County of Fairfax, Virginia
Planning Commission Meeting
December 3, 2025
Planning Commission Action

RZ/FDP 2024-SU-00003 and PCA 78-S-063-15 – NRP PARK MEADOW ACQUISITION LLC AND NRP CORPORATE POINT ACQUISITION LLC
(Sully District)

PLANNING COMMISSION RECOMMENDATION:
On December 3, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2024-SU-00003 and its associated Conceptual Development Plan, subject to execution of the proffers that were updated December 1, 2025.

- PCA-78-S-063-15;

- Waiver of the 200-square foot minimum privacy yard requirement for rear loaded single-family attached units in favor of the provision of community open space;

- Waiver of the 600-foot maximum private street length requirement; and

- Modification of subsection 5108.5 of the Zoning Ordinance requiring transitional screening and barriers along the eastern property boundary in favor of the landscaping shown on the CDP/FDP.

In a related action, the Planning Commission voted 12-0 to approve FDP 2024-SU-00003 subject to the Board of Supervisors' approval of the concurrent rezoning application.

ATTACHED DOCUMENTS:
Proffers dated December 1, 2025
Waivers and Modifications dated December 3, 2025

MJ

PROFFERS
NEWBROOK PARK
RZ 2024-SU-00003
May 15, 2025
Revised August 15, 2025
Revised October 14, 2025
Revised October 22, 2025
Revised November 20, 2025
Revised December 1, 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"), NRP Corporate Point Acquisition, LLC and NRP Park Meadow Acquisition, LLC, on behalf of themselves, and their successors and/or assigns (collectively known as the "Applicant") and the undersigned Owners and their successors and/or assigns, in RZ 2024-SU-00003 filed on property identified as Fairfax County Tax Maps 44-((5))14B and 44-3((6))12(hereinafter referred to as the "Application Property") hereby proffer the following, provided that the Board of Supervisors (the "Board") approves a rezoning of the Application Property to the PDH-16 and the I-4 Districts. Upon approval of the rezoning, these proffers will replace and supersede all previous proffers approved on the Application Property. In the event this rezoning is denied by the Board, these proffers and conditions will immediately be null and void.

THE FOLLOWING PROFFERS (Proffers 1 through 16) APPLY TO THE DEVELOPMENT OF BLOCK A AND BLOCK B

CONCEPTUAL/FINAL DEVELOPMENT PLAN

1. Conceptual/Final Development Plan (CDP/FDP). Subject to the provisions of subsection 8100.2.E.(1) and (2) of the Zoning Ordinance, the Application Property must be developed in substantial conformance with the CDP/FDP, prepared by Bowman dated November 2024, as revised through November 25, 2025, and as further modified by these proffers. The CDP represents the points of access and accompanying pedestrian and vehicular circulation routes through the Application Property, the maximum number and type of dwelling units, the minimum amount, character, and general location of urban parks, the general quality and character of streetscape, the general location and arrangement of buildings, maximum building heights, and the build-to lines. The remaining elements are FDP elements.

2. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by final site design or engineering, pursuant to Article 8 of the Zoning Ordinance.

3. Minor Variations. Minor variations to these proffered conditions and the CDP/FDP may

be approved in accordance with the provisions of subsection 8100.5.A.(2) of the Zoning Ordinance without the need for a proffered condition amendment (PCA).

PROPOSED DEVELOPMENT

4. Uses. Block A of the Application Property, as defined on the CDP/FDP, will be developed with up to 115 stacked townhouse units and single family attached dwelling units as shown on the CDP/FDP. The maximum gross floor area for Block A will be 208,908 square feet (0.59 floor area ratio), exclusive of affordable bonus density. Block B of the Application Property, as defined on the CDP/FDP, will remain developed with a 166,380 square foot office building and associated existing and proposed surface parking as shown on the CDP/FDP. The office building on Block B may be expanded by no more than 7,500 square feet to a total FAR for Block B of 0.42 provided an amendment to the CDP/FDP is approved by the Board of Supervisors in the future. The total FAR of Block A and Block B will be no more than 0.5, exclusive of affordable bonus density.

5. Model Home Sales Office. The Applicant will be permitted under 4102.8.G of the Zoning Ordinance to use any part, or all, of any unit, as a model home with a sales office.

