AC; DISTRICT - LEE

Zoning Dist Sect:
Located: 7950 AND 7960 AUDUBON AVENUE,
ALEXANDRIA, VA 22306

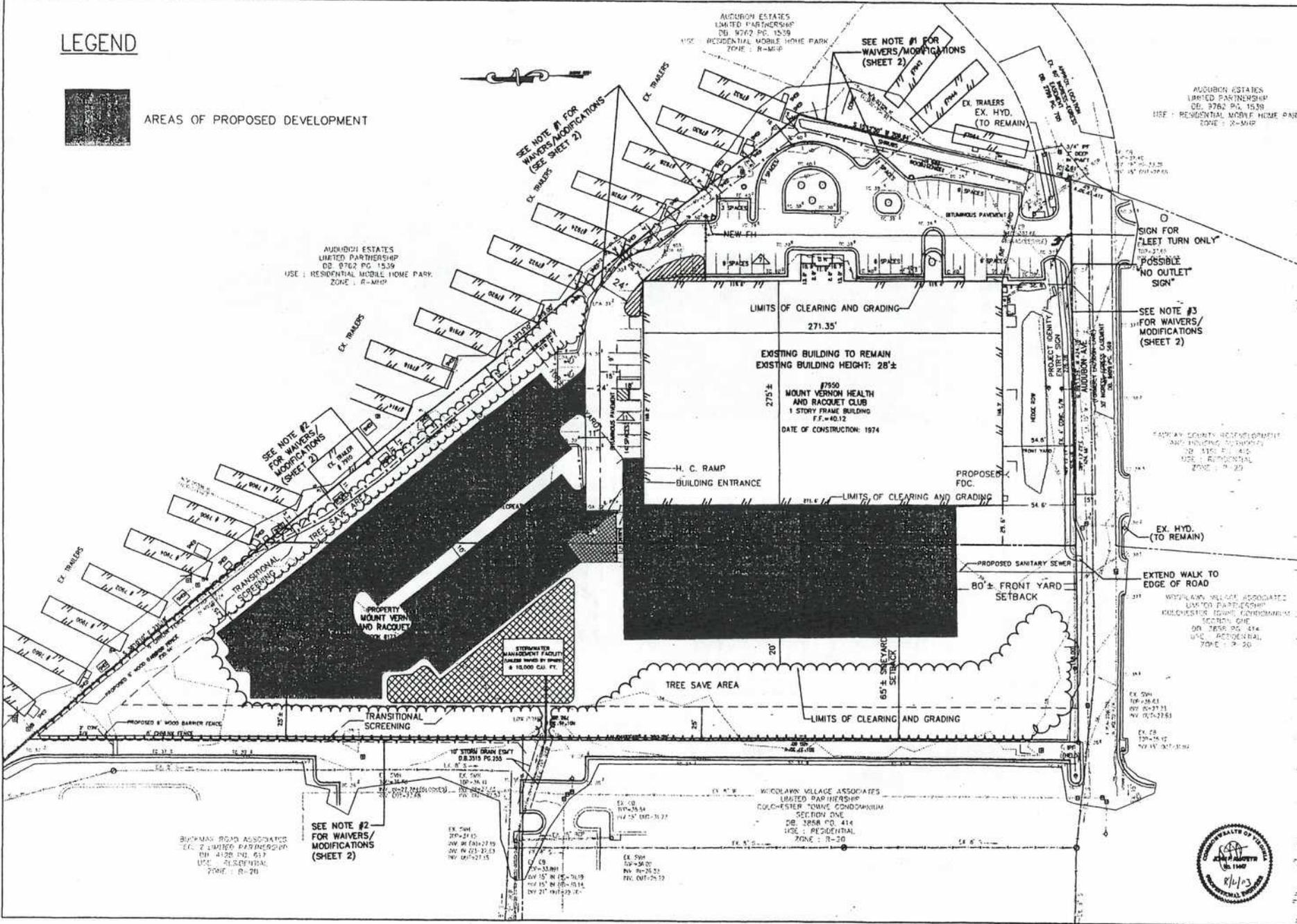
Zoning: C-8
Overlay Dist: NEX
Map Ref Num: 101-2- /01/ /00014 /01/ /0015



LEGEND



AREAS OF PROPOSED DEVELOPMENT



AUDUBON ESTATES LIMITED PARTNERSHIP
DB: 9762 PG. 1539
USE: RESIDENTIAL MOBILE HOME PARK
ZONE: R-MHP

SEE NOTE #2 FOR WAIVERS/MODIFICATIONS (SHEET 2)

BUYMAN ROAD ASSOCIATES LLC 2 LIMITED PARTNERSHIP
DB: 4128 PG. 617
USE: RESIDENTIAL
ZONE: R-20

EX 5/48
TOP = 21.15
JUN 98 0810-27.19
JUN 98 0811-27.15

EX 5/48
TOP = 26.07
NOV 97 20-26.52
FV: OUT-25.72

WOODLAWN VILLAGE ASSOCIATES LIMITED PARTNERSHIP
COLCHESTER TOWN CONDOMINIUM SECTION ONE
DB: 3858 PG. 414
USE: RESIDENTIAL
ZONE: R-20



VIVA
CONSULTING ENGINEERS, ARCHITECTS & PLANNERS, P.C.
1000 COMMONWEALTH BLVD., SUITE 200
FARMAX COUNTY, VIRGINIA 22031
(703) 421-2100 FAX (703) 421-2107

MOUNT VERNON HEALTH AND RACQUET CLUB
LEE DISTRICT
FARMAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

VIVA REVISIONS

REV:	AUG 06, 2003
REV:	JULY 21, 2003
REV:	MAY 28, 2003
REV:	MAY 1, 2003
REV:	MAR 31, 2003
REV:	JAN 24, 2003
DATE:	NOV 28, 2002
DWG:	DWG
SCALE:	1"=30'
PROJECT/FILE NO:	6593
SHEET NO:	3 OF 7

DESCRIPTION OF THE APPLICATION

The applicant, The Fairfax County Board of Supervisors (the Board), requests approval of a Proffered Condition Amendment to RZ 2003-LE-006 to permit modifications to Proffer 3 to allow a public facility as a permitted use on the site. This public facility would include elements such as workforce development, education, training, business incubation job placement, indoor recreation, in addition to other public uses. No other physical changes are proposed to the approved Generalized Development Plan (GDP) on the site, which was previously occupied by the Mount Vernon Health and Racquet Club. All other relevant proffers will be carried forward including the proffered plan which would allow construction of an approved but unbuilt addition. Proffers that are no longer relevant due to the change in ownership and new proposed uses are requested to be stricken.

On December 1, 2020, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment (PA 2020-IV-MV2) for the subject property, to be considered concurrently with any related zoning actions. The adopted Comprehensive Plan map designation for this property depicts this site as planned for private recreation use; the Board requested that staff consider public facilities use for the two parcels.

LOCATION AND CHARACTER

Site Description:

The subject 5.23-acre property is located at 7950 and 7960 Audubon Avenue [Tax Map Parcels 101-2 ((1)) 14 and 15 respectively] and is the site of the former Mount Vernon Health and Racquet Club. The site is zoned C-8 (Highway Commercial District). Parcel 14 is 2.93 acres in size and is currently developed with a one-story, 50,000-square foot facility composed of two prefabricated metal buildings with a connector/entry section between. The approved GDP depicts an unbuilt 43,000 square-foot addition, construction of an additional parking area to the north, and identifies buffers, tree save areas, and stormwater management facilities. Parking lots are located to the north and east of the structure and are accessed from Audubon Avenue from the south. There are currently 60 standard and five ADA compliant parking spaces on-site, and no loading spaces.

Parcel 15 is located immediately to the west of Parcel 14 and is undeveloped and in forested condition. A fence runs north-south along the length of the property, separating it from Parcel 14.

Access to the site is provided exclusively from Audubon Avenue to the south (both vehicular and pedestrian).

Existing connections to public utilities including water, electric, telecommunications,



sanitary sewer, and gas are in place.

Table 1: Surrounding Area Description			
Direction	Use	Zoning	Comprehensive Plan
North	Mobile Homes (Audubon Estates Mobile Home Park)	R-MHP	Residential, 5-8 DU/AC
East	Mobile Home (Audubon Estates Mobile Home Park)	R-MHP	Residential, 5-8 DU/AC
South	Multifamily Residential (Audubon Apartments)	R-20	Residential, 16-20 DU/AC, Public Parks
West	Multifamily Residential (Colchester Towne Condominiums)	R-20	Residential, 16-20 DU/AC



Figure 1: Aerial (Source: Pictometry)

BACKGROUND (Appendix 5)

On October 20, 2003, the Board approved RZ 2003-LE-006 to rezone Parcel 15 from R-3 to C-8 and to consolidate Parcels 14 and 15 to allow the then-Mount Vernon Health and Racquet Club to expand from 50,000 square feet to 93,000 square feet. The

approved 2003 GDP also proposed 150 parking spaces through construction of an additional parking area, along with buffer and tree save areas and stormwater management locations. The expansion and features shown on the approved GDP, as depicted below, were never constructed.

In 2020, the property was purchased by the Fairfax County Redevelopment and Housing Authority. It was conveyed to the Board in 2021. The site has since undergone limited renovations by the Fairfax County Department of Housing and Community Development for recreational use, in accordance with the governing proffers, and minor accessibility upgrades.

