County of Fairfax, Virginia
Planning Commission Meeting
September 10, 2025
Planning Commission Action

PCA/FDPA 2000-HM-044-04/CDPA 2000-HM-044-03 (RZPA-2024-HM-00031) MAPLE MULTI-FAMILY LAND EAST COAST, L.P
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 10, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA 2000-HM-044-04 and CDPA 2000-HM-044-03, subject to the execution of the proffers consistent with those dated August 20, 2025;

- Modification of subsection 2105.4.C(1)(b) to allow the Gross Floor Area (GFA) of secondary uses to exceed 75 percent of the total gross floor area in the development;

- Modification of subsection 5100.2.D(8)(a)1 to allow principal residential buildings within 200 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA;

- Modification of subsection 5100.2.D(8)(a)2 to allow commercial buildings within 75 feet of the Dulles Airport Access Road to that shown on the CDPA/FDPA;

- Modification of subsection 5107.3.A(2) to permit private streets less than twenty-four (24) feet in width and to allow the proposed access drive to remain twenty-two (22) feet in width, as shown on the CDPA/FDPA; and

- Waiver of subsection 5107.3.A(3) to permit a private street greater than 600 feet in length, as shown on the CDPA/FDPA.

In a related action, the Planning Commission voted 12-0 to approve FDPA 2000-HM-044-04.

ATTACHED DOCUMENTS:
Proffers dated August 20, 2025

MJ

PROFFERS
WOODLAND PARK EAST – BLOCK E

PCA 2000-HM-044-04

August 20, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 8100.2 of the Fairfax County Zoning Ordinance (2023, as amended) (the "***Zoning Ordinance***"), the property owner and applicant, for itself and its successors and assigns (the "***Applicant***"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County (the "***County***") Tax Map as 16-4 ((27)) 003B (the "***Property***" or "***Block E***") will be subject to approved proffers RZ 2000-HM-044-02 dated February 27, 2017, which will remain in full force and effect, except as amended below if, and only if, this proffer condition amendment application 2000-HM-044-04 (the "***Application***") is granted. Capitalized terms used herein will have the meaning set forth in the approved proffers RZ 2000-HM-044-02 dated February 27, 2017, unless otherwise defined herein.

PROPOSED DEVELOPMENT

Proffer 1 is hereby replaced with respect to the Property as follows:

1. Conceptual Development Plan Amendment. The Property will be developed in substantial conformance with the Woodland Park East Conceptual/Final Development Plan Amendment ("***CDPA/FDPA***") dated October 7, 2024 and revised through June 26, 2025, and prepared by VIKA Virginia, LLC (the "***Proposed Development***").

A. Development Phasing/Interim Conditions. The Proposed Development will be permitted to be built in two phases as shown on Sheet C-08, A01.27 and L-2 of the CDPA/FDPA: Phase 1 will include a 314-unit residential structure, parking garage, the Interim Open Space (as hereinafter defined), and the corner ground floor use at the intersection of the Proposed Development driveway and Woodland View Drive as shown on Sheet C-8 of the CDPA/FDPA ("***Phase 1***"); Phase 2 will include the self-storage facility, including the option to convert the corner ground floor use into a storefront for the self-storage facility and removal of the Interim Open Space as shown on Sheet C-8 of the CDPA/FDPA ("***Phase 2***"). Nothing herein will prevent the Applicant from constructing the Proposed Development in one phase.

(i) Phase 2 Development Milestones. In the event the Proposed Development is developed in two phases as detailed above, the Applicant will submit to the Urban Centers Section ("***UCS***") within the Department of Planning & Development reasonable, non-confidential documentation evidencing marketing for or communications with self-storage facility operator(s), developer(s), and/or broker(s) for the self-storage facility within the Proposed Development (which evidence could include confirmation of a final deal with a self-storage facility operator and/or developer) at the following intervals during the development of Phase 1: (i) prior to site plan approval for Phase 1; (ii) after issuance of the first building permit for Phase 1, but prior to the issuance of the first Residential Use Permit ("***RUP***") for Phase 1; and prior to final bond release for Phase 1.

(ii) Interim Open Space. In the event the Proposed Development is developed in two phases as detailed above, prior to issuance of the first RUP for Phase 1, the interim open space shown

on Sheet A01.27 will be provided as a publicly accessible open space (the "***Interim Open Space***"). The Interim Open Space will include ping pong tables and/or corn hole boards, shaded seating, a walking path, turf lawn area, signage, and a pollinator garden or landscaped area with seasonal interest. The Interim Open Space will include lighting. Food trucks, festivals, fairs, and/or special activities will also be permitted within the Interim Open Space.

Proffer 4 is hereby replaced with respect to the Property as follows:

4. Proposed Development. Development on Block E shall be limited to a maximum of 448,000 square feet of gross floor area. The following Principal and Secondary Uses may be permitted within the building(s) shown on the CDPA/FDPA:

A. Accessory uses and accessory service uses

B. Affordable dwelling units

C. Automatic bank teller machines

D. Business service and supply service establishments

E. Child care centers, subject to approval of a special exception

F. Community uses

G. Dwelling units

H. Restaurant and Restaurant, Carryout

I. Financial institutions

J. Health and exercise facility

K. Instructional uses

L. Medical care facility, subject to approval of special exception

M. Personal service establishments

N. Public uses

O. Convenience store

P. Retail sales establishments

Q. Self-storage

The gross floor area of secondary uses, other than dwelling units and affordable dwelling units, shall be limited to ten percent of the principal uses in the development. Uses allowed by special exception or special permit in the PDC District may be authorized through separate special exception or special permit process without the need for a PCA or CDPA.