ENVIRONMENTAL

6. Project Arborist/Pre-construction Meeting. Prior to the pre-construction meeting, the Applicant/Owner must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist ("Project Arborist") to attend the pre-construction meeting to review the limits of clearing and grading with a Forest Conservation (FCON) representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

7. Landscape Plan. The Applicant/Owner must submit a landscape plan at time of each site plan submission that shows, at a minimum, landscaping as generally shown on the CDP/FDP for review and approval by FCON with a courtesy copy to the Fairfax County Park Authority-Natural Resources Branch (FCPA-NRB) for review and comment. The landscape plan must be designed to ensure adequate planting space for all trees based on the requirements in the PFM. All landscaping should include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides and must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning that the

Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant List published by the Virginia Department of Conservation and Recreation). Adjustments to the type and location of vegetation and the design of landscaped areas from that shown on the CDP/PDP will be permitted as approved by FCON. For each development phase, all landscaping within a public access easement must be installed prior to the issuance of the first RUP for that development phase. All landscaping not in a public access easement must be installed no later than bond release.

8. Pre-installation Meeting. Prior to the installation of any plants or landscaping in accordance with the approved landscape plan, the Applicant or the landscape contractor must schedule an on-site pre-installation meeting with the landscape contractor, FCON and FCPA-NRB staff, and any additional appropriate parties. Any proposed changes to the approved landscape plan regarding planting locations, tree/shrub planting sizes and/or species substitutions will be reviewed and approved by FCON staff prior to planting. While the location of proposed trees may be modified, the quantity of trees will remain as shown on the CDP/FDP. 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 or shrubs prior to bond release.

9. Tree Inventory and Condition Analysis. The Applicant/Owner must submit a Tree Inventory and Condition Analysis as part of the first site plan and any subsequent site plan that requires a revision to the Tree Inventory and Condition Analysis. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0307 deemed appropriate to the project site as determined by FCON.

10. Tree Preservation Plan. The Applicant/Owner must submit a Tree Preservation Plan and Narrative as part of the first site plan and any subsequent site plan that requires a revision to the Tree Preservation Plan. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by FCON.

11. Tree Protection Fencing. The Applicant/Owner must provide appropriate tree protection devices, based on site conditions and proposed construction activities as required by the PFM and as reviewed and approved by FCON.

12. Tree Preservation Measures. Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

13. Due Djligence. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond an Applicant's/Owner's control, such as, but not limited to, construction schedules, availability of financing, availability of materials, weather

delays, and duration of approval process on market conditions, proffered improvements have been delayed beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements without the necessity of a PCA or an amendment to the CDP/FDP.

14. Severability/Future Applications. Any portion of the Application Property may be the subject of a rezoning, special exception, special permit, variance, FDPA, PCA, or other zoning action without the joinder and/or consent of the applicant/owner(s) of the other land areas provided that such application compiles with the Zoning Ordinance. Previously approved proffered conditions or development conditions applicable to a particular portion of the Application Property that are not the subject of such an application must remain in full force and effect.

15. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants, the Owners and their successors and assigns. Each reference to "Applicant" or "Owner" in this proffer statement will include within its meaning and will be binding upon the Applicant's/Owner's successor(s) in interest and/or the owners from time to time of any portion of the Application Property - during the period of their ownership. Once portions of the Application Property - are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and will no longer be binding on the seller or other transferor.

16. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered will be deemed an original, and all of which taken together will constitute but one and the same instrument.

THE FOLLOWING PROFFERS (Proffer 17 through 50) APPLY TO THE DEVELOPMENT OF BLOCK A ONLY

17. Phasing. Development of Block A may be phased as shown on the CDP/FDP and Applicant reserves the right to determine the order of phasing with proportional park and open space provided in each phase.

ARCHITECTURE

18. Single-Family Attached Dwelling and Stacked Townhouse Unit Architecture. The architectural design of the single-family attached dwelling and the stacked townhouse units must be in substantial conformance with the conceptual elevations shown on the CDP/FDP. The elevations are intended to demonstrate the general character and quality of construction and materials and not to represent final building design or commitments to specific dimensions or building elements such as roof lines and placement of windows and doors. Adjustments or Modifications may be made to the architectural design, including, but not limited to, the building materials, articulation, balconies, and fenestration, as part of final architectural design and engineering without requiring

approval of a CDPA, FDPA, or PCA, provided the quality and character of the architectural design and building materials remain in general conformance with that shown on the CDP/FDP, as determined by the Zoning Administrator. The facades of the stacked townhouses will incorporate a combination of high-quality materials, which may include brick, fiber-cement siding, cast stone, metal and composite trim.