On December 1, 2020, the BOS authorized PA 2020-IV-MV2 to consider public facilities uses for the subject property, to be reviewed concurrently with any required zoning actions. Simultaneously, the Board authorized the filing of any and all necessary zoning applications to facilitate the expansion of services at the subject property, and designated the Director of the Department of Public Works and Environmental Services and the Deputy County Executive for Human Services to act as the Board’s agent.

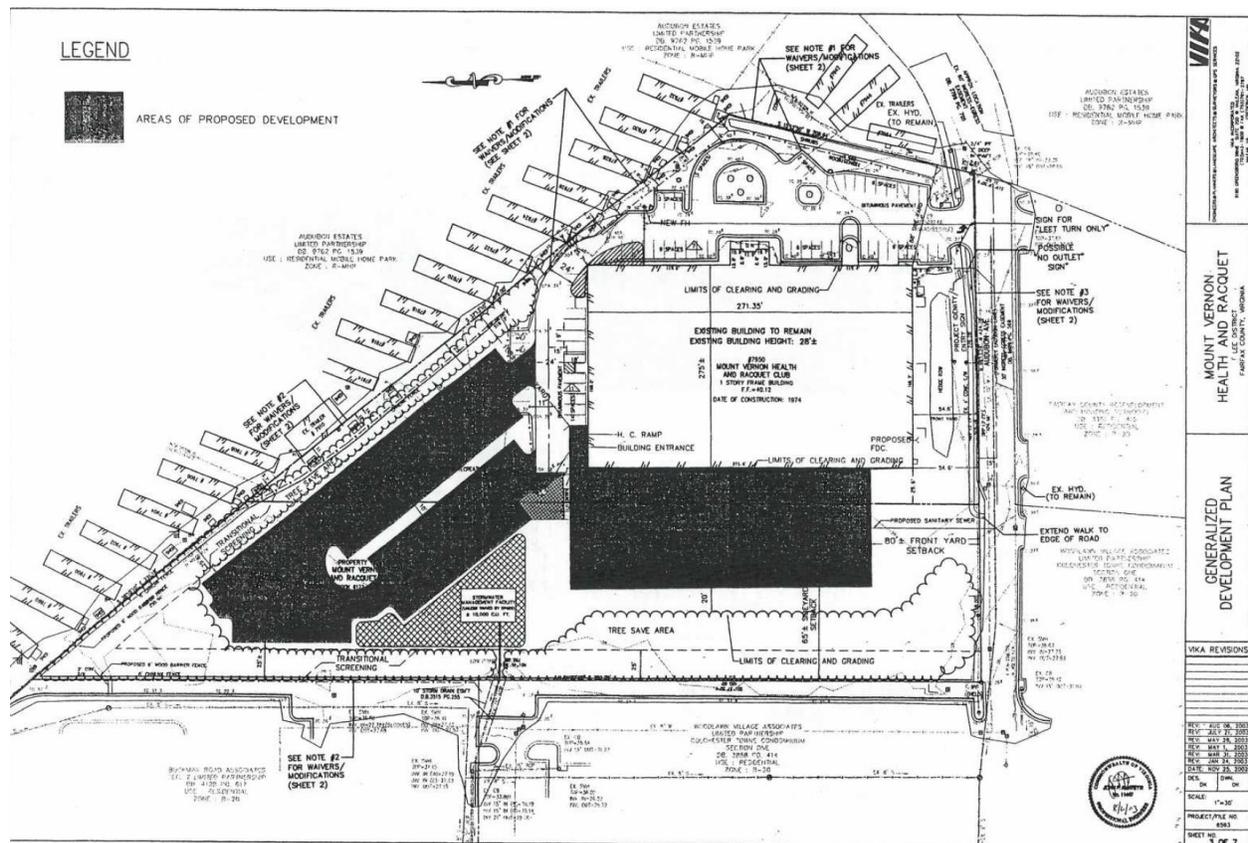


Figure 2: Approved GDP, RZ 2003-LE-006

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV

Planning District: Mount Vernon District

Planning Sector: Hybla Valley – MV2

Plan Map: Private Recreation

Plan Text:

Citations from the Comprehensive Plan may be found in Appendix 7 of this Staff Report.

DESCRIPTION OF THE DEVELOPMENT PROPOSAL

The application seeks to amend the approved proffers for RZ 2003-LE-006 to permit the proposed public uses. Because no physical changes are proposed to the proffered GDP, this submission requirement was waived, and the applicant has reaffirmed the proffered GDP.

The property is currently subject to the proffers approved as part of the 2003 rezoning when the site was still under the ownership of the Mount Vernon Health and Racquet Club and was in use as a private recreational facility. The Fairfax County Board of Supervisors acquired the property for the intent of renovating it to be used as a community center (final name to be determined). The center will be a multi-use public facility incorporating indoor recreational uses and workforce development programs. Future programming, including, but not limited to, childcare and outdoor recreational uses, will be determined through community input. The exterior massing, materials, and footprint of the current structure are proposed to remain unchanged.

According to the applicant, the community center will primarily serve the immediate surrounding communities. The recreational uses will serve nearby residents who may have difficulty accessing the Gum Springs Community Center due to the need to cross Richmond Highway and a lack of personal transportation options. The workforce development use will primarily serve the surrounding communities but will function as a hub and pilot program for County-wide partnerships in the future, potentially drawing residents from elsewhere in the county.

In order to operate the existing building as a community center and workforce development site, the applicant proposes to amend Proffer 3 related to the allowable uses from private recreation-related uses to public facility, institutional, and government-related uses. Otherwise, the applicant generally proposes to reaffirm existing proffers, except those related specifically to a commercial recreational use, which would no longer be applicable to the proposed uses. The applicant proposes additional proffers related to the improvement of bicycle and pedestrian facilities. These would commit to the installation of bicycle parking facilities in advance of the issuance of a Non-Residential Use Permit (Non-RUP), as well as improvements to be made to pedestrian access and ADA accessibility once the ultimate buildout of the site is achieved.

Although no site changes are proposed at this time, the applicant continues to proffer substantial conformance with the Generalized Development Plan (GDP) approved as part of RZ 2003-LE-006, which could permit construction of the building addition and parking area as described above. Accordingly, the applicant requests that the waivers and modifications approved by the Board of Supervisors in relation to that rezoning be reaffirmed.

ANALYSIS

The parcels in question are subject both to a Comprehensive Plan amendment and to a proffer condition amendment application. This analysis will consider both actions.

The proposed changes to the proffers were described above. The proposed Comprehensive Plan amendment considers two changes:

1. Amending the Comprehensive Land Use Plan Map for the subject parcels from Private Recreation use to Public Facilities use.
2. Amending Figure 5 of the Fairfax County Comprehensive Plan, 2017 Edition, Mount Vernon Planning District, Overview, page 15, which lists existing public facilities, to include a community center in MV2.

Comprehensive Plan Amendment

Background and recommendations for the proposed Plan Amendment can be found in Appendix 6.

To analyze the proposed Comprehensive Plan amendment, staff considered the proposed change from private recreation use to public facilities (community center) use in the context of existing policies set forth for public facilities in the Public Facilities Element of the Policy Plan.

Guidance for public facilities may be found in the [Public Facilities Element of the Policy Plan](#). While the Policy Plan does not offer guidance specific to community centers, it does contain six objectives with subordinate policies that generally guide the siting and development of a public facility.

Objective 1, Policy a, recommends siting facilities near the populations that they are intended to serve. Staff finds that the proposed amendment is congruent with this policy, as the recreational uses are intended to serve those residents in the adjacent neighborhoods. The workforce development use will also serve adjacent residents but may also serve populations beyond the immediate neighborhood. The facility's location near Richmond Highway, classified by Fairfax County as a Principal Arterial provides appropriate access for users from elsewhere in the county.

Objective 1, Policy b, recommends reducing service area overlap between facilities, unless overlap is necessary to correct service deficiencies. While the proposed facility is located approximately half a mile from the existing Gum Springs Community Center, identifying this site for the proposed community center would be consistent with this policy. The workforce development use proposed in this application does not significantly overlap with services offered at the Gum Springs Community Center. Furthermore, the recreational uses at the proposed community center are intended to serve those in the immediate vicinity. As discussed earlier, Richmond Highway limits accessibility of the existing community center for those residents on the west side of the highway who rely on non-automotive means of transportation. This proposed community center will more easily serve those residents.

Objective 4, Policy a, recommends co-locating public facilities in areas of compatible

land use. The existing structure was deemed to be compatible with the surrounding community, as was the approved addition, when it was previously approved. Use of the site as a community center located adjacent to residential uses offers the benefit of accessibility; the proposed change in use will not negatively impact the surrounding area.

Objective 5, Policies a through f, offers guidelines for the appropriate siting of public facilities. The community center conforms to these guidelines related to access, adequate land area, avoidance of environmentally sensitive areas, public water and sewer service, and mature vegetation.

The proposed change of use designation from private recreation use to public facility use on the Comprehensive Plan Map, and the addition of the new use to the related public facility table in the Plan, are recommended due to the minimal changes proposed for the site itself, and to reflect the current ownership and proposed use.

Proffer Condition Amendment

Land Use Analysis

Draft proffers submitted by the applicant are included in Appendix 1.