For purposes of these Proffers and the CDPA/FDPA, "Ground Floor Use" means any permitted use described in this Proffer 4 (other than a residential unit or dwelling unit) that is generally located on the first and/or second floors of a building and accessed directly from the street, including, but not limited to, accessory residential amenity spaces, community uses, self-storage storefront, and retail sales establishments. Block E will include a minimum of 1,000 square feet of Ground Floor Uses in the locations shown on the CDPA/FDPA.

ARCHITECTURAL DESIGN AND BUILDING PRACTICES

Proffer 6 is hereby replaced with respect to the Property as follows:

6. Architectural Design. The building elevations shown on Sheets A01.17 – 24 of the CDPA/FDPA are provided to illustrate the architectural theme and design intent of building(s) on the Property. The architectural design of the proposed building(s) will generally conform to the character and quality of these illustrative elevations. The façade of the Proposed Development will include projected and recessed forms on each of the Monroe Street and Woodland View Drive frontages. The Proposed Development will be designed with materials and colors that are compatible with one another and adjacent uses.

The following measures will be included to create an activated streetscape:

(i) Ground Floor Uses and Lobby Amenity Areas. Ground Floor Uses and lobby amenity areas within the Proposed Development will use translucent material/glazing at the ground floor level, generally consistent with Sheets A01.17, A01.18 and A01.20.

(ii) Main Building Entry. The main entrance and amenity space for the multifamily residential portion of the Proposed Development will be located along Woodland View Drive continuing to the southwest corner of the Property where the retail/self-storage storefront will be located. The Proposed Development's main entry will serve as an architectural focal by including projecting or recessed sculptural forms, building overhangs, and/or changes in color and materials, generally consistent with Sheet A01.-04, A01.12, A01.17. and A01.20.

(iii) Walk-up Residential Units. The number of walk-up residential units on Woodland View Drive will be generally consistent with Sheets A01.01 and A01.07.

(iv) Parking Garage Façade. The architectural treatment of the west parking garage façade facing the Interim Open Space, as shown on Sheet A01.27, will be a continuation of the architectural treatment of the north parking garage façade.

Proffer 7 is hereby removed as to the Property.

Proffer 10 is hereby replaced with respect to the Property as follows:

10. Multifamily Green Building Certifications. The Applicant will implement one of the following programs for the multifamily residential portion of Block E and will inform the Environmental Review Branch of the Department of Planning & Development ("***DPD***") as to which program the Applicant has chosen as part of the first site plan submission for such portion of the Property.

A. LEED New Construction.

(i) If the Applicant selects the U.S. Green Building Council (USGBC) LEED ("***LEED***") rating system for the residential multifamily portion of Block E (the "***Residential Building***"), then the Applicant will include, as part of the site plan submission and building plan submission for the residential multifamily building, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design— New Construction ("***LEED-NC***") (LEED®-NC rating system, or other LEED rating system determined to be applicable to the building by the USGBC, that the applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Certified certification of the project.

(ii) In addition, prior to site plan approval for the Residential Building, the applicant will designate the DPZEDRB@fairfaxcounty.gov as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

(iii) Prior to the building plan approval, the applicant will submit documentation, to the Environmental Branch of DPD and to LDS, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the Residential Building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Certified certification. Prior to release of the bond for the Residential Building, the Applicant will provide documentation to the Environmental Review Branch of DPD and to LDS demonstrating the status of attainment of LEED Certified or a higher level of certification from the U.S. Green Building Council for the Residential Building.

(iv) As an alternative to the actions outlined in the above paragraphs, or if the USGBC's review of design-oriented credits indicates that the Residential Building is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Gold certification, the applicant will post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to LDS as defined in the Public Facilities Manual, in the amount of $2/square foot of GFA for the building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Gold certification or higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environmental Branch of DPD and to LDS of documentation from the USGBC that the Residential Building has attained LEED Gold certification will be sufficient to satisfy this commitment. At the time LEED Gold certification is demonstrated to the Environmental Branch of DPD, the escrowed funds and/or letter(s) of credit will be released to the Applicant.

(v) If prior to bond extension, reduction or final bond release for the Residential Building site, whichever occurs first, the Applicant provides to the Environmental Branch of DPD documentation demonstrating that LEED Certified certification for the Residential Building has not been attained but that the Residential Building has been determined by the USGBC to fall within three (3) points of attainment of LEED Certified certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to the County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or

reduction. However, the documentation must be provided prior to the final bond release for the Residential Building site.

(vi) If prior to the bond extension, reduction or final bond release for the Residential Building site, whichever occurs first, the Applicant fails to provide documentation to the Environmental Branch of DPD demonstrating attainment of LEED Certified certification or demonstrating that the Residential Building has fallen short of LEED Certified certification by three (3) points or more, the entirety of the escrow for that Residential Building will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Residential Building site.

(vii) If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environmental Branch of DPD, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds will be made to the Applicant or to the County during the extension.

B. National Green Building Standard ("*NGBS*"). If the Applicant selects the NGBS for the Residential Building then the Applicant will seek certification of each dwelling unit in the applicable Residential Building in accordance with the most recent NGBS rating system (as determined at the time of registration) using either the ENERGY STAR® Qualified Homes path for energy performance, or another approved energy performance path, as demonstrated through documentation submitted to EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that such dwelling unit has attained the certification prior to the issuance of the RUP for each such dwelling unit in the Residential Building. To use an energy path other than ENERGY STAR, the dwelling unit must provide both the above-referenced certification documentation and additional documentation demonstrating equivalent or greater energy performance to the ENERGY STAR standard prior to the issuance of the RUP for each such dwelling unit.