SUSTAINABLE DESIGN/ENVIRONMENTAL

19. Single-Family Attached Dwelling Units/Stacked Townhouse Units. The Applicant must select one of the following programs, within its sole discretion, at the time of first site plan submission, to be implemented in the construction of the stacked townhomes and single- family attached dwelling units:

    A. EarthCraft. Certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to LDS and DPD prior to the issuance of a RUP for each dwelling unit. If certification is still in process at time of RUP issuance, the Applicant must provide documentation from the EarthCraft project manager demonstrating that the project has been registered, completed final inspection, and has met the requirements to attain EarthCraft certification prior to RUP issuance for each dwelling unit. The Applicant must provide documentation to LDS and DPD demonstrating that certification for the dwelling unit has been attained prior to final bond release; or

    B. NGBS. Certification in accordance with the most current version of NGBS, using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to LDS and DPD from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or

    C. Alternative Progran1. The Applicant may utilize an equivalent alternative program selected in consultation with and approved by the EB of DPD prior to site plan approval.

20. Electric Vehicle Charging. All garages in the single family attached and stacked townhouses dwelling units will include appropriately sized electrical panels to accommodate EV charging, to be installed separately, if requested by the residents. The panels will be able to accommodate Level 2 EV charging stations.

21. Noise Mitigation. All residential units on the Application Property must employ construction measures designed to ensure that interior noise is mitigated to levels that do not exceed a maximum of 45 dBA Ldn from all transportation sources, including airplane overflights. Construction measures must be in accordance with the recommendations made in the site noise analysis report prepared by Hush Acoustics, dated November 15, 2024, which will be revised and updated, as appropriate, at time of site and/or building

plan submission to account for final grading and architectural plans, and may include, but not be limited to, appropriate and upgraded Sound Transmission Class ("STC") ratings for windows, doors, exterior walls, and roofs; stone wool, mineral wool, or other enhanced insulation materials; additional layers of dry wall; resilient channels or clips; and appropriate seals and caulking between surfaces. At the time of building permit issuance, compliance with these requirements must be certified by an acoustical engineer licensed in the Commonwealth of Virginia. The Applicant reserves the right to pursue other methods of mitigating noise impacts that can be demonstrated prior to site plan approval through an independent noise study as reviewed and approved by LDS and DPD, provided that these methods will be effective in reducing interior noise levels for residential units to 45 dBA Ldn or less.

Prior to the issuance of the first RUP, the Applicant must conduct post-development interior noise testing of any model homes constructed on the Application Property, with such tests certified by an acoustical engineer, to demonstrate that an interior noise level of DNL 45 dBA Ldn, or less, has been achieved. The results of such post-development interior noise testing must be provided to DRB of DPD. In addition, and if requested by the County, the Applicant must conduct additional tests of no more than five units, which should be dispersed throughout the development. Corrective measures, if necessary, to achieve an interior noise level of DNL 45 dBA Ldn, or less, could include, but are not limited to, installing windows and doors with higher STC ratings, adding additional insulation or dry wall, and improving seals and caulking between surfaces. Notwithstanding the limitation for testing of five additional units, corrective measures must be applied to any number of units as necessary to ensure that all units achieve an interior noise level of DNL 45 dBA Ldn, or less

22. Airport Disclosure Statement. Prior to entering into a contract of sale, prospective purchasers must be notified in writing by the Applicant of the proximity of Dulles International Airport, including the distance to the airport, that homes are located within an area that may be impacted by aircraft overflights and aircraft noise, that the noise from individual aircraft flying over the Application Property may exceed the average aircraft noise levels for the Application Property, that the frequency of overflights may increase over time, and that the Application Property is encumbered by an avigation easement. In addition, a map showing Dulles International Airport, the DNL 60 and 65 dBA Lbn contour lines as adopted by Fairfax County, and the general locations of residential units and private active recreation spaces must accompany such disclosure notification. Such disclosure must be accomplished by inclusion of this information in all sales contracts, Primary HOA disclosure statements, and Primary HOA governing documents so as to give notice to all initial and subsequent purchasers, and by inclusion in the land records. Marketing materials in any sales office, such as marketing site plans, home brochures, and standard features lists, must note that the Application Property is proximate to Dulles International Airport and the noise generated by airplanes.

23. Avigation Easement and Airport Noise Notification. Prior to the issuance of the first RUP, the Applicant must dedicate and record an avigation easement over that portion of the

Application Property - Block A to the benefit of the Metropolitan Washington Airports Authority, in form approved by the Office of the County Attorney, indicating the right of aircraft flight to pass over the Application Property. The Primary HOA Documents required pursuant to this proffer must contain a notification that the site is in proximity to Dulles International Airport, that the dwelling units may experience aircraft noise, that noise contour lines may change in the future, and that aircraft noise may increase.

