County of Fairfax, Virginia
Planning Commission Meeting
March 25, 2026
Planning Commission Action

PA 2023-IV-MV3 (PA-2023-00044) (CONCURRENT WITH RZ-2025-MV-00022) – PENN DAW FIRE STATION, EMERGENCY SHELTER AND AFFORDABLE HOUSING
(Mount Vernon District)

RZ-2025-MV-00022 (CONCURRENT WITH PA 2023-IV-MV3) – BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 25, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the approval of staff recommendation for Plan Amendment 2023-IV-MV3, as found in the memorandum to the Planning Commission dated March 19, 2026.

Concurrently, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2025-MV-00022, subject to the proffers consistent with those dated March 23, 2026; and

- Waiver of the of the minimum district size.

ATTACHED DOCUMENT:
Memorandum dated March 19, 2026
Proffers dated March 23, 2026

CD

County of Fairfax, Virginia

MEMORANDUM

DATE: March 19, 2026

TO: Planning Commission

FROM: David Stinson, Planner III, Department of Planning and Development DBS

SUBJECT: **Plan Amendment 2023-IV-MV3 - Penn Daw Fire Station and Emergency and Supportive Housing**

BACKGROUND

The staff report for Plan Amendment (PA) 2023-IV-MV3, published March 4, 2026, and the associated draft Plan text (Attachment 1) were prepared based on the assumption that the proposed Penn Daw Emergency and Supportive Housing facility would replace the existing Eleanor U. Kennedy Shelter. Subsequent coordination with the Mount Vernon District Supervisor's Office and the County Executive's Office indicates that the Kennedy Shelter may continue to operate as a community shelter or another public facility use after the Penn Daw Emergency and Supportive Housing facility becomes operational in order to address ongoing service needs. The specific long-term use of the Kennedy Shelter site has not yet been determined.

The staff report can be found at the following link:
Staff Report for Plan Amendment 2023-IV-MV3 (Penn Daw Fire Station and Emergency and Supportive Housing) - Fairfax County, VA

ISSUE

Given this updated information, revisions to the draft Plan text are necessary to facilitate the potential continued operation of the Eleanor U. Kennedy Shelter.

The proposed revisions include:

- Retain the Eleanor U. Kennedy Shelter in Figure 5 of the Lower Potomac Planning District, which identifies existing public facilities; and
- Revise references in the draft Plan text stating that the Penn Daw Emergency and Supportive Housing facility would replace the Eleanor U. Kennedy Shelter.

PLANNING & DEVELOPMENT

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These revisions do not change the overall analysis or conclusions of the staff report but clarify the status of the existing Eleanor U. Kennedy Shelter.

RECOMMENDATION

Staff recommends that the Planning Commission consider the revised Plan text, as shown below which incorporates the changes described in this memo. Draft modifications to the staff report recommendation are shown in **bold** and yellow highlight for proposed additions and ~~**bold with double strike throughs and yellow highlight**~~ for proposed deletions. Text that remains unchanged and proposed to be added continues to be shown as underlined and text proposed to be deleted continues to be shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, District-Wide Recommendations, Public Facilities, Amended through 3-21-2023

FIGURE 5
LOWER POTOMAC PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
LP1	Laurel Hill Elem., South County Middle, South County High		Co-Located Fire Station and Police Substation Site		Fairfax Water Frederick P. Griffith Jr. Water Treatment Plant, I-95 Landfill, I-95 Resource Recovery Facility, Recycling Drop-Off Facility	
LP2	Lorton Station Elem., Lorton Admin. Center	Lorton Comm.	Lorton Fire Station Co. 19	Lorton Community Action, Lorton Senior Center	Noman M. Cole, Jr. Pollution Control Plant	
LP3	Gunston Elementary		Gunston Fire Station Co. 20		Underground Wastewater Holding Tanks	
LP4	*Ft. Belvoir Elem.		*Ft. Belvoir Fire Station, *Davison Crash and Rescue Station, *Ft. Belvoir Military Police Station	**Eleanor U. Kennedy Shelter** ~~for the Homeless~~	Va. Power Fort Belvoir Substation, Sewage Pumping Station, Fairfax Water Fort Belvoir Pumping Station	*Dewitt Army Hospital

*Federal and state facilities are not subject to the 2232 review process.

Plan Amendment 2023-IV-MV3
March 19, 2026

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, District-Wide Recommendations, Public Facilities, Amended through 12-9-2025

Public Facilities

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

A number of public facilities have been identified as future needs in this planning district. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Mount Vernon Planning District:

1. Two activity rooms are planned to be added to the Huntington Community Center located in Sector MV1 between Arlington Terrace and Farrington Avenue to meet future community needs.

2. Locate the Groveton Adult Day Health, Human Services Center at the Groveton Redevelopment Site in Sector MV2 on the west side of Richmond Highway between Memorial Street and Groveton Street.

3. Parcels 93-1((1))46A-53 are recommended for planned public uses, for future addition to the West Potomac High School. In addition, the staff is directed to explore, with the School Board staff, the possibility of providing additional school access from Beacon Hill Road in Sector MV3.

4. The Little Hunting Creek sewage pumping station located near Thomas J. Stockton Parkway in Sector MV6 is planned for public facilities use in the long term to accommodate future sewer service demands.

5. Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.

6. The site of the Dogue Creek Sewage Pumping Station located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands.

7. Provide an alcohol and drug residential treatment/detoxification program in Area IV.

8. Provide a residential program for adults with mental illness who also need substance abuse services in Area IV. Approximately 9,000 square feet of space is necessary for this type of facility.

9. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

10. Locate an animal shelter satellite facility in Planning Area IV.

11. Expand the Martha Washington Community Library in Sector MV5 consistent with the Policy Plan standards for community libraries.