C. Alternative Program. The Applicant may utilize an equivalent alternative program selected in consultation with and approved by the Environmental Branch of DPD prior to the site plan approval.

Proffer 11 is hereby replaced with respect to the Property as follows:

11. Self-Storage Green Building Certifications. For any self-storage uses to be constructed on the Property (the "***Self-Storage Use***") the Applicant will pursue LEED Silver certification.

A. LEED-Core and Shell.

(i) If the Applicant elects the most recent version of the LEED Core and Shell ("***LEED-CS***") rating system for the Self-Storage Use, then the Applicant will include a list of specific credits within the most current version of the USGBC's Leadership in Energy and Environmental Design—Core and Shell (LEED®-CS) rating system, or other LEED rating system determined to be applicable to the building by the USGBC, that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the Self-Storage Use confirming

that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

(ii) In addition, prior to site plan approval for the Self-Storage Use, the applicant will designate the DPZEDRB@fairfaxcounty.gov as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

(iii) Prior to the building plan approval for the Self-Storage Use, the Applicant will submit documentation, to the Environmental Branch of DPD and to LDS, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the Self-Storage Use is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the project, the Applicant will provide documentation to the Environmental Review Branch of DPD and to LDS demonstrating the status of attainment of LEED Silver or a higher level of certification from the U.S. Green Building Council for the Self-Storage Use.

(iv) As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the Self-Storage Use is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Gold certification, the applicant will post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to LDS as defined in the Public Facilities Manual, in the amount of $2/square foot of GFA for the Self-Storage Use. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Gold certification or higher level of certification, by the USGBC, under the most current version of the LEED-CS rating system or other LEED rating system determined by the USGBC. The provision to the Environmental Branch of DPD and to LDS of documentation from USGBC that the Self-Storage Use has attained LEED Gold certification will be sufficient to satisfy this commitment. At the time LEED Gold certification is demonstrated to the Environmental Branch of DPD, the escrowed funds and/or letter(s) of credit will be released to the Applicant.

(v) If prior to bond extension, reduction or final bond release for the Self-Storage Use site, whichever occurs first, the Applicant provides to the Environmental Branch of DPD documentation demonstrating that LEED Silver certification for the Self-Storage Use has not been attained but that the Self-Storage Use has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to the County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Self-Storage Use site.

(vi) If prior to the bond extension, reduction or final bond release for the Self-Storage Use site, whichever occurs first, the Applicant fails to provide documentation to the Environmental Branch of DPD demonstrating attainment of LEED Silver certification or demonstrating that the Self-Storage Use has fallen short of LEED Silver certification by three (3) points or more, the entirety of the escrow for the Self-Storage Use will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of

the documentation described above will be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Self-Storage Use site.

(vii) If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environmental Branch of DPD, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds will be made to the Applicant or to the County during the extension.

B. Alternative Program. The Applicant may utilize an equivalent alternative program for the Self-Storage Use selected in consultation with and approved by the Environmental Branch of DPD prior to site plan approval.

Proffer 13 is hereby replaced with respect to the Property as follows:

13. Noise Study. A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted concurrent with the first site plan submission to Land Development Services (LDS) for review and approval and distribution to the Development Review Branch (DRB) of the Department of Planning and Development (DPD) for review and approval. Mitigation measures appropriate to reduce indoor noise for residential units to no more than DNL 45 dBA and outdoor recreation areas to DNL 65 dBA consistent with the sound attenuation recommendations in the study must be incorporated into the development. The noise contours of DNL 65 dBA and greater affecting residential units must be shown on the site plan and will be identified on the building plans. To the extent any mitigation measures are required pursuant to this Proffer 13 to reduce the noise for any outdoor recreation areas to no more than DNL 65 dBA, such mitigation measures will be coordinated with DRB prior to installation.

LANDSCAPING AND TREE PRESERVATION

Proffer 14 is hereby replaced with respect to the Property as follows:

14. Conceptual Landscape Plan. The Applicant will implement the landscape design for the Property as shown on Sheets L-2 – L-7 of the CDPA/FDPA, which consists of an overall plan and details regarding streetscapes, courtyards and amenity areas. As part of the first and all subsequent site plan submissions for the Property, the Applicant must include a landscape planting plan and specifications for review and approval by the Forest Conservation branch ("***FCON***"), to include, among other things, irrigation information; sustainable landscape planting techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation; design details for tree wells and other similar planting areas on structures and along streets as well as tree canopy calculations. Adjustments to the type and location of plantings will be permitted to avoid conflicts with utilities and other site engineering considerations, provided that the general quality and quantity of plantings is maintained.

A. Non-Invasive Plants and Native Species. Landscaping must be generally consistent with the quality, quantity and the locations shown on the CDPA/FDPA and must be non-invasive, 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.

B. Landscape Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

C. Mitigation of Soil Compaction. Soil in all planting areas and, where indicated on the CDPA/FDPA, under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 12 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities will be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. The Applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

D. Overall Tree Canopy Calculation. All FDPAs and site plans submitted for the Proposed Development will provide a tracking of the 10-year tree canopy calculation in table form for the entire land area subject to PCA 2000-HM-044-2/CDPA 2000-HM-044 consistent with the cumulative tree canopy calculations shown on Sheet L-7 of the CDPA/FDPA.