24. Lighting. All on-site outdoor lighting must comply with the lighting standards set forth in Section 5109 of the Zoning Ordinance. Outdoor lighting will be limited to a Correlated Color Temperature (CCT) of 3000 Kelvin or less. All proposed parking and building mounted security lighting on the Application Property must utilize full cut-off fixtures and LED lighting must be used for all fixtures.

25. Certified Arborist. A certified arborist must participate in the design of the landscape plan, and in all pre-installation meetings to ensure conformance with proffered commitments.

26. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

27. Site Monitoring. The Applicant's Project Arborist must be present on-site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by FCON. Written reports must be submitted to FCON and Site Development & Inspections Division ("SDID") site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

28. Invasive Plant Species Management. At the time of each site plan submission, the Applicant will provide a management narrative 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, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential replanting along the limits of clearing as may be needed. The Applicant must monitor the managed areas for a period of two (2) years upon substantial completion of development.

29. Geotechnical Study. Prior to site plan approval, the Applicant will submit a limited geotechnical report, if requested, for the review and approval by LDS.

30. Soil Remediation. Soil in all planting areas must be tested for drainage, compaction, and nutrient levels and if found deficient 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. 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.

31. Structural Cells. At the time of site plan submission, if structural cells are implemented with the final design**,** the Applicant will include a technical description in the landscape plan detailing the use of structural cell technology for 10-year canopy coverage credit. The plan will specify the cell type, orientation, and quantity at each tree planting location, as well as the qualified professional responsible for monitoring installation and reporting to Forest Conservation and SDID Site Inspections. Additionally, the Applicant will provide a tree plantings narrative requiring a pre-installation meeting before cell installation

RECREATION

32. Recreation Contribution. Prior to the issuance of the first residential use permit (RUP) for each development phase of single family attached dwellings or stacked townhouse units, the Applicant will contribute a sum equivalent to $893.00 per new resident generated by the single family attached or stacked townhouse units as determined by the Fairfax County Park Authority (FCPA). Said contribution will be calculated using the actual number of single family attached and stacked townhouse units constructed. The contribution must be used for park and recreation improvements in the service area of the Application Property, as determined by FCPA in consultation with the Sully District Supervisor.

33. Parks and Recreation. Pursuant to the Zoning Ordinance regarding developed recreational facilities, the Applicant must provide the recreational facilities to serve the Property as shown on the CDP/FDP. At the time of site plan review, the Applicant must demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of $2,150 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, prior to the first RUP, the Applicant must contribute funds in the amount needed to achieve the overall proffered amount of $2,150 per non-ADU residential unit to the FCPA for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Sully District.

34. Signage. Signage will be provided in two locations at either entrance to the Stroll. The design and verbiage of the signs will be coordinated with the Westfield Business Owners Association and the Fairfax County Park Authority prior to installation. No sign will be installed within 4 feet of a tree trunk.

35. Publicly Accessible Recreational Facilities. Parks, trails, and open space shown as publicly accessible on the CDP/FDP for the Property must be located within a public access easement in a form approved by the County Attorney, and recorded among the land records of Fairfax County at time of site plan and will be subject to the review and approval of the Fairfax County Park Authority. Such public access easement must provide for perpetual private maintenance of the publicly accessible outdoor recreation facilities. The applicant reserves the right to set reasonable rules, regulations, and hours of operation for use of all outdoor recreation areas. Park spaces that are open to the public will be open for periods of time consistent with traditional County parks and subject to usual and customary rules and regulations. Signage directing the public to publicly accessible parks will be provided and will state that such areas are open to the public. These amenities area must be provided prior to the first RUP for each area. Publicly accessible open space will be provided in the areas identified as Urban Park on Sheet 43 of 50 the CDP/FDP and as further detailed on Sheets 46 through 49 of 50 of the CDP/FDP and as described below:

A. Pocket Park P1. Located in the southern portion of the Property and approximately 6,521 square feet in size, this pocket park provides the southern connection of the Westfields Stroll through the property to Park Meadow Drive. It will contain landscaping and a public plaza with seating.

B. Linear Park L1. This park is a continuation of the Westfields Stroll. It contains 11,340 square feet. It will be landscaped, including canopy and ornamental trees, shrubs and ground cover with various passive and interactive seating areas along the trail. It will also include a passive recreation lawn.