12. Provide a co-located fire station and emergency and supportive housing facility in Sector MV5 ~~**as a replacement for the existing Penn Daw Fire Station # 11 in Sector MV3 and Eleanor U. Kennedy Shelter in Sector LP4 of the Lower Potomac Planning District.**~~ **The fire station will serve as a replacement for the existing Penn Daw Fire Station # 11 in Sector MV3.**

FIGURE 5
MOUNT VERNON PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
MV1	Mt. Eagle Elem.			Huntington Community Center	FCWA Huntington Storage Tank, 2 Sewage Pumping Stations	
MV2	Hybla Valley Elem.			Mondoch House	FCWA Beacon Hill Storage & Pumping Station, FCWA Groveton Tank, Va. Power Gum Springs Substation	Community Center
MV3	West Potomac High, Quander Rd. Special Ed. Center		~~Penn Daw Fire Station Co. 11~~	Health Department Mt. Vernon Dist., Human Development Office	2 Sewage Pumping Stations	
MV4	Belle View Elem.				Westgate Sewer Treatment Plant (Abandoned), 5 Sewage Pumping Stations, Stormwater Pump Station	

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
MV5	Bucknell, Hollin Meadows Elem., Bryant Alt. High	Martha Washington Community	Penn Daw Fire Station # 11	Bryant Early Learning Center, Penn Daw Emergency and Supportive Housing	FCWA Gum Springs Storage and Pumping Station, Recycling Drop-off	
MV6	Waynewood, Stratford Landing, Ft. Hunt Elem., Walt Whitman, Sandburg Middle	Sherwood Hall Regional	Mt. Vernon Government Center, Mt. Vernon Fire Station Co. 9, Mt. Vernon Police Station	Hollin Hall Senior Center, Mt. Vernon Center for Community Mental Health, Parent & Child Center, Gum Springs Community Center, Gum Springs Headstart	Little Hunting Creek Pumpover	Mt. Vernon Hospital
MV7	Washington Mill, Woodley Hills, Riverside Elem., Mt. Vernon High		Woodlawn Fire Station Co. 24		Dogue Creek Pumpover, 5 Sewage Pumping Stations	
MV8	Mt. Vernon Woods Elementary, Woodlawn Elementary, Elem. Site		South County Government Center, South County Juvenile Court Probation Services	Human Services/ South County Adult Day Care (IMP Building), Alcohol and Drug Services – Adult Outpatient, Mt. Vernon Center for Community Mental Health – Richmond Highway Office, Sacramento Neighborhood Center, Teen Center		

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5 Groveton Community Planning Sector, Public Facilities, Amended through 12-9-2025

Public Facilities

Expand the Martha Washington Community Library consistent with the Policy Plan standards for community libraries.

Provide a co-located fire station and emergency and supportive housing up to 0.60 FAR on the south side of Beacon Hill Road (Tax Map 93-1 ((17)) A, B, 5, 6, 7 and 8). This location will accommodate the replacement of the Penn Daw Fire Station # 11 ~~and the Eleanor U. Kennedy Shelter~~. The facility should incorporate design features, including building placement, building height transitions, and enhanced landscaped buffering along the eastern and southern boundaries, to mitigate potential impacts on adjacent residential neighborhoods and ensure compatibility with the surrounding community. The south side of Beacon Hill Road

adjacent to the facility should include a minimum six-foot-wide sidewalk and 10-foot landscaped buffer, including street trees where feasible, and on-street bike lane with a minimum width of six feet. Pedestrian access from Beacon Hill Road to the facility should be provided. Driveway cuts and vehicular entrances to the facility should be designed in a manner that minimizes potential safety and sight-distance conflicts with pedestrians and cyclists.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Beacon/Groveton Community Business Center, Land Unit Recommendations, Amended through 12-9-2024

LAND UNIT RECOMMENDATIONS

Development Potential

Figure 45 contains the estimated maximum development potential inclusive of the redevelopment options for the Beacon/Groveton CBC. The estimate does not include additional development potential under a scenario where Metrorail is extended to this area in the future. Additional development potential of approximately 1.8 million square feet associated with a Metrorail station will be implemented when a corridor-wide transportation analysis is completed, coordinated with the Virginia Department of Transportation, and a Full Funding Grant Agreement or a comparable funding agreement to design and build the Metrorail extension is executed.

Additional details about the baseline and redevelopment options are contained in CBC land unit descriptions that follow. As noted in the Land Use Section under Corridor-wide Guidelines, flexibility among non-residential uses may be appropriate provided the overall vision of a vibrant mixed-use community is achieved and multimodal transportation needs are addressed.

It is expected that development will occur in phases. As such, phased development will need to advance the goals and the vision in the Plan, as described in the Implementation section. Development applications must be reviewed in a manner that ensures appropriate phasing to the provision of public improvements. The construction of and/or commitment to the public facilities is expected to be provided appropriately with each phase of development.

Figure 45
Beacon/Groveton CBC Maximum Development Potential under Redevelopment Options

Land Use	Comprehensive Plan development potential inclusive of redevelopment options[1]	
	Dwelling Units or Jobs	Approximate Gross Square Feet (gsf)
Residential[2]	4,200 dwelling units	N.A.
Non-residential	3,560 jobs	1.3 million gsf
Office	1,590 jobs	480,000 gsf
Retail	1,970 jobs	790,000 gsf
Total	**4,200 dwelling units and 3,560 jobs**	

Note 1: Development potential, employment estimates, and dwelling units are approximate. Conversion factors: office - 300 gsf/job; retail - 400 gsf/job.
Note 2: The residential development potential does not include potential housing bonuses allowed under the Affordable Dwelling Unit (ADU) Ordinance and the Board of Supervisors Workforce Housing Policy (WDU).

Land Unit A (formerly Sub-units A-1 and A-2)

This approximately 49-acre land unit comprises the land area north and south of Southgate Boulevard, west of Richmond Highway.