Proffer 15 is hereby replaced with respect to the Property as follows:

15. Streetscapes. Streetscaping will be installed as conceptually illustrated on the CDPA/FDPA. Streetscape elements will include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building(s) that is designed to allow access to the building, steps, stoops, and/or additional landscaping. Streetscape elements may be adjusted at the time of site plan approval, including the exact location of the street trees and the amount of paved area in front of the lobby to the multifamily residential portion of the Proposed Development, provided the quality of the streetscape, quantity of street trees within the streetscape, and the minimum sidewalk widths are consistent with that shown on the CDPA/FDPA.

A. Street Trees. Tree planting sites are set forth on the CDPA/FDPA, subject to revisions as may be approved at site plan review by FCON or necessitated by providing bus stop shelters, clear zone requirements, etc. The registered landscape architect of record (the "Landscape Architect") will monitor the design of the street trees and will be on-site to observe the planting of the street trees (with specific attention paid to planting depths and planting space widths, irrigation installation and schedules, substitution requests to be submitted to FCON, and spacing (from signs and light poles)) and observe final bond release inspection with FCON to verify plant material quantities and quality. The Landscape Architect will notify FCON in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection. The Landscape Architect will report each activity detailed above regarding the planting of the street trees in written form to SDID and FCON, the schedule and method of reporting to be detailed at the time of final site plan submission.

(i) Tree Space Requirements. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth must provide a planter open surface area at least 6 x 6 feet. Where minimum planting areas cannot be met and planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet must be provided beneath paved surfaces using structural cell technology or other solutions acceptable to FCON that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

a. A minimum of 6 feet open surface width and 36 square feet open surface area.

b. Rooting area beneath paved surfaces a minimum of 8 feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth must be 4 feet within four feet of the tree on all sides. Soil depth in areas beyond four feet may be shallower or narrower as long as specified minimum soil volumes are met. Paved surfaces over the specified rooting area must not be dependent upon compacted soil for structural support.

c. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) will be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet must be provided. For three trees or more planted in a contiguous area, the soil volume must equal at least 500 cubic feet per tree. A contiguous area must be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.

d. Soil in planting sites must be as specified in planting notes to be included in site plans reviewed and approved by FCON.

e. The Applicant must contact FCON at least 3 business days prior to installation of trees and provide an opportunity for FCON staff to verify conformance with these requirements.

(ii) Urban Bio-retention Tree Pit Requirements. Urban bio retention features that will be used for tree planting will meet the following minimum specifications:

a. The filter media used in the bio-retention feature must be comprised of a ratio of 50% sand, 30% topsoil and 20% leaf compost. Each component must be further defined and specified at time of first and all subsequent site plan submissions. A complete narrative for testing, monitoring, reporting and installation of the soil mixture must also be included on the site plan. This media must be used throughout the entire bio-retention area.

b. Minimum soil volumes for Category III and IV trees will be as specified in Proffer 15.A.i.c above. A minimum depth for urban bio-retention tree pits will be 4 feet and maintained at 4 feet deep a minimum distance of 4 feet in all directions centered on the tree.

c. A permanent automatic irrigation system located within designated bio-retention tree pits is prohibited; therefore, tree species selection will need to fully consider the growing conditions for each bio-retention tree pit. Temporary irrigation must be proposed during the establishment period for the specified trees.

d. The maintenance of each bio-retention tree pit will greatly impact the establishment and longevity of the tree. A detailed maintenance narrative covering the establishment

period for the specified trees, as outlined in DCR Specification No. 9, section 8 must be provided on the site plan.

B. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, will be installed within the roadways or will be placed in locations that do not conflict with the landscaped areas and streetscape elements shown on the CDPA/FDPA to the maximum extent feasible, provided, however, below grade utilities may be placed within streetscape areas so long as the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as outlined in these Proffers, as determined by FCON. Adjustments to the type and location of plantings will be permitted to avoid conflicts with utilities and other site engineering considerations. Maintenance access points to SWM Facilities and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape to the extent feasible. If they must be located in the walkway zone, they will be designed to meet ADA accessibility requirements to accommodate pedestrian traffic. To the extent known, such maintenance access points will be shown on each site plan.

Gas meters and service regulators will be located to minimize visual and physical impact on the pedestrian realm. To the extent feasible based on final design, gas meters and service regulars will be located interior to the building at the entrance to the parking garage or loading area or along the north side of the building along the private alley.

C. Sight Distance Considerations. Sight distance requirements have been provided on the CDPA/FDPA so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant will investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event the Virginia Department of Transportation ("***VDOT***") does not approve the tree locations even after the changes anticipated above, the Applicant may be permitted to plant trees closer together and/or in other streetscape locations, in consultation with FCON and UCS.

D. Site Furnishings, Materials and Lighting. Site furnishings and materials to be provided on the Property will be in general conformance with the style and quality shown on Sheet L-5 of the CDPA/FDPA. All streetscape lighting will be energy efficient. All on-site, outdoor and parking garage lighting will not exceed that permitted under the Outdoor Lighting Standards of the Zoning Ordinance.

E. Signage and Wayfinding. Signage for the Property will be provided in accordance with the requirements of the Zoning Ordinance or pursuant to a separate Special Exception approved by the Planning Commission in accordance with Section 7102 of the Zoning Ordinance. Wayfinding signage may provide directions to locations of parks and trails.