C. Linear Park L2. This linear park is also a continuation of the Westfields Stroll. The 10 foot wide stroll wind among landscaping and berming.

D. Pocket Park P2. Located in the northwestern portion of the Property, this park is approximately 17,033 square feet in size. The park will serve as a main gathering place for the community and will include areas of passive lawn, a large playground which will contain a swing set and freestanding play pieces sized for children 2 to 5 years of age and children 5 to 10 years of age with applicable fall zones, numerous seating areas, a public plaza with picnic style tables, pet waste stations and a 10 foot wide trail (Westfields Stroll) providing pedestrian access to the southern and eastern portions of the Property.

E. Linear Park L3. Located in the northern portion of the Property, this linear park provides the eastward connection of the Westfields Stroll. It contains 16,402 square feet and will include landscaping and interactive and passive style seating.

F. Linear Park L4. Located in the northeastern portion of the Property is approximately 27,025 square feet in size. The park will serve as the major pedestrian entrance to the community from the east and will include a 10 foot wide trail, a public plaza with seating and a firepit with integrated wall bench seating, active/passive lawn areas and numerous other areas for seating.

TRANSPORTATION

36. Public Access Easement. The Applicant will provide a public access easement over all streets and sidewalks located on the Application Property prior to the issuance of the first RUP to include a public access easement up to the shared lot line with Lot 14A to the south to facilitate a possible future grid street connection.

37. Crosswalk. Crosswalks across Newbrook Drive and Park Meadow Drive will be provided as generally shown on the CDP/FDP, in accordance with VDOT standards. The

Applicant will make a good faith effort to obtain any permissions needed from off-site owners in order to construct sidewalk links connecting the crosswalk curb ramps to paved pedestrian facility outside of the public right-of-way.

38. Use of Garages. A covenant must be recorded on the single- family attached dwelling units, which provides that garages must only be used for a purpose that will not interfere with the parking of vehicles. This covenant must be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any unit and must run to the benefit of the homeowners association and Fairfax County. Prior to entering into a contract of sale, initial purchasers must be advised of the use restriction, which must be included in the homeowners' association documents prepared in conjunction with the proposed development. Notwithstanding the above, within the model units, the Applicant will be permitted to use the garage spaces for temporary sales offices until the units are sold. Prior to the occupancy of these residential units, the garage spaces must be converted to vehicle parking space and will be then subject to this proffer.

39. Bicycle Parking. At the time of site plan submission, the Applicant must provide bicycle storage in accordance with the Zoning Ordinance. The Applicant must provide exterior bicycle racks as generally shown on the CDP/FDP in accordance with the Zoning Ordinance and proximate to public parks and play areas. The final location, quantity, and type of bicycle racks will be determined in consultation with the Fairfax County Bicycle Coordinator or his/her designee prior to site plan approval for each development phase. Said racks to be installed when adjacent residential units are completed.

40. Construction Easements. The Applicant will grant construction/grading easements, if necessary, to allow the extension of the north-south spine road to Parcel 14A and the east-west spine road to Parcel 12 with any associated sidewalks and curb ramps.

ASSOCIATIONS

41. Homeowners Associations. A homeowner’s association must be established for the single-family attached dwelling units.

AFFORDABLE AND WORKFORCE HOUSING

42. Affordable Housing. The Applicant will provide no less than 14 affordable dwelling units (ADUs) on the Application Property that will be provided pursuant to the Zoning Ordinance and the Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units, as amended unless modified by the ADU Advisory Board, and to the satisfaction of the Department of Housing and Community Development.

STORMWATER MANAGEMENT

43. Stormwater Management. Subject to the approval of Land Development Services (LDS), the Applicant must implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan to control the quantity and quality of stormwater runoff from the Application Property - Block A. The Applicant must provide stormwater management facilities consistent with the recommendations in the Fairfax County Comprehensive Plan for the Dulles Suburban Center, which are consistent with those shown on the CDP/FDP. The Applicant must meet or exceed the minimum state and Fairfax County requirements for stormwater quantity and quality, unless otherwise waived or modified. Plantings within any bioretention facilities will be native vegetation and will be specified on the site plan.

44. Modifications to Facilities. The Applicant reserves the right to reconfigure the location and types of stormwater management measures shown on the CDP/FDP or pursue additional stormwater management measures provided the same are in substantial conformance with the CDP/FDP as allowed by the Public Facilities Manual and Chapter 124 of the Fairfax County Code.