Base Plan

This land unit is planned for retail and/or office uses up to approximately 1.1 million gross square feet.

Redevelopment Option

Mixed-use development is recommended, consisting of up to approximately 3,500 dwelling units and 720,000 square feet of nonresidential uses. Substantial consolidation of parcels should be achieved. Where consolidation of parcels is not achieved, redevelopment proposals should be evaluated in the context of the existing and future development of the land unit. For example, residual parcels should be integrated into the site design by providing interparcel vehicular and pedestrian access, as appropriate. In addition, redevelopment on a portion of the land unit should not preclude the remainder of the land unit from redeveloping under the plan option in the future. Under a Metrorail scenario, this area may be appropriate for a mix of uses up to a total of approximately 6 million square feet of development in coordination with the execution of a Full Funding Grant Agreement or comparable funding agreement to design and build the Metrorail extension. Prior to any implementation of Metrorail levels of development, a corridor-wide transportation analysis assuming these Metrorail levels of development should be completed in coordination with the Virginia Department of Transportation.

Land Unit B

This 10-acre land unit includes lots fronting on the east side of Richmond Highway from Dawn Drive to Beacon Hill Road and from Richmond Highway along Beacon Hill Road, including Tax Map 93-1((1))78.

Base Plan

This land unit is planned for office and/or retail uses up to approximately 220,000 gross square feet with building heights up to 50 feet, and/or residential use at a density of 8-12 dwelling units per acre, with the exception of Tax Map Parcels 93-1((1))75A, 76A and 78 which are planned for townhouse-style office use at an intensity of up to 0.35 FAR to transition to the stable residential neighborhood. An effective buffering and screening treatment is to be provided and maintained between the office use and the adjacent residential area.

Redevelopment Option

Mixed-use development up to approximately 110 dwelling units and 150,000 gross square feet of non-residential use may be appropriate with reasonable consolidation of the parcels between Bedoo Street and Dawn Drive, and a coordinated development plan is submitted.

Land Unit C

This land unit comprises approximately 6 acres of land generally fronting on the east side of Richmond Highway between Beacon Hill Road and East Side Drive.

Base Plan

The land unit is planned for non-residential uses up to approximately 130,000 gross square feet with maximum building heights of 50 feet. The development plan and architectural design should achieve consolidated access, should provide and maintain aesthetically pleasing and effective screening and buffering to adjacent residential properties, and should include stormwater management measures addressed in the Stormwater Management section under Corridor-wide Guidelines.

An option for the co-location of a fire station and an emergency and supportive housing facility up to 0.60 FAR on Tax Map Parcels 93-1 ((17)) A, B, and 5 in the Beacon/Groveton CBC, and Tax Map Parcels 93-1 ((17)) 6, 7, and 8 in the MV-5 Groveton Community Planning Sector, is provided in the Public Facilities section of the Mount Vernon Planning District. This option applies to the entirety of the subject property and is independent of, and does not alter, the underlying non-residential development potential for Land Unit C. Development under this option should ensure appropriate transitions and buffers to adjacent residential neighborhoods. The active transportation facilities along Beacon Hill Road should connect with the planned active transportation facilities associated with the future BRT station, as shown in the Beacon/Groveton Community Business Center, Multimodal Transportation Improvements in Figure 44 of the Richmond Highway Corridor Area.

Land Unit D

The land units comprises approximately 10 acres of land between Richmond Highway and Donora Drive, extending from Memorial Street south to midway between Clayborne Avenue and Collard Street, and has been designated the Groveton Redevelopment Area.

Base Plan

The land unit is appropriate for redevelopment to medium intensity office use up to approximately 305,000 gross square feet of development. This development should be attractive, well-landscaped and be made compatible with adjacent residential uses through attractive building design, site planning, and architectural treatments as well as effective landscaping and buffering. Building height should be compatible with the adjacent community.

In order to mitigate impacts on the community, there should be a decrease in building height from Richmond Highway to the west.

Redevelopment Option

Tax Map Parcels 93-1((38))(1)1A and 93-1((1))98A have been approved and partially developed through an option for residential mixed-use development for 290 residential units and 70,000 square feet of non-residential use. If the land approved for non-residential development (Tax Map Parcel 93-1 ((1)) 98A) is dedicated as parkland, the development potential may be transferred to another land unit within the Beacon/Groveton CBC. As a second option for Tax Map Parcel 93-1 ((1)) 98A, a 70,000 square foot, 100-percent affordable, independent living facility may be appropriate with alternative, ground-floor non-residential uses. Additional bonus density for the housing beyond the 70,000 square feet is not appropriate.

Land Unit E

This land unit comprises approximately 4-acres of land generally fronting on the east side of Richmond Highway from East Side Street to Popkins Lane.

Base Plan

The land unit is planned for townhouse-style office and/or retail use up to approximately 50,000 gross square feet. With any development proposal, the commercially-zoned lots along Richmond Highway between Groveton Street and East Lee Avenue or East Lee Avenue and Preston Avenue or Preston Avenue and Popkins Lane should be consolidated; parking and compatibility with the adjacent residential neighborhood are addressed in accordance with the Urban Design section under Corridor-wide Guidelines and the Guiding Planning Principles.

Redevelopment Option

Tax Map Parcel 93-1((18))(D)117A located between East Lee Avenue and Preston Lane, is planned for and developed with 6,000 square feet of office and/or retail use to include eating establishments and fast food restaurants without drive thru facilities and with maximum building height of approximately two stories. Buildings and parking should be oriented to encourage pedestrian traffic; compatibility with the adjacent residential neighborhood is achieved; and, stormwater management is addressed. Limited parking may be considered along the property frontage provided the preceding conditions are addressed and all other applicable Richmond Highway Streetscape elements are met.