The application proposes using the previously approved Generalized Development Plan for the site, and primarily requests that the proffers on use limitations be amended to permit public facilities, to include workforce development, education, training, business incubation, job placement, youth programs, indoor recreation, and other public uses. At present, the governing proffers limit the use of the site to the approved and planned private recreational uses. The proffered intensity would remain at 0.40 FAR (93,000 SF). The amended proffers also remove those related specifically to the operation of a private recreational facility as that use is no longer proposed.

Additionally, the applicant amended previously approved Proffer 16, now Proffer 12 in Appendix 1, to note that all existing fences will remain, which will provide appropriate buffering and barriers for the surrounding community. The exception to this is the removal of a chain-link fence that bisected Audubon Avenue west of the site, preventing vehicles and pedestrians from traveling eastbound or westbound along the road and sidewalk. The fence has been replaced with bollards, which allows for non-automotive access (although the bollards continue to prohibit vehicular circulation). Proffer 12 states that the applicant commits to continue to work with the owner of this portion of Audubon Avenue to explore opportunities to improve vehicular circulation. This change improves pedestrian and bike access from the surrounding community and forms a vital link to the Colchester Towne Condominiums to the west and allows for the flexibility to improve vehicular connectivity in the future.

WAIVERS AND MODIFICATIONS

The applicant requests reaffirmation of the waivers and modifications as listed below. These waivers and modifications were originally approved with RZ 2003-LE-006. As the

applicant proposes no changes to the approved GDP, staff supports these waivers and modifications:

- Modification for the southern portion of northeastern boundary adjacent to Audubon Estates to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screening along the southern property line to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screen requirement along the eastern property line to permit existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screening along the western property line to allow existing vegetation to satisfy the transitional screening requirements.
- Modification of the barrier requirement along the eastern property line and the southern portion of the northeastern property line to allow the existing board on board wood fence to satisfy the barrier requirement.
- Waiver of the barrier requirement along the southern property line.

As the proposed application seeks no physical changes to the approved GDP, staff supports the requested reaffirmations.

Transportation (Appendix 8)

Four issues were identified related to pedestrian connections, bicycle parking, parking lot design, and Audubon Avenue. In response to staff comments on the original submission, the applicant provided two additional proffers that will improve accessibility. Under Proffer 13, the applicant commits to install bike racks on the property prior to the issuance of a Non-RUP. Proffer 14 requires that, at ultimate buildout, the applicant provide ADA ramps at sidewalk cuts, as well as an ADA-compliant pedestrian connection between Audubon Avenue and the structure's primary entrance.

Currently, a four-foot-wide concrete sidewalk exists along Audubon Avenue. The applicant should expand the sidewalk along Audubon Avenue to at least five feet wide in accordance with the Public Facilities Manual. Additionally, it is recommended that the applicant provide an ADA-compliant pedestrian connection between the sidewalk and the main entrance of the community center for enhanced pedestrian connectivity, as well as ADA-compliant curb ramps for on-site pedestrian crossings. The applicant stated that no site work is proposed during the initial phase of renovation of the community center. Accordingly, these concerns have been addressed in Proffer 14, which states that the improvements will be provided at the time that any significant changes are made to the site, building exterior, or building footprint (see Appendix 1). With this commitment, this issue has been resolved.

In the initial submission, the applicant did not provide for any bike parking on-site. Staff recommended that bike parking be provided on-site in accordance with the Fairfax County Bicycle Parking Guidelines. In response, the applicant furnished Proffer 13, which states that the applicant will provide bike racks prior to the issuance of a Non-RUP, the location, type, and number of which are subject to the approval of FCDOT. This issue has been resolved.

As noted previously, while the site was used for the Mount Vernon Health and Racquet Club, an existing fence across Audubon Avenue has been replaced with bollards, which permit non-automotive access but continue to prohibit vehicular circulation. Removal of the bollards would improve vehicular circulation for this site and the surrounding communities. It is recommended that the applicant continue to work with the neighboring communities to determine the best way to address this issue.

Finally, the southeastern portion of the existing parking lot includes two parking spaces adjacent to the smaller of two landscaped islands. Circulation around this island poses a risk for vehicular conflict, as vehicles attempting to park and vehicles attempting to navigate around the floating island could conflict. At the time of site plan review for any future modifications or additions, it is recommended that the island be connected to the parking perimeter, resulting in the removal of two parking spaces and the creation of a larger landscaped area.

Conformance with the C-8 District Regulations

The application was reviewed against the C-8 District standards during the initial rezoning. No changes to the approved GDP are proposed in this application, therefore the application continues to meet those standards.

CONCLUSIONS AND RECOMMENDATIONS

Conclusion

PCA 2003-LE-006 proposes to change the use of the existing structure and proposed addition (as depicted on the approved GDP) from a private recreation use to a public facility. Staff finds that, with approval of the proposed Comprehensive Plan amendment, the application will be in conformance with the Comprehensive Plan, and that the proposal satisfies the requirements of the Zoning Ordinance. See Appendix 6 for the staff report for the proposed Comprehensive Plan amendment.

Staff Recommendation

Staff recommends the following:

1. Adoption of PA 2020-IV-MV2, as shown in Appendix 6, to amend the Comprehensive Land Use Plan Map from Private Recreation to Public Facilities, Governmental, and Institutional Uses, and to update Figure 5, Mount Vernon Planning District Existing Public Facilities, to reflect the new community center use in MV2.
2. Approval of PCA-2003-LE-006, subject of the execution of the proffers consistent with those contained in Appendix 1 of this report.

Staff recommends reaffirmation of the modifications and waivers listed below and approved by the Board of Supervisors as part of RZ-2003-LE-006:

- Modification for the southern portion of northeastern boundary adjacent to Audubon Estates to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
- Modification of the transitional screening along the southern property line to allow existing vegetation and supplemental plantings as shown on the GDP to satisfy the transitional screening requirements.
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- Waiver of the barrier requirement along the southern property line.

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

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

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

APPENDICES

1. Draft Proffers
2. Approved Proffers
3. Affidavit
4. Statement of Justification
5. Board of Supervisors Authorization
6. Comprehensive Plan Amendment Staff Report
7. Comprehensive Plan Citations
8. Transportation Analysis
9. Glossary

PROFFERS

PCA 2003-LE-006

December 16, 2021

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, subject to the Board of Supervisors approving a rezoning to the C-8 District for Tax Map 101-2 ((1)) 14 and 15 (the "Subject Property"), MVHRC Holding, Inc. (the "Applicant") for itself, its successors and assigns, hereby proffers that the development of the Subject Property will be subject to the following terms and conditions which supersede all previously approved proffers. In the event that this Application is denied, these Proffers are immediately null and void and of no further force or effect and the proffers approved with RZ 2003-LE-006 remain in full force and effect. Those Proffers that were approved with and are carried forward from RZ 2003-LE-006 are marked with an asterisk (*):

GENERALIZED DEVELOPMENT PLAN

1. * Except as otherwise provided below, the Subject Property must be developed in substantial conformance with the General Development Plan (the "GDP") prepared by VIKA, Incorporated, dated November 25, 2002, as revised through August 6, 2003.
2. * Minor modifications to the approved development plan may be permitted pursuant to the provisions of Section 18-204 of the Zoning Ordinance at the time of site plan approval to accommodate sound engineering/ architectural and design practices as maybe determined by the Zoning Administrator.
3. The use of the Subject Property must be limited to workforce development, education, training, business incubation, job placement, youth programs, indoor recreation, and other public uses. Development will be limited to a maximum of 93,000 gross square feet.

ARCHITECTURAL/LANDSCAPING DETAILS

4. * The architectural design of the proposed addition must be in general character with the Existing structure and Sheet 6 of the GDP.
5. * A landscape plan must be submitted as part of the site plan and must be coordinated with and approved by the Urban Forester. This plan must be in substantial conformance with the landscape concepts plan as to quantity and quality as shown on Sheet 4 of the GDP, as

determined by the Urban Forester.

ENVIRONMENT

6. * All new outdoor lighting fixtures must be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.

Outdoor lighting fixtures used to illuminate new parking areas and walkways must not exceed twenty (20) feet in height.

7. * Prior to the issuance of a Non-Residential Use Permit ("Non-RUP"), all existing lighting fixtures, which are not full cut-off fixtures, as defined by Article 20 of the Zoning Ordinance, must be fitted with shields to control glare and to prevent light from being emitted above the horizontal plane.

At such time as the existing lighting fixtures are replaced, the new fixtures must be fully in compliance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.

8. * If lighted, signage must be internally lighted or directed downward.

9. * Unless waived or modified by DPWES, the Applicants must provide stormwater detention and Best Management Practices (BMPs) as required by the Public Facilities Manual (PFM).

An enhanced extended detention pond with BMPs is proposed as shown on the GDP Plat.

This pond must be landscaped with water tolerant plants to the extent permitted by the Urban Forester and DPWES. If final engineering necessitates making the pond larger than that shown on the GDP, the pond must not encroach into the required transitional screening yard.

In the event, the Applicant elects to provide a stormwater detention in an underground facility, the area of the pond shown on the GDP must remain as open space and must be landscaped, as approved by the Urban Forester.