45. New Regulations. Should new stormwater management regulations be issued affecting the Application Property, the Applicant will have the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement of a PCA, an amendment to the CDP/FDP, or gain approval of any administrative modifications to the Plan or proffers, provided the facility designs substantially conform with the CDP/FDP.

PUBLIC SCHOOLS

46. Single-Family Attached/Stacked Townhouse Units. Prior to the issuance of the RUP for each single-family attached unit, the Applicant must contribute the amount of $14,956.00 per new student projected to be generated by the stacked townhome and single-family attached unit to the Board for the construction of capital improvements to the Fairfax County public schools to which the students generated by the residential units are scheduled to attend. The construction must be based on the actual number of new dwelling units constructed on the Application Property. Following approval of this application and prior to the Applicant's payment of the amount(s) set forth in this proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant must pay the modified contribution amount to reflect the then and current ratio and/or contribution. This proffer will not be subject to the provisions of Proffer 44.

47. Additional Contribution. In addition, prior to the issuance of the RUP for each stacked

townhome and single-family attached unit, the Applicant will contribute $2,500.00 per unit to the Board for transfer to Fairfax County Public Schools to be utilized for acquisition of property and construction of new schools serving the Application Property.

48. Notification. The Applicant must notify the Fairfax County Public Schools Office of Facilities Planning Services when a site plan has been filed with Fairfax County for each unit type.

SIGNAGE

49. POPS Identification Sign. The Applicant must install one privately owned public space (POPS) identification sign for each public open space identified on the CDP/FDP. The Applicant must select the materials, dimensions, content, and location of the signs in accordance with the policies of the FCPA and the Zoning Ordinance.

MISCELLANEOUS

50. Escalation. All monetary contributions, except for the contribution associated with Public Schools, will escalate on a yearly basis from the base year of 2026 and change effective each January 1 thereafter, as permitted by Va. Code Ann. Section 15.2-2303.3.

51. Universal Design.

A. At the time of initial purchase for residential units for which construction has not yet started, the Applicant will make available upon request to each purchaser the following Universal Design options at no additional cost.
    i. Blocking for reinforcement of grab bars in accordance with the Fair Housing Accessibility Guidelines.
    ii. Front entrance doors that are a minimum of 36 inches wide.
    iii. Light switches and thermostats a maximum of 48 inches high, as measured from the floor to the bottom of the fixture.
    iv. Electrical outlets a minimum of 15 inches high, as measured from the floor to the bottom of the fixture.

B. At the time of initial purchase for residential units for which construction has not yet started, the Applicant must make available upon request to each purchaser additional Universal Design options at the purchaser's sole cost. These additional options may include, but not be limited to:
    i. If shown on the approved site plan, step-less entry from the garage to the house to the extent permitted by the then current edition of the Virginia Statewide Building Code and to the extent lot and site grading conditions allow.
    ii. A shower with a maximum curb of 2 inches high.
    iii. For units that are 20 feet wide or greater, a bathroom on the entry level which meets the accessibility specifications for a Type A bathroom under the Fair

Housing Accessibility Guidelines. This will not be construed to require step-less entry from the exterior into the house.

iv. Strobe lights as smoke alarms for hearing-impaired residents
v. Fold-away "stair master" type chairs to allow those with limited mobility access to all floors of their homes.
vi. Lever door handles and faucets instead of knobs.
vii. Clear knee space of 27 inches under the kitchen sink.

SIGNATURES LOCATED ON NEXT PAGES

APPLICANT/CONTRACT PURCHASER OF TAX MAP 44-4((5))14B

NRP Corporate Point Acquisition LLC

BY:_____

Name:_____

Title: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER OF TAX MAP 44-3((6))12, part

NRP Park Meadow Acquisition LLC

BY:_____

Name:_____

Title: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

OWNER OF TAX 44-4((5))14B

R.A. Chantilly LLC

BY:_____

Name:_____

Title: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

OWNER OF TAX 44-3((6))12

AP Chantilly LLC

BY:_____

Name:_____

Title:

Sully District

WAIVERS AND MODIFICATIONS
December 3, 2025

RZ/FDP 2024-SU-00003
PCA-78-S-063-15
NRP Corporate Point Acquisition LLC and NRP Park Meadow Acquisition LCC

- A waiver of the 200-square foot minimum privacy yard requirement for rear loaded single-family attached units in favor of the provision of community open space.
- A waiver of the 600-foot maximum private street length requirement.
- A modification of subsection 5108.5 of the Zoning Ordinance requiring transitional screening and barriers along the eastern property boundary in favor of the landscaping shown on the CDP/FDP