County of Fairfax, Virginia
Planning Commission Meeting
April 9, 2025
Planning Commission Action

PCA-2006-LE-010 (RZPA-2023-FR-00103) – RAMADA FAMILY LLC
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On April 9, 2025, the Planning Commission voted 11-0 (Commissioner Spain was absent from the meeting) to recommend to the Board of Supervisors approval of PCA-2006-LE-010, subject to the execution of proffers consistent with those dated March 25, 2025.

ATTACHED DOCUMENTS:
Proffer Statement dated March 25, 2025

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PROFFER STATEMENT

PCA-2006-LE-010

Ramada Family LLC

March 25, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and subsection 8100.2.D of the Zoning Ordinance of Fairfax County (2023, as amended) (hereinafter referred to as the "Zoning Ordinance") the property owner and its successors and/or assigns (hereinafter collectively referred to as the " Applicant"), hereby proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map # 0813 05 0010 (the "Property") will be in accordance with the following conditions (the "Proffers") if, and only if, this Proffered Condition Amendment application PCA-2006-LE-010 (the "Application") is approved by the Fairfax County Board of Supervisors (the "Board"). If the Application is approved by the Board, the proffered conditions below supersede the previously approved proffered conditions applicable to the Property. In the event this Application is denied by the Board, these Proffers will immediately be null and void and all proffers accepted in RZ 2006-LE-010 will remain in full force and effect with respect to the Property. The proffered conditions are:

1. Generalized Development Plan. The Property will be developed in substantial conformance with the Generalized Development Plan, 6320 Grovedale Drive, Franconia District, dated November 8, 2023 and revised through February 7, 2025 and prepared by Walter L. Phillips, Inc. (the "Generalized Development Plan). Minor modifications and minor variations must be permitted in accordance with Article 8 of the Fairfax County Zoning Ordinance.

2. Intensity.

   a. Maximum Intensity. The square footage and FAR will not exceed a maximum 10,400 square feet with a maximum FAR of 0.24. However, minor building addition(s) may be permitted in accordance with Article 8 of the Zoning Ordinance as determined by the Zoning Administrator. The maximum amount of children that may attend the facility at any given time will be 160.

   b. Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Article 5 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.

3. Uses. The following use is permitted: child care center and accessory uses.

4. Limits of Clearing and Grading will be in substantial conformance with that shown on the Generalized Development Plan.

5. Off-site work: Prior to construction of any off-site work on properties neighboring the Property, the Applicant must provide to the County letters of authorization and/or easements from the owners of those properties permitting such work to occur.

6. Architectural Compliance: With respect to the portion of the building facing Grovedale Drive, in no case will the Applicant be permitted to construct a blank wall along Grovedale Drive. The Applicant will provide windows on the building along Grovedale Drive.

7. Overflow parking: Overflow parking of up to 25 spaces will be provided at a satellite location off-site for the use of teachers, employees, and parents of children. The child care center will ensure there is a clear, paved walking path from the off-site parking location to the child care center's site.

8. Tree Preservation.

    a. Information included in the Existing Vegetation Map must be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0308. Tree Preservation Target Calculations and Statement must be provided as shown in PFM Table 12.3.

    b. The Applicant must submit a Tree Preservation Plan and Narrative for the Application property as part of the first and all subsequent site plan submissions. The preservation plan must be prepared by a Certified Arborist or Registered Consulting Arborist and must be subject to the review and approval of FCON and DPWES.

        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 12 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the Generalized Development Plan. The tree preservation plan must provide for the preservation of those areas shown for tree preservation, those are outside of the limits of clearing and grading shown on the Generalized Development Plan and those additional areas in which trees can be preserved as a result of final engineering. 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. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, must be included in the plan.

    c. The limits of grading must be adjusted in the western transitional screening yard to protect the trees shown to be preserved. Disturbance to the soil may be necessary if additional trees need to be planted. If such is needed, these trees and shrubs must be field located with FCON staff and must be planted by hand so as not to disturb the existing trees. If needed, supplemental landscaping must

be provided as determined by FCON.

d. Motorized Equipment: The use of motorized equipment in tree preservation areas must be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Except as stated below, any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump- grinders, etc., or any accessory or attachment connected to this type of equipment must not occur unless pre-approved by FCON.

e. Root Pruning and Mulching: The Applicant must 1) root prune and 2) mulch as needed to comply with the tree preservation requirements of these proffers. All treatments must be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments must be reviewed and approved by FCON and DPWES, and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

    i. Prior to root pruning operations and installation of tree protection fence, an FCON representative must meet with the contractor performing these operations to ensure that root pruning and tree protection fence installation are understood and implemented in conformance with specifications.
    ii. Root pruning must be done with a trencher or vibratory plow to a depth of 18 inches.
    iii. Root pruning must take place prior to any land disturbance.
    iv. Root pruning must be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist;

f. Tree Preservation Walk-Through

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

g. Tree Protection Fencing

All trees shown to be preserved on the tree preservation plan must be protected by tree protection fence. Tree protection fencing must consist of four foot-high, 14-gauge welded wire attached to six 6-foot posts driven 18 inches into the ground and placed no further than ten (10) feet apart or super silt fence as long as required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, must be erected at the limits of clearing and grading as shown on the Generalized Development Plan.

All tree protection fencing must be installed after the tree preservation walk-through meeting and prior to any land disturbing activities. The installation of tree protection fence must be performed under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing, grading, or demolition activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, FCON, DPWES, and the Franconia District Supervisor must be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and no grading or construction activities must occur until the fencing is installed correctly, as determined by FCON and DPWES.