F. Retaining/Planter Walls. Retaining/planter walls in the building zone on Woodland View Drive and Monroe Street will not exceed four (4) feet in height.

TRANSPORTATION IMPROVEMENTS

Proffer 17 is hereby replaced with respect to the Property as follows:

17. Monroe Street.

A. Monroe Street/Woodland View Drive Median Break. Subject to FCDOT and VDOT approval and the granting of all necessary off-site easements, right-of-way, and/or entrance modifications (at no cost to Applicant), the Applicant will construct a full access median break with crosswalks and a traffic signal at the intersection of Monroe Street and Woodland View Drive as generally

shown on Sheet C-08 of the CDPA/FDPA. The Applicant will use commercially-reasonable, good faith efforts to acquire any off-site easements and/or right-of-way necessary to construct the improvements as required by VDOT, which may include relocating or closing the right-in/right-out access of the adjacent parcel (Tax Map Number 16-4 ((1)) 15A, the "***Adjacent Parcel***"). In connection with its commercially-reasonably good faith efforts to acquire any necessary off-site easements and/or right-of-way as described above, the Applicant will submit a written request to the owner of the Adjacent Parcel regarding its cooperation in closing and/or relocating the existing right-in/right-out entrance. In the event that, no later than six (6) months from the date of transmission of the Applicant's written request, the owner of the Adjacent Parcel confirms in writing of its intent to cooperate regarding the closing and/or relocating of the existing entrance without compensation (other than the actual cost to complete such work), and subject to the dedication of all necessary off-site right-of-way and/or easements (at no cost to the Applicant), the Applicant will incorporate the improvements into its site plan.

(i) Traffic Signal. In the event a median break is approved by VDOT, the Applicant will submit a Signal Justification Report ("***SJR***") to VDOT for approval concurrent with the first submission of a site plan for the Property that includes the median break improvement, or as required by VDOT.

a. If a traffic signal is approved by VDOT after having reviewed the SJR, subject to obtaining any necessary off-site right-of-way and/or easements at no cost to the Applicant, the Applicant will provide for and install the traffic signal, including pedestrian enhancements as may be required by VDOT, and its equipment in accordance with VDOT's traffic signal construction permit process, prior to first issuance of a RUP/Non-RUP for the Property. Notwithstanding the foregoing, the Zoning Administrator may grant an extension to this date in the event an extraordinary event or circumstance beyond the control of the Applicant has prevented timely construction of the traffic signal.

b. If a traffic signal is ultimately not approved by VDOT after having reviewed the SJR or the necessary off-site easements and/or right-of-way to accommodate the traffic signal cannot be obtained by the Applicant at no cost through its commercially-reasonable, good faith efforts, the Applicant's obligation to construct such traffic signal is deemed null and void and the Applicant will instead contribute $250,000 to the County to be used towards the cost of future signalization of the intersection by others. Such contribution must be paid prior to the first issuance of a RUP /Non-RUP for the Property.

(ii) Crosswalk. In the event a median break and/or traffic signal is ultimately not approved by VDOT or the necessary off-site easements and/or right-of-way (including permissions from the Adjacent Owner as described above) to accommodate the median break and/or traffic signal cannot be obtained by the Applicant at no cost through its commercially-reasonable, good faith efforts, the Applicant will construct a marked crosswalk over Monroe Street prior to first issuance of a RUP/Non-RUP for the Property, as generally shown on Sheet C-08 of the CDPA/FDPA, in accordance with VDOT standards and subject to VDOT approval. The Applicant will use commercially-reasonable, good faith efforts to acquire any off-site easements and/or right-of-way necessary to install the crosswalk. Notwithstanding what is shown on the CDPA/FDPA, the crosswalk may be located on either the north leg or south leg of the intersection of Monroe Street and Woodland View Drive as coordinated with VDOT and FCDOT and the final location of the crosswalk will be determined at the time of site plan.

a. In the event VDOT requires the installation of a pedestrian-activated signal ("***PAS***") for the crosswalk to be constructed, the Applicant will procure and, subject to the granting of any necessary off-site easements and/or right-of-way at no cost to Applicant, install the PAS and its equipment prior to first issuance of a RUP/Non-RUP for the Property, in accordance with VDOT standards. The Applicant may deduct the cost of the PAS from the traffic signal contribution amount listed in subparagraph A.1.b above. If the crosswalk is ultimately not approved by VDOT or the necessary off-

site easements and/or right-of-way to accommodate the crosswalk cannot be obtained by the Applicant at no cost through its commercially-reasonable, good faith efforts, the Applicant's obligation to construct the crosswalk (including any required PAS) is deemed null and void.

B. Streetscape and Maintenance. The Applicant will construct the streetscape along Monroe Street as shown on the CDPA/FDPA.

(i) At the time of the first site plan approval for the Property, if not previously dedicated, the Applicant will reserve for future dedication to the Board of Supervisors right-of-way along Monroe Street from the existing right-of-way to the back of the proposed sidewalk as shown on Sheet C-08 of the CDPA/FDPA or such lesser area as the Applicant and FCDOT mutually agree to avoid features or utilities that may not be accepted by VDOT into the state system for maintenance (the "***Monroe Right-of-Way***"). Concurrent with the reservation of Monroe Right-of-Way, the Applicant will record a public access easement in a form acceptable to the Office of the County Attorney ("***OCA***") to the back of the proposed sidewalk.