10.* A tree preservation plan must be submitted as part of the site plan in conformance with the tree save areas shown on the GDP. The preservation plan must be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The tree preservation plan must consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches in diameter and greater

within fifteen (15) feet outside of the limits of clearing and grading. The condition analysis ratings must be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture.

All trees shown to be preserved on the tree preservation plan must be protected by tree protection fence. Tree protection fencing using four foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, must be erected at the limits of clearing and grading as shown on the GDP. All tree protection fencing must be installed prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division must be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

The Applicants must strictly conform to the limits of clearing and grading as shown on the GDP subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails outside of the limits of clearing and grading as shown on the GDP, they must be located in the least disruptive manner necessary as determined by the Urban Forester, DPWES. A replanting plan must be developed and implemented, subject to approval by the Urban Forester, for any areas outside of the limits of clearing and grading that must be disturbed.

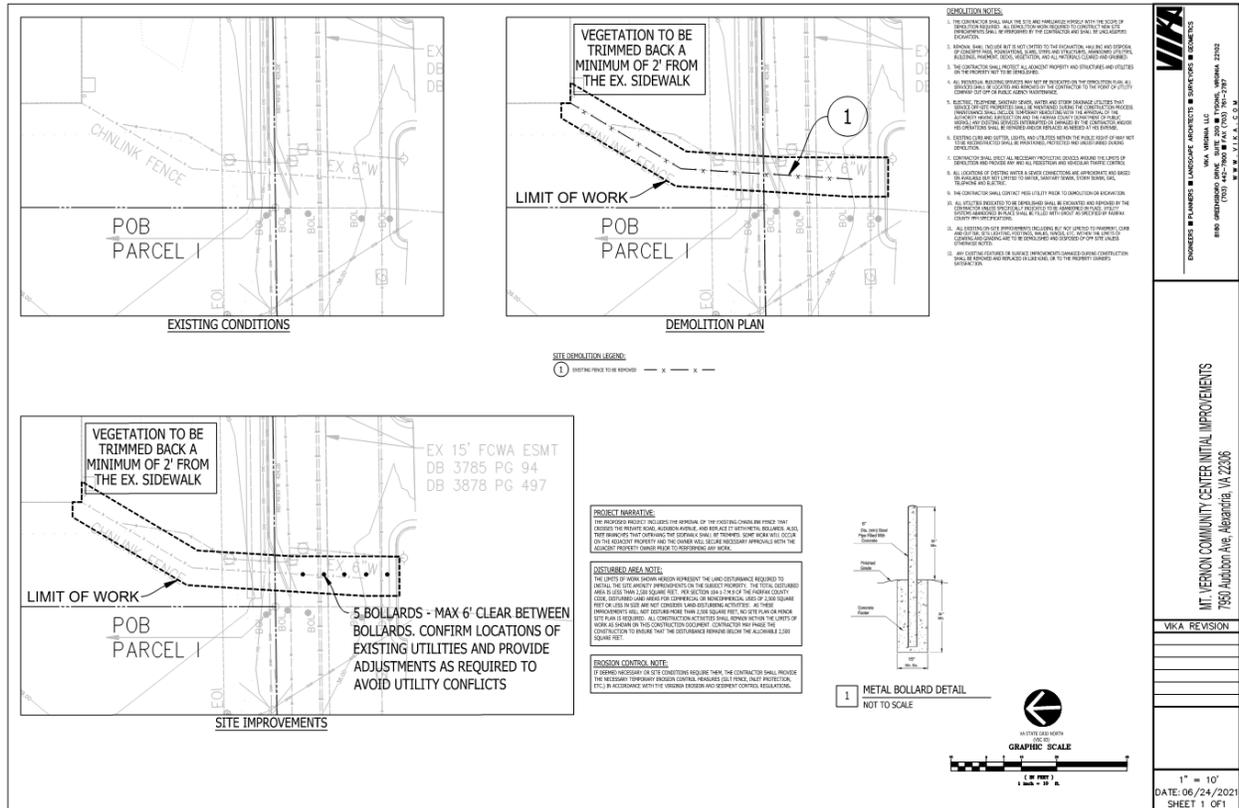
The limits of clearing and grading must be marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the limits of clearing and grading must be walked with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time and removed as part of the clearing operation.

MISCELLANEOUS

11.* The Applicant must provide directional signage and pavement markings as generally shown on the GDP, and as approved by DPWES, to direct vehicles to and from the Property without

entering the closed off portion of Audubon Avenue.

12. The Applicant must maintain all new or existing perimeter fencing in good repair and must replace fencing as necessary. The exception to this requirement will be the fence across Audubon Avenue. The Applicant commits to working with the owner of the portion of Audubon Avenue on which the bollards are placed, shown in the provided graphic, to explore options for the removal of those bollards.



13.* The Applicant must provide bicycle racks on the subject property. The number, type and location of the racks will be determined prior to the issuance of a Non-Residential Use Permit, consistent with the Fairfax County Bicycle Parking Guidelines subject to the approval of FCDOT. The bike racks must be inverted U-style racks or other design as approved by FCDOT.

14. As part of a Major Site Plan submission, the Applicant commits to providing ADA ramps at all sidewalk cuts, an ADA-compliant pedestrian connection between Audubon Ave. and the structure's primary entrance, and expanding the sidewalk on Audubon Avenue to a width of at least five feet, in accordance with the Public Facilities Manual.

15.* Zoning Administrator Extensions. Notwithstanding the foregoing commitments in these Proffers,

upon demonstration by the Applicant that, despite diligent efforts by the Applicant or due to factors beyond the Applicant's control, any improvements and/or contributions required under these Proffers have been delayed or will be delayed beyond the time frames specified for the completion of such improvements and/or contributions, the Zoning Administrator may extend the timeframes for completion to a later date as determined by the Zoning Administrator.

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

**Title Owner of Tax Map numbers 101-2-((01))-0014 and 101-2-((01))-0015
The Board of Supervisors of Fairfax County, Virginia**

Designees for Property Owner:

By: Bryan Hill

Its: County Executive

MVHRC HOLDING, INC.**PROFFERS****RZ 2003-LE-006****October 9, 2003**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950, as amended, subject to the Board of Supervisors approving a rezoning to the C-8 District for Tax Map 101-2 ((1)) 14 and 15 (the "Subject Property"), MVHRC Holding, Inc. (the "Applicant") for itself, its successors and assigns, hereby proffers that the development of the Subject Property shall be subject to the following terms and conditions:

GENERALIZED DEVELOPMENT PLAN

1. Except as otherwise provided below, the Subject Property shall be developed in substantial conformance with the General Development Plan (the "GDP") prepared by VIKA, Incorporated, dated November 25, 2002, as revised through August 6, 2003.
2. Minor modifications to the approved development plan may be permitted pursuant to the provisions of Section 18-204 of the Zoning Ordinance at the time of site plan approval to accommodate sound engineering/ architectural and design practices as may be determined by the Zoning Administrator.
3. The use of the Subject Property shall be limited to a health club, rock climbing wall, indoor sports courts to include tennis, racquetball, handball, basketball, volleyball, soccer and in-line hockey courts and associated facilities. Development shall be limited to a maximum of 93,000 gross square feet.

ARCHITECTURAL/LANDSCAPING DETAILS

4. The architectural design of the proposed addition shall be in general character with the existing structure and Sheet 6 of the GDP.
5. A landscape plan shall be submitted as part of the site plan and shall be coordinated with and approved by the Urban Forester. This plan shall be in substantial conformance with the landscape concepts plan as to quantity and quality as shown on Sheet 4 of the GDP, as determined by the Urban Forester.

ENVIRONMENT

6. All new outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Outdoor lighting fixtures used to illuminate new parking areas and walkways shall not exceed twenty (20) feet in height.
7. Prior to the issuance of a Non-Residential Use Permit ("Non-RUP"), all existing lighting fixtures, which are not full cut-off fixtures, as defined by Article 20 of the Zoning Ordinance,

shall be fitted with shields to control glare and to prevent light from being emitted above the horizontal plane.

At such time as the existing lighting fixtures are replaced, the new fixtures shall be fully in compliance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.

8. If lighted, signage shall be internally lighted or directed downward.
9. Unless waived or modified by DPWES, the Applicants shall provide stormwater detention and Best Management Practices (BMPs) as required by the Public Facilities Manual (PFM). An enhanced extended detention pond with BMPs is proposed as shown on the GDP Plat. This pond shall be landscaped with water tolerant plants to the extent permitted by the Urban Forester and DPWES. If final engineering necessitates making the pond larger than that shown on the GDP, the pond shall not encroach into the required transitional screening yard. In the event, the Applicant elects to provide a stormwater detention in an underground facility, the area of the pond shown on the GDP shall remain as open space and shall be landscaped, as approved by the Urban Forester.
10. A tree preservation plan shall be submitted as part of the site plan in conformance with the tree save areas shown on the GDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches in diameter and greater within fifteen (15) feet outside of the limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing using four foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the GDP. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

The Applicants shall strictly conform to the limits of clearing and grading as shown on the GDP subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails outside of the limits of clearing and grading as shown on the GDP, they shall be located in the least

disruptive manner necessary as determined by the Urban Forester, DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forester, for any areas outside of the limits of clearing and grading that must be disturbed.

The limits of clearing and grading shall be marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the limits of clearing and grading shall be walked with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time and removed as part of the clearing operation.