ATTACHMENT 1

Staff Recommendation in Staff Report dated March 4, 2026

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, District-Wide Recommendations, Public Facilities, Amended through 3-21-2023

FIGURE 5
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EXISTING PUBLIC FACILITIES

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*Federal and state facilities are not subject to the 2232 review process.

Plan Amendment 2023-IV-MV3
March 19, 2026

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, District-Wide Recommendations, Public Facilities, Amended through 12-9-2025

Public Facilities

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1. Two activity rooms are planned to be added to the Huntington Community Center located in Sector MV1 between Arlington Terrace and Farrington Avenue to meet future community needs.

2. Locate the Groveton Adult Day Health, Human Services Center at the Groveton Redevelopment Site in Sector MV2 on the west side of Richmond Highway between Memorial Street and Groveton Street.

3. Parcels 93-1((1))46A-53 are recommended for planned public uses, for future addition to the West Potomac High School. In addition, the staff is directed to explore, with the School Board staff, the possibility of providing additional school access from Beacon Hill Road in Sector MV3.

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5. Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.

6. The site of the Dogue Creek Sewage Pumping Station located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands.

7. Provide an alcohol and drug residential treatment/detoxification program in Area IV.

8. Provide a residential program for adults with mental illness who also need substance abuse services in Area IV. Approximately 9,000 square feet of space is necessary for this type of facility.

9. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

10. Locate an animal shelter satellite facility in Planning Area IV.

11. Expand the Martha Washington Community Library in Sector MV5 consistent with the Policy Plan standards for community libraries.

13. Provide a co-located fire station and emergency and supportive housing facility in Sector MV5 as a replacement for the existing Penn Daw Fire Station # 11 in Sector MV3 and Eleanor U. Kennedy Shelter in Sector LP4 of the Lower Potomac Planning District.

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MV2	Hybla Valley Elem.			Mondoch House	FCWA Beacon Hill Storage & Pumping Station, FCWA Groveton Tank, Va. Power Gum Springs Substation	Community Center
MV3	West Potomac High, Quander Rd. Special Ed. Center		~~Penn Daw Fire Station Co. 11~~	Health Department Mt. Vernon Dist., Human Development Office	2 Sewage Pumping Stations	
MV4	Belle View Elem.				Westgate Sewer Treatment Plant (Abandoned), 5 Sewage Pumping Stations, Stormwater Pump Station	

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
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MV6	Waynewood, Stratford Landing, Ft. Hunt Elem., Walt Whitman, Sandburg Middle	Sherwood Hall Regional	Mt. Vernon Government Center, Mt. Vernon Fire Station Co. 9, Mt. Vernon Police Station	Hollin Hall Senior Center, Mt. Vernon Center for Community Mental Health, Parent & Child Center, Gum Springs Community Center, Gum Springs Headstart	Little Hunting Creek Pumpover	Mt. Vernon Hospital
MV7	Washington Mill, Woodley Hills, Riverside Elem., Mt. Vernon High		Woodlawn Fire Station Co. 24		Dogue Creek Pumpover, 5 Sewage Pumping Stations	
MV8	Mt. Vernon Woods Elementary, Woodlawn Elementary, Elem. Site		South County Government Center, South County Juvenile Court Probation Services	Human Services/ South County Adult Day Care (IMP Building), Alcohol and Drug Services – Adult Outpatient, Mt. Vernon Center for Community Mental Health – Richmond Highway Office, Sacramento Neighborhood Center, Teen Center		

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV5 Groveton Community Planning Sector, Public Facilities, Amended through 12-9-2025

Public Facilities

Expand the Martha Washington Community Library consistent with the Policy Plan standards for community libraries.

Provide a co-located fire station and emergency and supportive housing up to 0.60 FAR on the south side of Beacon Hill Road (Tax Map 93-1 ((17)) A, B, 5, 6, 7 and 8). This location will accommodate the replacement of the Penn Daw Fire Station # 11 and the Eleanor U. Kennedy Shelter. The facility should incorporate design features, including building placement, building height transitions, and enhanced landscaped buffering along the eastern and southern boundaries, to mitigate potential impacts on adjacent residential neighborhoods and ensure compatibility with the surrounding community. The south side of Beacon Hill Road

adjacent to the facility should include a minimum six-foot-wide sidewalk and 10-foot landscaped buffer, including street trees where feasible, and on-street bike lane with a minimum width of six feet. Pedestrian access from Beacon Hill Road to the facility should be provided. Driveway cuts and vehicular entrances to the facility should be designed in a manner that minimizes potential safety and sight-distance conflicts with pedestrians and cyclists.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Beacon/Groveton Community Business Center, Land Unit Recommendations, Amended through 12-9-2024

LAND UNIT RECOMMENDATIONS

Development Potential

Figure 45 contains the estimated maximum development potential inclusive of the redevelopment options for the Beacon/Groveton CBC. The estimate does not include additional development potential under a scenario where Metrorail is extended to this area in the future. Additional development potential of approximately 1.8 million square feet associated with a Metrorail station will be implemented when a corridor-wide transportation analysis is completed, coordinated with the Virginia Department of Transportation, and a Full Funding Grant Agreement or a comparable funding agreement to design and build the Metrorail extension is executed.

Additional details about the baseline and redevelopment options are contained in CBC land unit descriptions that follow. As noted in the Land Use Section under Corridor-wide Guidelines, flexibility among non-residential uses may be appropriate provided the overall vision of a vibrant mixed-use community is achieved and multimodal transportation needs are addressed.

It is expected that development will occur in phases. As such, phased development will need to advance the goals and the vision in the Plan, as described in the Implementation section. Development applications must be reviewed in a manner that ensures appropriate phasing to the provision of public improvements. The construction of and/or commitment to the public facilities is expected to be provided appropriately with each phase of development.