(ii) If, at the time of final bond release for the improvements shown on the site plan, it is determined that VDOT will accept all or a portion of the Right-of-Way, then the Applicant will dedicate and convey that portion of the Monroe Right-of-Way to the County in fee simple and diligently pursue VDOT acceptance of the dedicated Monroe Right-of-Way into the state system for maintenance.

(iii) If, at the time of final bond release for the improvements shown on the site plan, it is determined that Dominion Virginia Power easements, stormwater management facilities, dry utilities and/or other facilities in the right-of-way will prevent VDOT from accepting the Monroe Right-of-Way, then the Applicant will request approval from VDOT of the Secondary Street Acceptance Requirements ("***SSAR***") waivers needed to permit acceptance of such Monroe Right-of-Way into the state system for maintenance. If the necessary SSAR waivers are not approved, then the applicable portion of the Monroe Right-of-Way that VDOT is prevented from accepting will remain private and the Applicant will grant a public access easement over the area, to the extent not already granted at the time of first site plan.

Proffer 18 is hereby replaced with respect to the Property as follows:

18. Woodland View Drive (formerly East-West Drive) Streetscape and Maintenance. The Applicant will construct the streetscape along Woodland View Drive as shown on the CDPA/FDPA.

A. At the time of the first site plan approval for the Property, if not previously dedicated, the Applicant will reserve for future dedication to the Board of Supervisors right-of-way along Woodland View Drive from the existing right-of-way to the back of the proposed sidewalk as shown on Sheet C-08 of the CDPA/FDPA or such lesser area as the Applicant and FCDOT mutually agree to avoid features or utilities that may not be accepted by VDOT into the state system for maintenance (the "***Woodland View Right-of-Way***"). Concurrent with the reservation of Woodland View Right-of-Way, the Applicant will record a public access easement in a form acceptable to the OCA to the back of the proposed sidewalk.

B. If, at the time of final bond release for the improvements shown on the site plan, it is determined that VDOT will accept all or a portion of the Right-of-Way, then the Applicant will dedicate and convey that portion of the Woodland View Right-of-Way to the County in fee simple and diligently pursue VDOT acceptance of the dedicated Woodland View Right-of-Way into the state system for maintenance.

C. If, at the time of final bond release for the improvements shown on the site plan, it is determined that Dominion Virginia Power easements, stormwater management facilities, dry utilities and/or other facilities in the right-of-way will prevent VDOT from accepting the Woodland View Right-of-Way, then the Applicant will request approval from VDOT of the SSAR waivers needed to permit acceptance of such Woodland View Right-of-Way into the state system for maintenance. If the necessary SSAR waivers are not approved, then the applicable portion of the Woodland View Right-of-Way that VDOT is prevented from accepting will remain private and the Applicant will grant a public access easement over the area, to the extent not already granted at the time of first site plan.

BICYCLE AND BUS FACILITIES AND PEDESTRIAN IMPROVEMENTS

Proffer 29.B is hereby removed with respect to the Property

Proffer 30 is hereby replaced with respect to the Property as follows:

30. Bicycle Parking. The Applicant will provide indoor and outdoor bicycle storage facilities throughout the Property in the general locations shown on the CDPA/FDPA. The Applicant will determine the final locations of the bicycle storage facilities in consultation with the FCDOT Bicycle Coordinator at the time of site plan for the Proposed Development. The bicycle storage facilities designated on the site plan must be installed prior to the issuance of the first RUP or Non-RUP for the Property.

Proffer 32 is hereby replaced with respect to the Property as follows:

32. Marked Crosswalks. Subject to VDOT Approval and the granting of all necessary off-site easements and right-of-way (at no cost to Applicant), prior to the first RUP or Non-RUP for the Property, the Applicant will install crosswalks across Woodland View Drive in the locations shown on Sheet C-08 of the CDPA/FDPA. The Crosswalks will be submitted to both VDOT and FCDOT for review and approval as part of the first site plan for the Property. If any of the Crosswalks or associated accessibility ramps are not approved and/or subsequently permitted for construction by VDOT and/or FCDOT or require adjusted locations to secure approval, then the elimination of said improvements from the scope of this Proffer or the adjustment of the location of said improvements will be permitted without the need for a PCA, CDPA, FDPA, and/or interpretation of substantial conformance.

AFFORDABLE/WORKFORCE HOUSING

Proffer 36 is hereby replaced with respect to the Property as follows:

36. Workforce Dwelling Units. The Applicant will provide Workforce Dwelling Units ("WDUs") on the Property such that not less than twelve percent (12%) of the total number of residential units constructed on the Property that are sold/rented as either affordable dwelling units (ADUs) or WDUs. When the required number of WDUs results in a fractional unit less than 0.5, the number will be rounded down to the next whole number. When the required number of WDUs results in a fractional unit greater than or equal to 0.5, the number will be rounded up to the next whole number.

A. WDU Administration. The Applicant will administer the WDUs in accordance with the "Board of Supervisors' Countywide and Tysons Urban Center Workforce Dwelling Unit Administrative Policy Guidelines" adopted on March 18, 2025 (the "Policy Guidelines"), in effect as of the date of these Proffers. Notwithstanding the foregoing sentence, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Neither the Board of Supervisors nor the County will be obligated to execute such an agreement. If such an agreement is executed by all

applicable parties, then the WDUs will be administered solely in accordance with such agreement and the provisions of this proffer will become null and void.