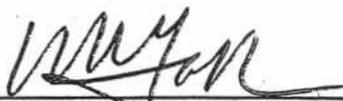
MISCELLANEOUS

11. Prior to the issuance of a Non-RUP for the addition to the existing facility in the Subject Property, the Applicant shall remove the non-conforming uses encroaching onto the Subject Property along its northeast boundary from property identified as Tax Map 101-2 ((1)) 13. Notwithstanding what is shown on the GDP, the Applicant reserves the right to relocate the existing fence along its northeastern boundary from its present location to the property line.
12. Hours of operation shall be limited to 6:00 am to 11:00 pm, Monday through Thursday and Saturday, 6:00 am to midnight Fridays, and 8:00 am to 10:00 pm on Sundays. However, operational hours may be extended up to four times per year by two hours to accommodate special events.
13. Start times for all league games on the soccer courts shall be scheduled to stagger by 15 minutes, to avoid games on both courts from beginning and ending at the same time.
14. The Applicant shall provide directional signage and pavement markings as generally shown on the GDP, and as approved by DPWES, to direct vehicles to and from the Property without entering the closed off portion of Audubon Avenue.
15. The management of the club shall instruct members upon leaving the premises to refrain from creating noise that would disrupt adjacent residential communities through the use of signage or other written material.
16. The Applicant shall maintain all new or existing perimeter fencing in good repair and shall replace fencing as necessary.
17. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

Proffers
RZ 2003-LE-006

APPLICANT/TITLE OWNER OF
TAX MAP 101-2 ((1)) 14, 15

MVHRC HOLDING, INC.



By: W. Brad Gable
Its: Executive Vice President

[SIGNATURE END]

REZONING AFFIDAVIT

DATE: December 16, 2021
 (enter date affidavit is notarized)

163574b

I, Christopher Lyon, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

in Application No.(s): PCA 2003-LE-006
 (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)
The Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway Fairfax, VA 22035, Suite 530	Applicant and Title Owner Tax Map number: 101-2-((01))-0014 and 101-2-((01))0015
Department of Public Works and Environmental Services	12000 Government Center Parkway Fairfax, VA 22035, Suite 448	Agent for Title Owner
Christopher Herrington, Director, DPWES	12000 Government Center Parkway Fairfax, VA 22035, Suite 448	Agent for Title Owner

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

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

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

Rezoning Attachment to Par. 1(a)DATE: December 16, 2021
(enter date affidavit is notarized)

1635740

for Application No. (s): PCA 2003-LE-006
(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)
Bryan J. Hill, County Executive	12000 Government Center Parkway Fairfax, VA 22035	Agent for Title Owner
Ronald N. Kirkpatrick, Contracting Officer, DPWES, Capital Facilities (retiring effective December 21, 2021)	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Carey F. Needham, Deputy Director, DPWES	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Tiya Raju, Director, Building Design and Construction Division (former Acting Director, effective November 12, 2021)	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Dennis Holder, Branch Chief, Building Design Branch, BDCD	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Allison Terzigni, Engineer V, BDCD	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Christopher Lyon, Senior Engineer III, BDCD	12000 Government Center Parkway Fairfax, VA 22035, Suite 449	Agent for Title Owner
Christopher Leonard, Deputy County Executive, Health, Housing, and Community Services	12011 Government Center Parkway Fairfax, VA 22035	Agent for Title Owner
Pallas Washington, Division Director, Department of Neighborhood and Community Services	12011 Government Center Parkway Fairfax, VA 22035	Agent for Title Owner
Matt Renninger, Chief of Staff, Lee District Supervisor's Office	6121 Franconia Road Alexandria, VA 22310	Agent for Title Owner
Grimm and Parker Architecture, Inc. Agent: David Whale (check if applicable)	8609 Westwood Center Drive Vienna, VA 22182, Suite 425	Agent for Title Owner
<input checked="" type="checkbox"/>	There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.	

Rezoning Attachment to Par. 1(a)

DATE: December 16, 2021
 (enter date affidavit is notarized)

163574b

for Application No. (s): PCA 2003-LE-006
 (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	ADDRESS	RELATIONSHIP(S)
(enter first name, middle initial, and last name)	(enter number, street, city, state, and zip code)	(enter applicable relationships listed in BOLD above)
<ul style="list-style-type: none"> Lloyd Tucker, Director, Department of Neighborhood and Community Services 	12011 Government Center Parkway Fairfax, VA 22035	Agent for Title Owner
<ul style="list-style-type: none"> LaTishma Walters, Regional Manager, Region 1 Department of Neighborhood and Community Services 	8350 Richmond Highway, Suite 505 Alexandria, VA 22309	Agent for Title Owner

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

Information added

REZONING AFFIDAVIT

DATE: December 16, 2021
(enter date affidavit is notarized)

1635740

for Application No. (s): PCA 2003-LE-006
(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)

The Board of Supervisors of Fairfax County, Virginia
12000 Government Center Parkway, Suite 530, Fairfax, VA 22035

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A body corporate and politic with no shareholders

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

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

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

Rezoning Attachment to Par. 1(b)

163574b

DATE: December 16, 2021
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-LE-006
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Grimm and Parker Architecture, Inc.
8609 Westwood Center Drive
Vienna, VA 22182, Suite 425

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Melanie E. Hennigan Kieran W. Wilmes
Logan C. Schutz
James R. Boyd

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

Melanie E. Hennigan, President and CEO Kieran W. Wilmes, VP and Secretary
Logan C. Schutz, VP
James R. Boyd, VP and Treasurer

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: December 16, 2021
(enter date affidavit is notarized)

163574b

for Application No. (s): PCA 2003-LE-006
(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)

(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**)

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

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

REZONING AFFIDAVIT

DATE: December 16, 2021
(enter date affidavit is notarized)

1635740

for Application No. (s): PCA 2003-LE-006
(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.)

The Board of Supervisors is the title owner of the subject property, located at TM# 101-2-((01))-0014 and 0015.

(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 16, 2021
(enter date affidavit is notarized)

1635746

for Application No. (s): PCA 2003-LE-006
(enter County-assigned application number(s))

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

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

None

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[X] Applicant's Authorized Agent

Christopher M. Lyon, Senior Engineer III, BDCD
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16 day of December 2021, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 8/31/2025

[Signature]
Notary Public



**Rezoning Application
Lee District Community Center
Project Number 1G79-001-001
July 8, 2021**

STATEMENT OF JUSTIFICATION

DESCRIPTION OF THE PROPOSED USE:

1. Project Description:

The Lee District Community Center is located at the site of the former Mount Vernon Athletic Club facility at 7950 and 7960 Audubon Avenue in Alexandria, VA, 22306, in the Lee Magisterial District. The site is bounded by the residential communities of Audubon Estates to the north, east, and south; Creekside Village and Colchester Towne to the west and south; and Audubon Apartments to the south. The center is a one-story, approximately 50,000 SF facility on a 5.3 acre parcel of land comprised of two lots. The center is located at 7950 Audubon Avenue, and the adjacent parcel, 7960 Audubon Avenue, is vacant wooded land located to the west of the center.

The Fairfax County Redevelopment and Housing Authority purchased the property in 2020. At present, the site is undergoing a limited scope of renovations by the Fairfax County Department of Housing and Community Development to support a recreational use and minor accessibility upgrades. The center is planned to be renovated and expanded in phases to add new program elements including, but not limited to, workforce development, child care, and outdoor recreational uses. This rezoning application requests the inclusion of public uses in the existing facility to support the interim proposed uses which includes Workforce Development.

In 2003, under the previous ownership, a Generalized Development Plan (GDP) and rezoning was approved per RZ-20030LE-006. This proposed a potential expansion of the facility and parking lot, along with buffer and tree save areas and stormwater management locations. Proffers were added to this rezoning approval and are summarized as follows. The full text of the proffers are included as a separate exhibit with this application. We offer the following responses to the proffers as a result of various updates to the proposed use, and changes to the site since 2003.

1. [T]he Subject Property shall be developed in substantial conformance with the General Development Plan...as revised through August 6, 2003.
We reaffirm this proffer, as further described in the application and statement of justification.
2. Minor modifications to the approved development plan may be permitted...as determined by the Zoning Administrator.
Acknowledged
3. The use of the Subject Property shall be limited to a health club, rock climbing wall, indoor sports courts...and associated facilities. Development shall be limited to a maximum of 93,000 gross square feet.
We propose to amend this proffer to include public uses as acceptable uses.
4. The architectural design of the proposed addition shall be in general character with the existing structure...
No addition is proposed, however any modifications will be in keeping with the general

**Lee District Community Center
Rezoning Justification
Page 2**

character of the existing structure.

5. A landscape plan shall be submitted as part of the site plan and shall be...approved by the Urban Forester...

We do not propose any changes to the site at this time.

6. All new outdoor lighting fixtures shall be in accordance with the...Outdoor Lighting Standards...of the Zoning Ordinance....

Acknowledged.

7. Prior to the issuance of a Non-Residential Use Permit, all existing lighting fixtures...shall be fitted with shields to control glare...

Based on a review of the light fixtures on site, the current fixtures have a shield to direct light downward.

8. If lighted, signage shall be internally lighted or directed downward.

Acknowledged

9. Unless waived or modified by DPWES, the Applicants shall provide stormwater detention and Best Management Practices...