Figure 45
Beacon/Groveton CBC Maximum Development Potential under Redevelopment Options

Land Use	Comprehensive Plan development potential inclusive of redevelopment options[1]	
	Dwelling Units or Jobs	Approximate Gross Square Feet (gsf)
Residential[2]	4,200 dwelling units	N.A.
Non-residential	3,560 jobs	1.3 million gsf
Office	1,590 jobs	480,000 gsf
Retail	1,970 jobs	790,000 gsf
Total	**4,200 dwelling units and 3,560 jobs**	

Note 1: Development potential, employment estimates, and dwelling units are approximate. Conversion factors: office - 300 gsf/job; retail - 400 gsf/job.
Note 2: The residential development potential does not include potential housing bonuses allowed under the Affordable Dwelling Unit (ADU) Ordinance and the Board of Supervisors Workforce Housing Policy (WDU).

Land Unit A (formerly Sub-units A-1 and A-2)

This approximately 49-acre land unit comprises the land area north and south of Southgate Boulevard, west of Richmond Highway.

Base Plan

This land unit is planned for retail and/or office uses up to approximately 1.1 million gross square feet.

Redevelopment Option

Mixed-use development is recommended, consisting of up to approximately 3,500 dwelling units and 720,000 square feet of nonresidential uses. Substantial consolidation of parcels should be achieved. Where consolidation of parcels is not achieved, redevelopment proposals should be evaluated in the context of the existing and future development of the land unit. For example, residual parcels should be integrated into the site design by providing interparcel vehicular and pedestrian access, as appropriate. In addition, redevelopment on a portion of the land unit should not preclude the remainder of the land unit from redeveloping under the plan option in the future. Under a Metrorail scenario, this area may be appropriate for a mix of uses up to a total of approximately 6 million square feet of development in coordination with the execution of a Full Funding Grant Agreement or comparable funding agreement to design and build the Metrorail extension. Prior to any implementation of Metrorail levels of development, a corridor-wide transportation analysis assuming these Metrorail levels of development should be completed in coordination with the Virginia Department of Transportation.

Land Unit B

This 10-acre land unit includes lots fronting on the east side of Richmond Highway from Dawn Drive to Beacon Hill Road and from Richmond Highway along Beacon Hill Road, including Tax Map 93-1((1))78.

Base Plan

This land unit is planned for office and/or retail uses up to approximately 220,000 gross square feet with building heights up to 50 feet, and/or residential use at a density of 8-12 dwelling units per acre, with the exception of Tax Map Parcels 93-1((1))75A, 76A and 78 which are planned for townhouse-style office use at an intensity of up to 0.35 FAR to transition to the stable residential neighborhood. An effective buffering and screening treatment is to be provided and maintained between the office use and the adjacent residential area.

Redevelopment Option

Mixed-use development up to approximately 110 dwelling units and 150,000 gross square feet of non-residential use may be appropriate with reasonable consolidation of the parcels between Bedoo Street and Dawn Drive, and a coordinated development plan is submitted.

Land Unit C

This land unit comprises approximately 6 acres of land generally fronting on the east side of Richmond Highway between Beacon Hill Road and East Side Drive.

Base Plan

The land unit is planned for non-residential uses up to approximately 130,000 gross square feet with maximum building heights of 50 feet. The development plan and architectural design should achieve consolidated access, should provide and maintain aesthetically pleasing and effective screening and buffering to adjacent residential properties, and should include stormwater management measures addressed in the Stormwater Management section under Corridor-wide Guidelines.

An option for the co-location of a fire station and an emergency and supportive housing facility up to 0.60 FAR on Tax Map Parcels 93-1 ((17)) A, B, and 5 in the Beacon/Groveton CBC, and Tax Map Parcels 93-1 ((17)) 6, 7, and 8 in the MV-5 Groveton Community Planning Sector, is provided in the Public Facilities section of the Mount Vernon Planning District. This option applies to the entirety of the subject property and is independent of, and does not alter, the underlying non-residential development potential for Land Unit C. Development under this option should ensure appropriate transitions and buffers to adjacent residential neighborhoods. The active transportation facilities along Beacon Hill Road should connect with the planned active transportation facilities associated with the future BRT station, as shown in the Beacon/Groveton Community Business Center, Multimodal Transportation Improvements in Figure 44 of the Richmond Highway Corridor Area.

Land Unit D

The land units comprises approximately 10 acres of land between Richmond Highway and Donora Drive, extending from Memorial Street south to midway between Clayborne Avenue and Collard Street, and has been designated the Groveton Redevelopment Area.

Base Plan

The land unit is appropriate for redevelopment to medium intensity office use up to approximately 305,000 gross square feet of development. This development should be attractive, well-landscaped and be made compatible with adjacent residential uses through attractive building design, site planning, and architectural treatments as well as effective landscaping and buffering. Building height should be compatible with the adjacent community.

In order to mitigate impacts on the community, there should be a decrease in building height from Richmond Highway to the west.

Redevelopment Option

Tax Map Parcels 93-1((38))(1)1A and 93-1((1))98A have been approved and partially developed through an option for residential mixed-use development for 290 residential units and 70,000 square feet of non-residential use. If the land approved for non-residential development (Tax Map Parcel 93-1 ((1)) 98A) is dedicated as parkland, the development potential may be transferred to another land unit within the Beacon/Groveton CBC. As a second option for Tax Map Parcel 93-1 ((1)) 98A, a 70,000 square foot, 100-percent affordable, independent living facility may be appropriate with alternative, ground-floor non-residential uses. Additional bonus density for the housing beyond the 70,000 square feet is not appropriate.

Land Unit E

This land unit comprises approximately 4-acres of land generally fronting on the east side of Richmond Highway from East Side Street to Popkins Lane.