B. Rental Income Tiers. The Applicant will provide the total number of WDUs to be provided on the Property pursuant to this proffer as follows: (i) twenty-five percent (25%) to persons/households making sixty (60%) of the Washington Metropolitan region's Area Median Income ("AMI"), (ii) twenty-five percent (25%) of the WDUs to persons/households making seventy percent (70%) of the regional AMI, and (iii) fifty percent (50%) of the WDUs to persons/households making eighty percent (80%) of the regional AMI.

C. Parking for Rental WDUs. The Applicant will make available a minimum of one parking space for each WDU (each a "Reserved Space"). For for-sale units, the parking space will be provided within the maximum sales prices established by the WDU For-Sale Workforce Dwelling Unit price sheet guidelines. For rental development, the price will be set at a discounted rate commensurate with the percentage of reduction in rent for that WDU based on the income tier within which such WDU will be provided. The Applicant will otherwise offer each Reserved Space on the same terms as the parking spaces offered to the renters or owners of the market-rate units.

Proffer 37 is hereby replaced with respect to the Property as follows:

37. Non-Residential Contribution for Workforce Housing. For commercial square footage to be constructed on the Property, the Applicant will make a one-time contribution of $3.88 to the Board of Supervisors for each square foot of gross floor area of new commercial uses actually constructed on the Property, excluding any ground floor retail uses and governmental uses, to a housing trust fund that will be used to create affordable housing opportunities in Reston. Such contribution will be made prior to the issuance of the first Non-RUP for any commercial uses on the Property and will be based on the actual gross floor area of commercial uses constructed on the Property.

PUBLIC FACILITIES

Proffer 41 is hereby replaced with respect to the Property as follows:

41. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to issuance of the first RUP for the multifamily residential portion of the Proposed Development, the Applicant will contribute funds (at an assumed rate of 0.108 students per residential unit designated on such site plan multiplied by $14,956.00 per student generated) to the Board of Supervisors for transfer to the Fairfax County School Board (the "FCSB") to be utilized for capital improvements and capacity enhancements to schools that serve the Property. The contributions will be based on actual number of units constructed, so the total amount may vary. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if the County should modify the ratio of students per unit or the amount of contribution per student, the Applicant will pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution. The Applicant will notify the Fairfax County Public Schools Office of Facilities Planning Services at such time as a site plan is filed for the multifamily residential portion of the Proposed Development to allow it to plan and prepare for future student growth.

Proffer 42 is hereby replaced with respect to the Property as follows:

42. Traffic Signal Preemption. Prior to approval of the first site plan for the Property, the Applicant will contribute $20,000 to the Capital Project entitled "Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction" for use in the installation of emergency vehicle preemption

equipment on traffic signals within the Hunter Mill District, as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the installation or maintenance of the preemption equipment.

STORMWATER MANAGEMENT

Proffer 43 is hereby replaced with respect to the Property as follows:

43. Stormwater Management.

A. In furtherance of the Comprehensive Plan guidance regarding the capture and treatment of stormwater runoff for development in the Reston Transit Station Areas, the Applicant will demonstrate on each site plan and provide on-site stormwater management measures designed to control the quantity and quality of stormwater runoff from the development in accordance with the CDPA/FDPA. The Applicant will provide stormwater detention facilities, Best Management Practices ("***BMP***") facilities, and/or Low Impact Development ("***LID***") facilities in an appropriate system per the requirements of the PFM, which may include, but will not be required to include and will not be limited to, intensive green roofs, tree box filters, bio-retention areas, permeable pavers/hardscape, infiltration measures, and stormwater reuse for landscape irrigation and air conditioning unit makeup water generally as set forth on the CDPA/FDPA. The specific stormwater management facilities will be identified at the time of each site plan approval and approved by LDS. The Applicant will construct stormwater quantity and quality measures in accordance with the site plan(s) (and each subsequent revision thereto) for the development, such that the stormwater management goals outlined below will be achieved. The purchase of nutrient credits will not be permitted.

(i) Stormwater Management Goals. Using a series of structural stormwater management and/or BMP facilities the Applicant will demonstrate that, upon completion of the development on the Property, the peak flow rate for the two-year, 24-hour storm event will be reduced by twenty percent (20%) from its pre-development condition. In addition, the Applicant will design and construct the SWM Facilities (as defined below) to limit the two-year, 24-hour peak runoff rate (in addition to the one-year storm event) based on the energy balance equation set forth in the Fairfax County Stormwater Management Ordinance, which means that additional over-detention of the peak runoff rate will be provided.

(ii) Maintenance Responsibility. Prior to the initial site plan approval for each building on the Property, the Applicant will execute an agreement with the County in a form satisfactory to the County Attorney (the "***SWM Agreement***") providing for the perpetual maintenance of the stormwater management facilities to be delivered with such building and shown on that site plan ("***SWM Facilities***"). The SWM Agreement will require the Applicant (or its successor UOA/HOA/COA/CA) to perform regular routine maintenance of the SWM Facilities in accordance with the maintenance specifications provided in the approved site plan, and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of LDS, provided LDS requests such a maintenance report. The SWM Agreement also will address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

(iii) Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management regulations affected the development of the Property, the Applicant will have the right to accommodate necessary changes to its stormwater management designs without the need for a PCA,

CDPA, or FDPA, provided such stormwater management changes do not materially affect the limits of clearing and grading, building locations, or road layouts and otherwise are in general conformance with the CDPA/FDPA.