We do not propose any site changes.

10. A tree preservation plan shall be submitted as part of the site plan [and]...the Applicants shall strictly conform to the limits of clearing and grading as shown on the GDP...

We do not propose any site changes.

11. Prior to the issuance of a Non-RUP...the Applicant shall remove the non-conforming uses encroaching onto the Subject Property...

Based on a review of the most recent property survey, the non-conforming uses (sheds) have been removed. Please see the latest site survey provided as an exhibit.

12. Hours of operation shall be limited to 6:00am to 11:00pm, Monday through Thursday and Saturday, 6:00am to midnight Fridays, and 8:00am to 10:00pm on Sundays...

Acknowledged.

13. Start times for league games...shall...stagger by 15 minutes...

This proffer no longer applies.

14. The applicant shall provide directional signage and pavement markings as generally shown on the GDP...to direct vehicles to and from the Property without entering the closed off portion of Audubon Avenue.

Acknowledged.

15. The management of the club shall instruct members...to refrain from creating noise that would disrupt adjacent residential communities...

Acknowledged

16. The applicant shall maintain all new or existing perimeter fencing in good repair and shall replace fencing as necessary.

Acknowledged

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

Acknowledged

**Lee District Community Center
Rezoning Justification
Page 3**

This application requests the inclusion of public uses into the acceptable uses for the property. This application also proposes to reuse the existing GDP. All improvements will remain within the approved footprints for the building, parking, and site features. Please refer to the waiver letter in a separate exhibit requesting the reuse of the existing GDP.

Site:

The community center is located at the center of the site, with parking lots to the east and north surrounding the building. The vehicular and pedestrian entrances are on the south edge of the site. The vacant wooded site to the west is separated by a fence which runs north-south along the length of the property. Currently, Audubon Avenue is bisected by this fence and bollards, preventing through traffic. The fence is currently proposed to be removed to allow pedestrian access, however the bollards will remain to prevent through vehicular traffic.

Existing connections to public utilities including water, electric, telecommunications, sanitary sewer, and gas are in place. Electrical service for the building, and water service for the fire sprinkler system, may need to be upgraded at this time pending a final determination from Land Development Services (LDS).

Structure:

This center will be a multi-use facility incorporating indoor recreational uses and workforce development programs. Future programming including, but not limited to, child care and outdoor recreational uses will be determined through community input.

The facility consists of two prefabricated metal buildings with a connector/entry section between them. The façade is metal panels, with vinyl siding at the entrance. The roofs are steep slopes with a curved roof at the connector section. The exterior massing, materials, and footprint will remain unchanged.

2. Area to be served by proposed use:

The center will primarily serve the immediately surrounding communities. The recreational uses will serve the surrounding communities which have difficulty accessing the nearby Gum Springs Community Center due to the need to cross Route 1 and a lack of personal transportation options. The workforce development use will primarily serve the surrounding communities but function as a hub and a pilot program for County-wide partnerships in the future, potentially bringing in Fairfax County residents from outside the immediate area.

3. Maintenance requirements and frequency:

Facility and equipment repairs and routine grounds maintenance will be provided.

REQUIREMENT FOR PROPOSED USE:

1. Why the new use is needed:

Fairfax County identified the need for a Community Center located in the southern part of the

**Lee District Community Center
Rezoning Justification
Page 4**

County to provide social, recreational, health/wellness activities and other programs, plus youth programming due to the current lack of recreational and community spaces and services in the immediate area. The workforce development initiative serves a need to improve access to technology and vocational training in the immediate area and provides career services for the community.

2. Why the proposed location is the best location for the proposed use:

The former Mount Vernon Athletic Club facility sits in the middle of several communities in great need of recreational opportunities, community gathering and safe spaces, and employment and vocational skill development opportunities. The County identified the need for these uses when purchasing the facility and beginning the commissioning process for the recreational facility. The building can also support the additional public uses as the project develops, which will create a multi-purpose community center.

3. Why the proposed location and type of facility is the least disruptive alternative:

The existing facility can remain in place and be reprogrammed with various public uses as part of the community center offerings.

ANTICIPATED IMPACTS/MITIGATION:

1. Visual impacts:

The footprint and exterior design of the existing facility will remain.. The workforce development portion of the facility may have exterior signs directing patrons to various portions of the facility.

2. Noise and light impacts:

There will be no exterior speakers on the building, and the majority of the center's activities will occur indoors, keeping the noise levels from indoor activities at a minimum to the neighboring community. The majority of activities will be between the hours of operation as limited by the current proffers.

3a. Air quality:

No change in air quality is anticipated.

3b. Water quality:

The existing building and parking lot will remain in this phase of work. The current facility does not create drainage problems for the surrounding properties.

3c. Potentially hazardous materials:

Review of the existing building documentation indicates underground propane tanks located in the parking lot. These tanks were abandoned in placed at the time the center was converted to natural gas service. Groundwater testing was conducted and no evidence of contamination was found. Because no site work is proposed during this phase, the tanks are proposed to remain in

place until the site is fully developed, at which point they will be removed.

4. Environmental:

The property is not located within a County Historical Overlay District. The site has no known historical or archaeological resources. There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures on the site. Transitional screening yards and barriers will be provided in accordance with the requirements of the Zoning Ordinance. The following modifications/waivers are requested/reaffirmed from the original rezoning application:

Transitional Screening modification and barrier waiver: Transitional screening buffer yards and barriers are required along the north, east, and west property boundaries, where the community use is adjacent to residential parcels. A Type 1 (25 foot wide) transitional screening buffer and Type D, E, or F barrier (wall or fence) is required in these locations. The current facility maintains a solid wood privacy fence adjacent to residential areas to the north and east, along with existing plantings. The area to the west of the site is heavily wooded for a distance of approximately 150 feet, and includes an existing chain link fence. Portions of the areas to the north and east are unable to provide the 25' buffer due to the configuration of the existing parking lot and driveway, but do have numerous trees and plantings as well as the solid fencing. The previous GDP requested waivers from these requirements and the approved proffers directed the owners to keep the fence in good condition and remove the encroachments on the property to allow for proper screening. Since no site changes are proposed, we propose to keep the existing fence and vegetation as-is.

5. Transportation:

The proposed project does not propose to change any traffic flows or exceed the traffic requirements stated within the 24 VAC 30-155-40 to necessitate the need for a Traffic Impact Analysis. We have discussed the project with FCDOT and due to the existing site and parking to remain, the existing transportation network will not need to be changed. Future uses and transportation impacts will be reevaluated during the 2232 process.

6. Parking and Loading:

There are currently 60 standard and 5 ADA-compliant parking spaces on site. There are no loading spaces on the site. The initial renovations conducted by HCD will replace 2 standard spaces with 3 ADA-compliant spaces, resulting in a total of 58 standard spaces and 8 ADA-compliant parking spaces.

The 2003 GDP for the site proposes 150 parking spaces through construction of an additional parking area. However, this applies to an enlarged facility of up to 93,000 sf which will not be constructed at this time. This also assumed all patrons would drive to the site, as the facility did not serve the surrounding community at the time. No site work is proposed at this time for the interim phase of work. Due to the above factors, and the intent to serve the surrounding community which lives within walking distance to the facility, we request that the current parking counts remain.

10. CONFORMANCE WITH COMPREHENSIVE PLAN AND OTHER STANDARDS:

1. Comprehensive Plan Policies and Guidelines that Support Proposal:

The site is located in the Lee Magisterial District, within Area IV of the Comprehensive Plan, in the Mount Vernon Planning District and just outside of the Hybla Valley/Gum Springs Community Business Center. The MV2 Hybla Valley Community Planning Sector more specifically governs future development in the area. The Comprehensive Plan recommends that the property be developed with “Private Recreation” uses. However, the Board of Supervisors passed a motion on December 1, 2020 to authorize a Comprehensive Plan amendment, concurrent to the required zoning actions, to permit the public facilities use for the site.

2. Relevant Standards/Criteria Supporting the Facility and Location:

The Fairfax County Comprehensive Plan, 2017 Edition, Concept for Future Development, Goal 3 “encourage[s] an economically balanced community with abundant high-tech, professional, and other employment opportunities.” In addition, the Mount Vernon Planning District section identifies a need for “acquisition and development of at least one additional Community Park...in the southern portion of the district” and identifies a need to “provide additional active recreation facilities.”

The Guiding Planning Principles, #5a, b, and g, “support the economic success of the corridor by: improving access to employment, job training, and continuing educational opportunities; retaining and enhancing a diversity of job types;” and “transform[ing] the corridor into a place of invention and innovation using smart technologies and sustainable design.”

Therefore, the site, in its current, interim, and future uses, all fit into the Comprehensive Plan recommendations and guidelines.

ALTERNATIVE SITE CONSIDERATION:

1. Other Properties Considered:

This site represented a unique opportunity for the County to achieve its objectives to bring additional recreational uses and workforce development opportunities into the surrounding community. While potential future development partnerships may have yielded the desired amenities as the Richmond Highway area is redeveloped, this facility provided an opportunity for immediate use by the community. Since no comparable sites currently exist in the area, it was not possible to consider alternate sites for the space.

12. CONFORMANCE WITH APPLICABLE REGULATIONS

1. Conformance with Applicable Regulations

The proposed development conforms to the applicable ordinances, except as noted below.