Base Plan

The land unit is planned for townhouse-style office and/or retail use up to approximately 50,000 gross square feet. With any development proposal, the commercially-zoned lots along Richmond Highway between Groveton Street and East Lee Avenue or East Lee Avenue and Preston Avenue or Preston Avenue and Popkins Lane should be consolidated; parking and compatibility with the adjacent residential neighborhood are addressed in accordance with the Urban Design section under Corridor-wide Guidelines and the Guiding Planning Principles.

Redevelopment Option

Tax Map Parcel 93-1((18))(D)117A located between East Lee Avenue and Preston Lane, is planned for and developed with 6,000 square feet of office and/or retail use to include eating establishments and fast food restaurants without drive thru facilities and with maximum building height of approximately two stories. Buildings and parking should be oriented to encourage pedestrian traffic; compatibility with the adjacent residential neighborhood is achieved; and, stormwater management is addressed. Limited parking may be considered along the property frontage provided the preceding conditions are addressed and all other applicable Richmond Highway Streetscape elements are met.

ATTACHMENT 2

Adopted Comprehensive Plan Land Use Recommendation Citations

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, District, District-Wide Recommendations, Public Facilities, Amended through 12-9-2025

"Public Facilities

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

A number of public facilities have been identified as future needs in this planning district. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following public facilities are identified as future needs in the Mount Vernon Planning District:

1. Two activity rooms are planned to be added to the Huntington Community Center located in Sector MV1 between Arlington Terrace and Farrington Avenue to meet future community needs.

2. Locate the Groveton Adult Day Health, Human Services Center at the Groveton Redevelopment Site in Sector MV2 on the west side of Richmond Highway between Memorial Street and Groveton Street.

3. Parcels 93-1((1))46A-53 are recommended for planned public uses, for future addition to the West Potomac High School. In addition, the staff is directed to explore, with the School Board staff, the possibility of providing additional school access from Beacon Hill Road in Sector MV3.

4. The Little Hunting Creek sewage pumping station located near Thomas J. Stockton Parkway in Sector MV6 is planned for public facilities use in the long term to accommodate future sewer service demands.

5. Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.

6. The site of the Dogue Creek Sewage Pumping Station located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the

surrounding existing residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands.

7. Provide an alcohol and drug residential treatment/detoxification program in Area IV.

8. Provide a residential program for adults with mental illness who also need substance abuse services in Area IV. Approximately 9,000 square feet of space is necessary for this type of facility.

9. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

10. Locate an animal shelter satellite facility in Planning Area IV.

11. Expand the Martha Washington Community Library in Sector MV5 consistent with the Policy Plan standards for community libraries.

FIGURE 5
MOUNT VERNON PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
MV1	Mt. Eagle Elem.			Huntington Community Center	FCWA Huntington Storage Tank, 2 Sewage Pumping Stations	
MV2	Hybla Valley Elem.			Mondoch House	FCWA Beacon Hill Storage & Pumping Station, FCWA Groveton Tank, Va. Power Gum Springs Substation	Community Center
MV3	West Potomac High, Quander Rd. Special Ed. Center		Penn Daw Fire Station Co. 11	Health Department Mt. Vernon Dist., Human Development Office	2 Sewage Pumping Stations	
MV4	Belle View Elem.				Westgate Sewer Treatment Plant (Abandoned), 5 Sewage Pumping Stations, Stormwater Pump Station	

	Schools	Libraries	Public Safety	Human Services	Public Utilities	Other Public Facilities
MV5	Bucknell, Hollin Meadows Elem., Bryant Alt. High	Martha Washington Community		Bryant Early Learning Center	FCWA Gum Springs Storage and Pumping Station, Recycling Drop-off	
MV6	Waynewood, Stratford Landing, Ft. Hunt Elem., Walt Whitman, Sandburg Middle	Sherwood Hall Regional	Mt. Vernon Government Center, Mt. Vernon Fire Station Co. 9, Mt. Vernon Police Station	Hollin Hall Senior Center, Mt. Vernon Center for Community Mental Health, Parent & Child Center, Gum Springs Community Center, Gum Springs Headstart	Little Hunting Creek Pumpover	Mt. Vernon Hospital
MV7	Washington Mill, Woodley Hills, Riverside Elem., Mt. Vernon High		Woodlawn Fire Station Co. 24		Dogue Creek Pumpover, 5 Sewage Pumping Stations	
MV8	Mt. Vernon Woods Elementary, Woodlawn Elementary, Elem. Site		South County Government Center, South County Juvenile Court Probation Services	Human Services/ South County Adult Day Care (IMP Building), Alcohol and Drug Services – Adult Outpatient, Mt. Vernon Center for Community Mental Health – Richmond Highway Office, Sacramento Neighborhood Center, Teen Center"		

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, District-Wide Recommendations, Amended through 12-9-2025

"Public Facilities

Expand the Martha Washington Community Library consistent with the Policy Plan standards for community libraries."

Plan Amendment 2023-IV-MV3
March 19, 2026

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Beacon/Groveton Community Business Center, Amended through 12-9-2025

"LAND UNIT RECOMMENDATIONS

Development Potential

Figure 45 contains the estimated maximum development potential inclusive of the redevelopment options for the Beacon/Groveton CBC. The estimate does not include additional development potential under a scenario where Metrorail is extended to this area in the future. Additional development potential of approximately 1.8 million square feet associated with a Metrorail station will be implemented when a corridor-wide transportation analysis is completed, coordinated with the Virginia Department of Transportation, and a Full Funding Grant Agreement or a comparable funding agreement to design and build the Metrorail extension is executed.

Additional details about the baseline and redevelopment options are contained in CBC land unit descriptions that follow. As noted in the Land Use Section under Corridor-wide Guidelines, flexibility among non-residential uses may be appropriate provided the overall vision of a vibrant mixed-use community is achieved and multimodal transportation needs are addressed.