A tree protection fence must be installed immediately after root pruning, and must be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area, as determined by FCON.

During any clearing or tree/vegetation/structure removal in the tree preservation area a representative of the Applicant must be present to monitor the process and ensure that the activities are conducted as proffered and as approved by FCON. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work and demolition and tree preservation efforts in order to ensure conformance with all tree preservation proffers and FCON approvals. The monitoring schedule must be described and detailed in the landscaping and/or tree preservation plan and reviewed and approved by FCON. The Franconia District Supervisor must be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described above.

h. Bonding.

A professional with experience in plant-appraisal, such as a Certified Arborist or Registered Consulting Arborist, must be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan on the Property. These trees and their value must be identified on the Tree Preservation Plan at the time of the first submission of the site plan. The replacement value must take into

consideration the age and size of the trees and must be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by FCON.

The Applicant must practice due diligence to preserve healthy trees determined worthy of saving by FCON. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax must be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit must be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond must consist of thirty-three (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant must be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be released must be determined by FCON. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by FCON.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by FCON, the cash bond or letter of credit must be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with FCON, and the Applicant's certified arborist. The cash bond or letter of credit must not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant must also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the Generalized Development Plan that is determined by FCON to be dead or dying due to unauthorized construction activities. This payment must be based on the "Trunk Formula Method" noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Franconia District.

i. Soil Remediation. The Applicant commits to providing soil compost amendment areas in accordance with the Soil Profile Rebuilding (vt.edu) specifications and the VA DEQ Stormwater Handbook-V 1.1., to be provided at time of site plan submission. The soil compost amendment areas will be calculated based on the required 10-year tree canopy credits in square feet multiplied by a factor of 5 to equal a minimum soil compost amendment square footage area. The soil compost amendment areas will be shown as a continuous hatch with a minimum width and square footage labeled and correlating with the adjacent estimated mature spread of connecting groups of trees proposed and delineated on the plan set. Soil and compost reports, (or receipts from any suppliers listed on the Composting Council participant website: https://www.compostingcouncil.org/page/participants), will be submitted to the LDS-SDID-FCON-Urban Forester at time of pre-construction meeting. Photos will be provided to the LDS-SDID site inspector of the process (compost

installation, tilling, and topsoil installation) along with compaction on-site testing results, in accordance standards published by the American Society of Agricultural and Biological Engineers (ASAE EP542.1 NOV2019 (R2024)- "Procedures for Using and Reporting Data Obtained with the Soil Cone Penetrometer" prior to bond release.

j. Invasive Plant Species Management. Forested areas identified within twenty five feet of the proposed limits of clearing containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present will be the subject of invasive plant species management in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the Applicant must provide a management plan for review and approval by FCON specifying the common and scientific name of invasive species proposed for management, the target area along the limits of clearing and within any tree preservation areas located inside of the clearing limits for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

k. Native Landscaping. Landscaping must be generally consistent with the quality, quantity and the locations shown on the development plans and must be noninvasive, predominantly native species. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and approval by FCON to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

9. Landscaping. The first submission of the site plan and all subsequent Site Plan submissions will include landscape plans in substantial conformance with the Generalized Development Plan for the review and approval of FCON.

10. Stormwater Management – Best Management Practices.

a. The Applicant will implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual, Stormwater Ordinance, and Virginia Department of Environmental Quality (DEQ), as approved by LDS. Stormwater management facilities/Best Management Practices ("BMPs") will be provided as generally depicted on the Generalized Development Plan. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the Generalized Development Plan. At the time of site plan for the Proposed Development the Applicant will demonstrate adequate outfall in accordance with applicable County ordinances.

b. Should new stormwater management regulations be issued affecting the Application Property, or if the Applicant determines to install alternate water quantity and quality control facilities in accordance with this proffer, the Applicant reserves the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement of a PCA, or gain approval of any administrative modifications to the Generalized Development Plan or proffers, provided the facility designs substantially conform with the Generalized Development Plan and that the facility does not result in an expansion of the limits of clearing.

11. Electric Vehicle (EV) Charging Stations. Concurrent with the first site plan submission, the Applicant must designate at least 2% of the parking spaces to be equipped with universal, Level 2 electric vehicle charging stations, which will be fully wired and functional at time of non-RUP issuance.

12. Transportation Demand Management Program (TDM). The Applicant will make Metrorail and bus maps, schedules and forms, and other relevant transit option information available to employees and customers/clients.

13. Transportation Proffer General.
    - Entrance: The entrance to the site along Grovedale Drive will be designed in accordance with VDOT minimum Standards of Entrances to State Highways, as determined by VDOT.
    - Dedication: The Applicant will dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 35 feet from the centerline along the Application Property's Grovedale Drive frontage as shown on the Generalized Development Plan. Dedication will be made at time of site plan or upon demand of either Fairfax County or VDOT, which must first occur.
    - Improvements: Ultimate frontage improvements will be provided along Grovedale Drive as shown on the Generalized Development Plan.

14. Signs. The sign identifying the use of the Application Property will be a monument sign compatible with the signs for the adjacent office buildings. The sign(s) will be provided in accordance with the requirements of Article 7 of the Zoning Ordinance. No changeable copy or electronic displays signs are permitted.

15. Retaining walls will be permitted only as shown on the Generalized Development Plan and will be a maximum of 5 feet in height and consist of architectural grade concrete imprinted with a striated, wood board or other pattern consistent with the building design and may have a color tint to be determined by the Applicant. The plans for these walls will be included in the building plans along with a copy of these Proffers and will be in accordance with this Proffer.