2. Requested Waivers

As noted in previous sections, waivers from the parking and loading requirements and screening requirements are requested to allow continuity of operations at the existing facility.

Supervisor Rodney L. Lusk
Lee District
Former Mount Vernon Athletic Club
Comprehensive Plan Amendment Authorization and Authorization of Zoning
December 1, 2020

The Fairfax County Redevelopment and Housing Authority (FCRHA) recently purchased the 5.3 acre former Mount Vernon Athletic Club property located at 7950 and 7960 Audubon Avenue and is currently coordinating immediate capital renewal improvements and upgrades to the existing 50,000 square foot facility. Subsequently, the Department of Public Works and Environmental Services (DPWES) will manage the implementation of a more comprehensive Capital Improvement Program project of renovations and/or new construction to accommodate all program uses envisioned for this facility. The FCRHA will transfer the property to the county and the Department of Neighborhood and Community Services (NCS) plans to operate it as a community center with a variety of services provided on-site. There is also an opportunity for a partnership with a workforce development entity for use of a portion of the building.

The adopted Comprehensive Plan for the property recommends private recreation use, which reflects the previous ownership and use. Additionally, the site is zoned to the C-8 District, and subject to a proffered rezoning, including proffered plans and uses. While a determination has been made that the County could continue to operate the facility in accordance with the current proffers, in order to implement the desired expansion of services, a series of actions is needed. These include a Comprehensive Plan amendment to reflect the new public facilities use, a Proffered Condition Amendment to reflect the public use and permit site modifications, and potentially a Special Exception for “Alternate Use of Public Facilities.”

Therefore Mr. Chairman, first I move that the Board of Supervisors authorize a Comprehensive Plan amendment to consider public facilities use for 7950 and 7960 Audubon Avenue [Tax Map Parcels 101-2 ((1)) 14 and 15]. This Plan amendment should be reviewed concurrently with the required zoning actions.

In addition, **WHEREAS**, there is a clear public interest to be served by amending the planning and zoning approvals on this site to permit the desired expansion of uses and services to serve the citizens of Fairfax County; and

WHEREAS, the public necessity, convenience, general welfare and good zoning practice require such action; and

WHEREAS, the most economical means of accomplishing this is a zoning application to be processed concurrently with the Comprehensive Plan amendment; and

WHEREAS, the FCRHA has granted the Board of Supervisors authority to initiate any Land Use approvals or changes on behalf of the FCRHA for its property located at 7950 and 7960 Audubon Avenue in the Lee District;

THEREFORE, for the foregoing reasons, I move that the Board of Supervisors authorize and concur in the filing of any and all necessary zoning applications and permits to facilitate the expansion of services and site modifications at 7950 and 7960 Audubon Avenue [Tax Map Parcels 101-2 ((1)) 14 and 15]; and

I move that the Board designate the Director of the Department of Public Works and Environmental Services or his designee(s) and the Deputy County Executive for Human Services or his designee(s) to act as the Board's agent in these actions; and

I move that the Board designate the County Executive to act as the Board's agent for purposes of signing any proffered conditions associated with these applications; and

I move that the public hearings for these planning and zoning actions before the Planning Commission and Board of Supervisors' public hearings be scheduled on an expedited basis; and

I further move that the Board direct the Director of LDS to process any necessary plans or permits concurrently with the zoning action.

The approval of these motions does not in any way relieve the participants from compliance with the provisions of all applicable ordinances, regulations or adopted standards nor does it prejudice in any way the Board's consideration of the pending applications.



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2020-00033/2020-IV-MV2
December 21, 2021

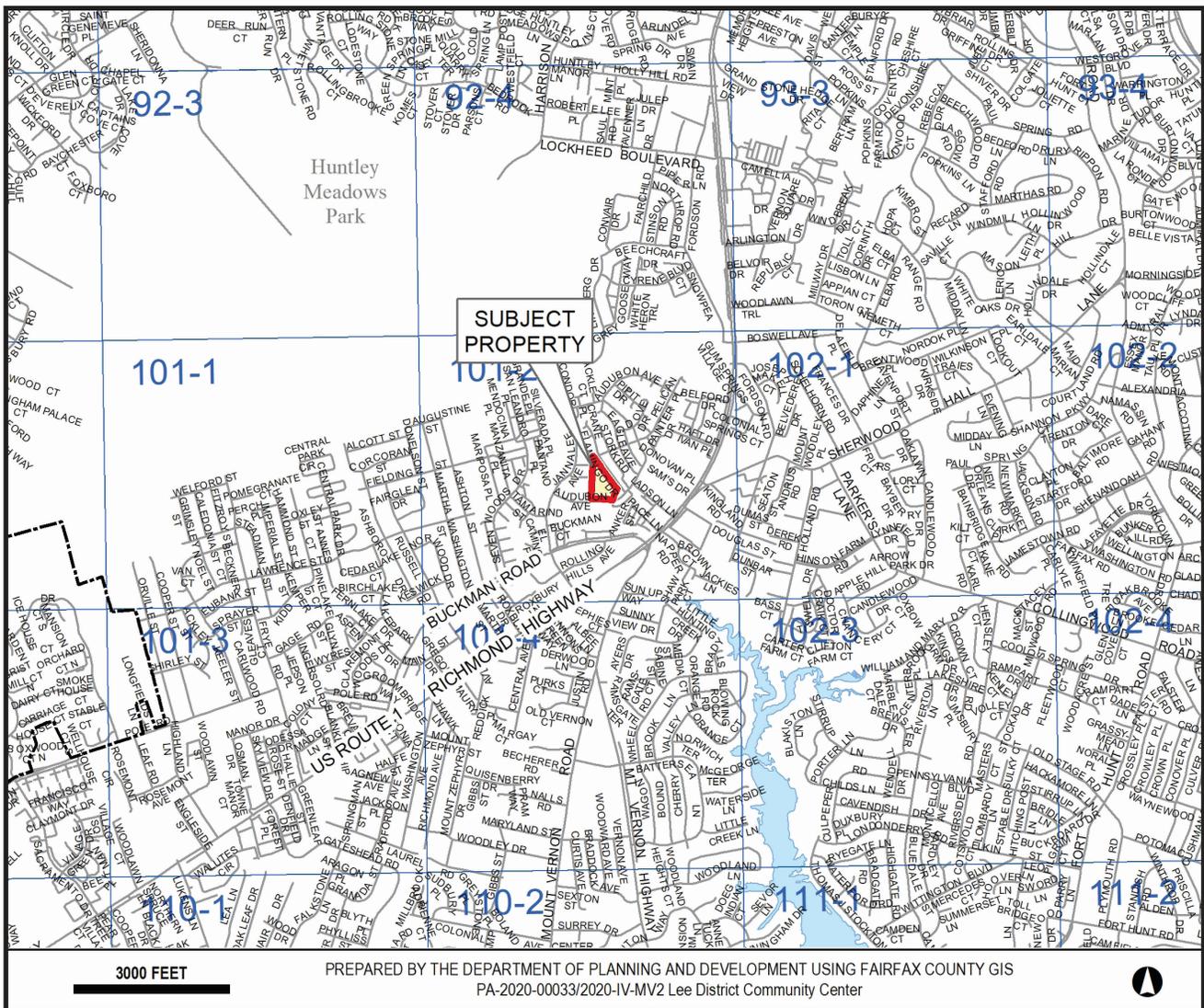
GENERAL LOCATION: North and East of Audubon Avenue, West of Flamingo Drive.
SUPERVISOR DISTRICT: Lee
PLANNING AREA: Area IV
PLANNING DISTRICT: Mount Vernon Planning District
SUB-DISTRICT DESIGNATION: Hybla Valley Community Planning Sector (MV2)
PARCEL LOCATION: 101-2 ((1)) 14 and 15

PLANNING COMMISSION PUBLIC HEARING: Wednesday, January 12, 2022 @ 7:30 PM
BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, January 25, 2022 @ 3:30 PM
PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

For additional information about this amendment call (703) 324-1380.



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STAFF REPORT FOR PLAN AMENDMENT PA 2020-IV-MV2

BACKGROUND

On December 1, 2020, the Board of Supervisors authorized the consideration of the Lee District Community Center Plan Amendment (2020-IV-MV2) for 7950 and 7960 Audubon Ave, Alexandria, VA 22306, Tax Map Parcels 101-2 ((1)) 14 and 15 in the Mount Vernon Planning District, MV2 Hybla Valley Community Planning Sector, Lee Supervisor District. The proposed plan amendment would revise the Comprehensive Land Use Plan Map recommendation from Private Recreation use to Public Facilities, Governmental and Institutional use and update the related public facilities tables. This authorization included directing staff to consider the plan amendment concurrently with any required zoning actions. Please refer to the earlier section of this staff report for that analysis.

The review of the Plan amendment is concurrent with Proffered Condition Amendment application PCA-2003-LE-006 submitted by the property owner's agent for 101-2 ((1)) 14 and 15 to update the proffered uses from private recreation uses to public facilities uses. Any recommendation for this Plan amendment should not be construed as a favorable recommendation by the Board, the Planning Commission, or staff on the proposed zoning applications and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, and adopted standards.

ANALYSIS

To analyze the proposed Comprehensive Plan amendment, staff considered the proposed change from private recreation use to public facilities (community center) use in the context of existing policies set forth for public facilities in the Public Facilities Element of the Policy Plan.