It is expected that development will occur in phases. As such, phased development will need to advance the goals and the vision in the Plan, as described in the Implementation section. Development applications must be reviewed in a manner that ensures appropriate phasing to the provision of public improvements. The construction of and/or commitment to the public facilities is expected to be provided appropriately with each phase of development.

Figure 45
Beacon/Groveton CBC Maximum Development Potential under Redevelopment Options

Land Use	Comprehensive Plan development potential inclusive of redevelopment options[1]	
	Dwelling Units or Jobs	Approximate Gross Square Feet (gsf)
Residential[2]	4,200 dwelling units	N.A.
Non-residential	3,560 jobs	1.3 million gsf
Office	1,590 jobs	480,000 gsf
Retail	1,970 jobs	790,000 gsf
Total	**4,200 dwelling units and 3,560 jobs**	

Note 1: Development potential, employment estimates, and dwelling units are approximate. Conversion factors: office - 300 gsf/job; retail - 400 gsf/job.
Note 2: The residential development potential does not include potential housing bonuses allowed under the Affordable Dwelling Unit (ADU) Ordinance and the Board of Supervisors Workforce Housing Policy (WDU).

Land Unit A (formerly Sub-units A-1 and A-2)

This approximately 49-acre land unit comprises the land area north and south of Southgate Boulevard, west of Richmond Highway.

Base Plan

This land unit is planned for retail and/or office uses up to approximately 1.1 million gross square feet.

Redevelopment Option

Mixed-use development is recommended, consisting of up to approximately 3,500 dwelling units and 720,000 square feet of non-residential uses. Substantial consolidation of parcels should be achieved. Where consolidation of parcels is not achieved, redevelopment proposals should be evaluated in the context of the existing and future development of the land unit. For example, residual parcels should be integrated into the site design by providing interparcel vehicular and pedestrian access, as appropriate. In addition, redevelopment on a portion of the land unit should not preclude the remainder of the land unit from redeveloping under the plan option in the future. Under a Metrorail scenario, this area may be appropriate for a mix of uses up to a total of approximately 6 million square feet of development in coordination with the execution of a Full Funding Grant Agreement or comparable funding agreement to design and build the Metrorail extension. Prior to any implementation of Metrorail levels of development, a corridor-wide transportation analysis assuming these Metrorail levels of development should be completed in coordination with the Virginia Department of Transportation.

Land Unit B

This 10-acre land unit includes lots fronting on the east side of Richmond Highway from Dawn Drive to Beacon Hill Road and from Richmond Highway along Beacon Hill Road, including Tax Map 93-1((1))78.

Base Plan

This land unit is planned for office and/or retail uses up to approximately 220,000 gross square feet with building heights up to 50 feet, and/or residential use at a density of 8-12 dwelling units per acre, with the exception of Tax Map Parcels 93-1((1))75A, 76A and 78 which are planned for townhouse-style office use at an intensity of up to 0.35 FAR to transition to the stable residential neighborhood. An effective buffering and screening treatment is to be provided and maintained between the office use and the adjacent residential area.

Redevelopment Option

Mixed-use development up to approximately 110 dwelling units and 150,000 gross square feet of non-residential use may be appropriate with reasonable consolidation of the parcels between Bedoo Street and Dawn Drive, and a coordinated development plan is submitted.

Land Unit C

This land unit comprises approximately 6 acres of land generally fronting on the east side of Richmond Highway between Beacon Hill Road and East Side Drive.

Base Plan

The land unit is planned for non-residential uses up to approximately 130,000 gross square feet with maximum building heights of 50 feet. The development plan and architectural design should achieve consolidated access, should provide and maintain aesthetically pleasing and effective screening and buffering to adjacent residential properties, and should include stormwater management measures addressed in the Stormwater Management section under Corridor-wide Guidelines.

Land Unit D

The land unit comprises approximately 10 acres of land between Richmond Highway and Donora Drive, extending from Memorial Street south to midway between Clayborne Avenue and Collard Street, and has been designated the Groveton Redevelopment Area.

Base Plan

The land unit is appropriate for redevelopment to medium intensity office use up to approximately 305,000 gross square feet of development. This development should be attractive, well-landscaped and be made compatible with adjacent residential uses through attractive building design, site planning, and architectural treatments as well as effective landscaping and buffering. Building height should be compatible with the adjacent community. In order to mitigate impacts on the community, there should be a decrease in building height from Richmond Highway to the west.

Redevelopment Option

Tax Map Parcels 93-1((38))(1)1A and 93-1((1))98A have been approved and partially developed through an option for residential mixed-use development for 290 residential units and 70,000 square feet of non-residential use. If the land approved for non-residential development (Tax Map Parcel 93-1 ((1)) 98A) is dedicated as parkland, the development potential may be transferred to another land unit within the Beacon/Groveton CBC. As a second option for Tax Map Parcel 93-1 ((1)) 98A, a 70,000 square foot, 100-percent affordable, independent living

facility may be appropriate with alternative, ground-floor non-residential uses. Additional bonus density for the housing beyond the 70,000 square feet is not appropriate.

Land Unit E

This land unit comprises approximately 4-acres of land generally fronting on the east side of Richmond Highway from East Side Street to Popkins Lane.

Base Plan

The land unit is planned for townhouse-style office and/or retail use up to approximately 50,000 gross square feet. With any development proposal, the commercially-zoned lots along Richmond Highway between Groveton Street and East Lee Avenue or East Lee Avenue and Preston Avenue or Preston Avenue and Popkins Lane should be consolidated; parking and compatibility with the adjacent residential neighborhood are addressed in accordance with the Urban Design section under Corridor-wide Guidelines and the Guiding Planning Principles.