New Proffers applicable to the Property are as follows:

52. Electric Vehicle Charging. For purposes of this Proffer 52, "electric vehicle-ready" or "EV-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of electric vehicle charging stations in the future, space for potential future installation of increased transformer capacity, and space within the electrical room to accommodate future electric capacity, and does not include the installation of transformers, switches, wiring or charging.

A. EV Charging Facilities. At least five percent (5%) of the parking spaces within the parking structure on the Property (excluding any ground floor spaces provided with the Self-Storage Use) will be equipped with universal, Level 2 electric vehicle ("***EV***") charging stations, which must be fully wired and function at the time of the first RUP or Non-RUP for the Property.

B. EV-Ready Infrastructure. The parking structure for the Proposed Development (excluding any ground floor spaces provided with the Self-Storage Use) will be designed to support the future installation of Level 2 EV charging stations for at least an additional ten percent (10%) of the spaces within said parking structure (the "***EV Ready Spaces***"). The Applicant will include within the site plan and building plan submissions, as applicable, to the satisfaction of the Development Review Branch of DPD:

(i) That the electric load estimates prepared for the building(s) will account for the EV Ready Spaces. Estimates can calculate a cumulative load, where EV-ready load is added to the building service load or, alternatively, the building permit plans can demonstrate that building service loads can accommodate EV-ready loads;

(ii) That the electric room of the building will be sized to support future electrical capacity expansions for Level 2 EV charging stations for the EV Ready Spaces, including empty panel space that for EV charging that could ultimately be connected with pull string conduits to the parking.

53. Bird-Friendly Features. In an effort to reduce bird injury and death due to inflight collisions with buildings, the Applicant will design the building(s) on the Property to (i) avoid use of mirrored or highly-reflective glass, (ii) use fritting, frosting, or other patterns on uninterrupted expanses of exposed glass larger than 20 square feet located above the ground floor, and (iii) use primarily downward-directed lighting on building exteriors. Specific bird-friendly designs will be noted on each building plan. Additional bird-friendly design elements may be included such as the use of color, texture, opacity, louvers, screens, or ultraviolet materials on the exterior of windows that are visible to birds, curbing of excessive or unnecessary night-time illumination of commercial buildings, recessed balconies and roof setbacks, and breaking up of glass swaths. Upon the issuance of a building permit for each building, the provisions of this Proffer will be deemed satisfied as to such building.

54. Bike Share Station. The Applicant will reserve space along Woodland View Drive for the future construction of a bike share station in the area generally shown on Sheet C-08 of the CDPA/FDPA (the "***Bike Share Station***"). At the time of site plan approval, the Applicant will reserve an area for future dedication of a construction easement, public access easement, or both, as applicable to facilitate the future construction and use of the Bike Share Station. The Applicant will grant these easements upon demand by the County. Prior to issuance of the first RUP, the Applicant will contribute $20,000 dollars to the County in support of the future Bike Share Station on the Property. The Applicant will have no obligation to pay for maintenance or operation of the Bike Share Station.

55. Sanitary Sewer. A preliminary sanitary sewer capacity analysis was provided as part of the development plan. Based on this analysis and consultation between the Applicant and Fairfax County Wastewater Planning & Monitoring Division ("***WPMD***"), it has been determined that a potential offsite sewer upgrade may be necessary to replace approximately 279 linear feet of existing 12" diameter sanitary sewer pipe between manhole 016-3-283 and manhole 016-3-282 located in the drive aisle of 2291 Wood Oak Drive (Tax Map No. 016-3-((11))-006F) located off site from the Property ("Sewer Enhancements"). Prior to site plan submission, the Applicant will provide a final sanitary sewer capacity analysis to WPMD, including a more detailed analysis of the pipe run in question. WPMD will review the detailed analysis and make a final determination as to whether the pipe run in question needs to be upgraded. Should this sanitary sewer upgrade be required to serve the additional flow generated by the proposed use, the Applicant will complete, submit, and bond a public improvement plan ("***PI Plan***") for the Sewer Enhancements. Subject to (i) the acquisition of all required easements and rights-of-way, and (ii) as necessary, the issuance of applicable land development permits by VDOT, the Applicant will construct the Sewer Enhancements shown on the approved PI Plan and obtain approval for flow prior to issuance of the first RUP for the Property. The Applicant will enter into an agreement with the County pursuant to the Fairfax County Department of Public Works & Environmental Services, Office of Waste Management's "Statement of Policy Regarding Sewage Disposal," dated June 16, 1980 as revised through December 6, 2022 (the "***Statement***") under which the Applicant is eligible for reimbursement by the County for applicable portions of the Sewer Enhancements as more particularly described in the Statement (the "***Agreement***"). The Agreement will generally employ the reimbursement mechanisms described in Section D of the Statement in effect as of the date of these Proffers, entitled the "Policy Regarding Reimbursement and Funds Advanced to County."

56. Required Parking. Parking will be provided in accordance with Article 6 of the Zoning Ordinance and any future parking reductions approved by the Board. Minor modifications (increases or decreases) to the number of parking spaces as shown on the CDPA/FDPA are permitted provided that (1) the number of parking spaces is compliant with the minimum parking requirements for the approved uses established by the Zoning Ordinance and any associated parking reductions approved by the Board or otherwise allowed by the Zoning Ordinance; and (2) that the location and configuration of the parking remains in substantial conformance with that on the CDPA/FDPA.

57. Adjustment in Contribution Amounts. The monetary contributions identified in Proffers 17, 37, 41 and 54 will adjust on a yearly basis from the base month of January 2026 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.