Guidance for public facilities may be found in the [Public Facilities Element of the Policy Plan](#). While the Policy Plan does not offer guidance specific to community centers, it does contain six objectives with subordinate policies that generally guide the siting and development of a public facility.

Objective 1, Policy a, recommends siting facilities near the populations that they are intended to serve. Staff finds that the proposed amendment is congruent with this policy, as the recreational uses are intended to serve those residents in the adjacent neighborhoods. The workforce development use will also serve adjacent residents but may also serve populations beyond the immediate neighborhood. The facility's location near Richmond Highway, classified by Fairfax County as a Principal Arterial provides appropriate access for users from elsewhere in the county.

Objective 1, Policy b, recommends reducing service area overlap between facilities, unless overlap is necessary to correct service deficiencies. While the proposed facility is

located approximately half a mile from the existing Gum Springs Community Center, identifying this site for the proposed community center would be consistent with this policy. The workforce development use proposed in this application does not significantly overlap with services offered at the Gum Springs Community Center. Furthermore, the recreational uses at the proposed community center are intended to serve those in the immediate vicinity. As discussed earlier, Richmond Highway limits accessibility of the existing community center for those residents on the west side of the highway who rely on non-automotive means of transportation. This proposed community center will more easily serve those residents.

Objective 4, policy a, recommends co-locating public facilities in areas of compatible land use. The existing structure was deemed to be compatible with the surrounding community, as was the approved addition, when it was previously approved. Use of the site as a community center located adjacent to residential uses offers the benefit of accessibility; the proposed change in use will not negatively impact the surrounding area.

Objective 5, policies a, through f, offers guidelines for the appropriate siting of public facilities. The community center conforms to these guidelines related to access, adequate land area, avoidance of environmentally sensitive areas, public water and sewer service, and mature vegetation.

The proposed change of use designation from private recreation use to public facility use on the Comprehensive Plan Map, and the addition of the new use to the related public facility table in the Plan, are recommended due to the minimal changes proposed for the site itself, to reflect the current ownership and proposed use, and based on conformance with these policies.

RECOMMENDATIONS

Based on the research and analysis provided in the PCA staff report, staff recommends that the Comprehensive Plan be modified as shown below.

MODIFY FIGURE:

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District as amended through July 27, 2021, Page 15, Figure 5, "MOUNT VERNON PLANNING DISTRICT EXISTING PUBLIC FACILITIES" to add "Community Center" under the "Other Public Facilities" category for MV2.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map recommendation should be revised from Private Recreation use to Public Facilities, Governmental, and

Institutional use for Tax Map Parcels 101-2 ((1)) 14 and 15. The symbol “S” should be added to the Map to reflect the proposed Community Center use, per the legend.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.

In the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 7-27-2021, MV2-Hybla Valley Community Planning Sector, Pages 58-59, the Plan states the following:

“Land Use

The Hybla Valley Community Planning Sector contains stable residential neighborhoods. Infill development within this sector should be of compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

In the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 7-27-2021, Pages 14-15, the Plan states the following:

“Public Facilities

Existing public facilities located in the Mount Vernon Planning District and those for which a future need has already been identified are included in Figure 5. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different that the use of the public facility must be considered by the county Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

...

**FIGURE 5
 MOUNT VERNON PLANNING DISTRICT
 EXISTING PUBLIC FACILITIES**

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
MV2	Hybla Valley Elem.			Mondoch House	FCWA Beacon Hill Storage and Pumping Station, FCWA Groveton Tank, Va. Power Gum	

*Springs
Substation*

In the Fairfax County Comprehensive Plan, 2017 Edition, Public Facilities, amended through 6-9-2020, Pages 2-5, the Plan states the following:

“COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.
- Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.
- Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.
- Policy c. Assess the adequacy and need for public facilities in the rezoning process.
- Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.
- Policy e. Designate and reserve future public facility sites that will be required by future growth and development.
- Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.
- Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
- Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.
- Policy e. Locate, as possible, facilities on sites with public water and sewer.
- Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.
- Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

- Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.
- Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.
- Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.
- Policy d. Apply green building practices within the design of public facilities.”



County of Fairfax, Virginia

MEMORANDUM

DATE: November 9, 2021

TO: Tracy Strunk, AICP, Director
Zoning Evaluation Division, DPD

FROM: Danielle H. Barlow, Transportation Planner II *DHB*
Site Analysis Section, FCDOT

SUBJECT: PCA 2021-LE-07, Fairfax County Board of Supervisors – Lee District
Community Center
Tax Identification Maps: 101-2 ((01)) 014 and 015

Site Description and Proposal

This department has reviewed the subject Proffer Condition Amendment (PCA), including general development plan (GDP) set dated August 2, 2003, and the proffer statement dated November 3, 2021. The subject property contains approximately 5.32 acres and is located north of Audubon Avenue and west of Flamingo Drive. The subject property is currently developed with the Mount Vernon Tennis, Gym and Athletic Club. Vehicular access to the site is provided from Audubon Avenue. The applicant proposes to amend the approved rezoning (RZ 2003-LE-06) to include public uses as a permitted use for the property.

Issue Summary

There are four (4) outstanding transportation issues related to pedestrian connections, bicycle parking, parking lot design and Audubon Avenue.

Pedestrian Connections

Currently, a four-foot-wide concrete sidewalk exists along Audubon Avenue. The applicant should expand the sidewalk along Audubon Avenue to be at least five-feet-wide in accordance with the Public Facilities Manual (PFM). Additionally, the applicant should commit to provide an Americans with Disabilities Act (ADA) compliant pedestrian connection between the sidewalk and the front door of the community center for enhanced pedestrian connectivity, as well as ADA compliant curb ramps for on-site pedestrian crossings.

Bicycle Parking

Adequate bicycle parking should be provided on site, in keeping with the recommendations of the Fairfax County Bicycle Parking Guidelines.

Ms. Tracy Strunk, Director

November 9, 2021

Page 2 of 2

Parking Lot Design

The southeastern side of the existing parking lot includes two parking spaces adjacent to the smaller of the two landscape islands. Circulation around this island poses a risk for vehicular conflict, as vehicles attempting to park and vehicles trying to navigate around the floating island could conflict. FCDOT recommends connecting the island to the parking perimeter, creating a larger landscape area and removal of those two head-in parking spaces.

Audubon Avenue

Currently, there is a chain-link fence that bisects Audubon Avenue west of the site, preventing vehicles from traveling eastbound or westbound along the road and pedestrians from using the sidewalk connection. The Department of Housing and Community Development will remove the fence to allow pedestrian access via the sidewalk; however, vehicular access will still be prohibited. A vehicular access point would improve circulation for this site for the surrounding communities. FCDOT recommends working with neighboring communities to determine the best way to address this issue.

CC: Bryan Botello, Staff Coordinator, DPD-ZED

Jeremy Ko, Transportation Planner III, FCDOT-SAS

Marc L. Dreyfuss, AICP, Transportation Planner IV, FCDOT-SAS

Gregory Fuller Jr., Chief, FCDOT-SAS

ZONING GLOSSARY

This Zoning 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 LIVING UNIT: A secondary dwelling unit established in conjunction with and clearly subordinate to a single-family detached dwelling unit.

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 Section 5101 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 Section 5108 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 in the zoning district if the site were developed as a conventional subdivision. See Section 5100.2.O 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: The number of dwelling units per acre, except in the PRC District where it means both the number of dwelling units per acre and 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 affordable dwelling units (ADUs).

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area. Information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a required submission for a rezoning that generally characterizes the planned development of the subject lot. A development plan must be prepared and approved in accordance with the provisions of Article 8 of the Zoning Ordinance. The specific types of development plans are defined below.

Development Plan, Conceptual: A required submission at the time of filing for an amendment to the Zoning Map for a P district other than the PRC District that generally characterizes the planned development of the subject lot.

Development Plan, Final: A required submission following the approval of a conceptual development plan and rezoning application for a P district other than a PRC District that generally characterizes the planned development of the subject lot.

Development Plan, Generalized: A required submission at the time of filing for an amendment to the Zoning Map for all districts other than a P district that generally characterizes the planned development of the subject lot.

Development Plan, PRC: A required submission for a PRC District that generally characterizes the planned development of the subject lot.

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 Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

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

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

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

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

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

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

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

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

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

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

P DISTRICT: A "P" district refers to land that is planned and developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District, a Planned Residential Community (PRC) District, a Planned Residential Mixed-Use (PRM) District, a Planned Tysons Corner Urban (PTC) District, or a Planned Continuing Care Facility (PCC) District. The PDH, PDC, PRC, PRM, PTC, and PCC 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 Article 2 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 Environmental Management.

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 8 of the Zoning Ordinance. Generally, submission of a site plan to LDS 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 4 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 LDS for review and approved pursuant to Chapter 101 of the County Code.

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.

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

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

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

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

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum setback 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 Section 8100 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.

ZONING COMPLIANCE LETTER: A letter by the Zoning Administrator or agent that provides the applicable zoning of a lot, to include: (1) any approved proffered conditions, development conditions, or other zoning approvals; (2) whether any existing development on a lot is in accordance with the Zoning Ordinance; and (3) whether there are any pending zoning applications or zoning violations on a lot.

Common Abbreviations

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