Redevelopment Option

Tax Map Parcel 93-1((18))(D)117A located between East Lee Avenue and Preston Lane, is planned for and developed with 6,000 square feet of office and/or retail use to include eating establishments and fast food restaurants without drive thru facilities and with maximum building height of approximately two stories. Buildings and parking should be oriented to encourage pedestrian traffic; compatibility with the adjacent residential neighborhood is achieved; and, stormwater management is addressed. Limited parking may be considered along the property frontage provided the preceding conditions are addressed and all other applicable Richmond Highway Streetscape elements are met."

PROFFERS

County of Fairfax

Penn Daw Fire Station, Emergency Shelter and Supportive Housing

RZ 2025-MV-00022

~~**March 10, 2026**~~ **March 23, 2026**

Contents

PROPOSED DEVELOPMENT 3
1. *Generalized Development Plan.* 3
2. *Minor Modifications.* 3
3. *Proposed Development.* 3
ARCHITECTURAL DESIGN AND BUILDING PRACTICES ..... ~~4~~3
4. *Architectural Design.* ..... ~~4~~3
SUSTAINABILITY 4
5. *Sustainability.* 4
TREE PRESERVATION AND LANDSCAPING ..... 5~~4~~
6. *Tree Inventory and Condition Analysis.* ..... 5~~4~~
7. *Tree Preservation Plan.* 5
8. *Project Arborist / Pre-construction Meeting.* 5
9. *Tree Protection Fencing.* 5
10. *Tree Preservation Measures.* 5
11. *Site Monitoring.* 6
12. *Invasive Plant Species Management.* 6
13. *Landscape Plan.* 6
14. *Soil Remediation.* 8
15. *Demolition:* 8
16. *Geotechnical Report:* ..... ~~9~~8
TRANSPORTATION 9
17. *Transportation:* 9
BUS SHELTER PROFFER 9
18. *Bus Shelter.* 9
NOISE ATTENUATION 10
19. *Noise Attenuation.* 10
STORMWATER MANAGEMENT 10
20. *Stormwater Management:* 10
SALT MANAGEMENT 10
21. *Salt Management.* 10
SIGNAGE 11
22. *Signage:* 11
23. *Utilities:* 11
TELECOMMUNICATION EQUIPMENT 11

24. Telecommunications Equipment: *11*
MISCELLANEOUS 11
25. Zoning Administrator Consideration. *11*

PROFFERS
County of Fairfax
Penn Daw Fire Station, Emergency Shelter and Supportive Housing
RZ 2025-MV-00022
~~**March 10, 2026**~~**March 23, 2026**

Under Section 15.2-2303(A) of the Code of Virginia and subsection 8100.2.D of the Zoning Ordinance of Fairfax County, the applicant, the property owner, and their successors and assigns (collectively, the "Applicant"), proffer that the development of the parcels shown on the 2019 Fairfax County tax maps as 093-1 ((17)) 5,6, 7, 8, A, and B (the "Property") will be developed in accordance with the following conditions if rezoning application RZ-2025-MV-00022 (the "Application") is granted by the Board of Supervisors. In the event that the Application is denied, these proffers will immediately be null and void and of no further force and effect.

PROPOSED DEVELOPMENT

1. Generalized Development Plan.

   The Property must be developed in substantial conformance with the Penn Daw Fire Station, Emergency and Supportive Housing Generalized Development Plan ("GDP") dated August 18, 2025, as revised through March 20~~6~~, 2026, and prepared by IMEG Consultants Corp. and BKV Group containing 23 sheets.

2. Minor Modifications.

   A. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator in accordance with subsection 8100.5.A.(1) of the Zoning Ordinance.

   B. Minor variations to these proffered conditions and the GDP may be approved in accordance with the provisions of subsection 8100.A.(2) of the Zoning Ordinance.

3. Proposed Development.

   The proposed development will consist of public facilities which may include, but not be limited to, the following public facility uses: a fire station, and emergency shelter and supportive housing, and required parking and open space all located within the proposed building footprints as shown on the GDP.

ARCHITECTURAL DESIGN AND BUILDING PRACTICES

4. Architectural Design.

The building elevations and perspective views depicted on the GDP illustrate the architectural treatment and character of the project. The architectural design quality and materials of the proposed buildings must be in conformance with the GDP. The building materials will include, but not be limited to, masonry brick veneer, metal and fiber cement boards and insulated windows.

Concurrent with the submission of building plans, all elevations and proposed cladding materials will be submitted for review and comment by the Mount Vernon Supervisors office and Community Revitalization for consistency with the following Richmond Highway Urban Design Guidelines language recommendations:

- Design Principles (Ch.4, pg. 4-2)
- Design Principles 4F – Roof Lines (Ch.4, pg. 4-9)
- Design Principles 4G – Facades and Materials (Ch.4, pg. 4-10)

Retaining Walls. The topography of the Property will necessitate the construction of retaining walls as depicted on the GDP. The anticipated maximum heights are depicted on the GDP but, if feasible, the height may be refined and reduced but in no instance may be increased. The retaining walls will be in substantial conformance with the section included on the GDP and the details that are provided on sheets A301 of the GDP.

SUSTAINABILITY

5. Sustainability.

In accordance with the Fairfax County Sustainable Policy for Capital Projects, the Penn Daw Fire Station, Emergency and Supportive Housing facility will be designed using green building strategies to achieve, at a minimum, Gold certification through the U.S. Green Building Counsil's Leadership in Energy and Environmental Design (LEED). In addition, the following sustainable features will be provided:

a. Electric Vehicle charging stations. At least 2% of the public parking at the fire station and the emergency and supportive housing will be equipped with electric vehicle charging stations.

b. The facility will provide solar photovoltaic (PV) panels for onsite renewable energy generation.

c. The facility design will provide all electric building systems and equipment.

TREE PRESERVATION AND LANDSCAPING

6. Tree Inventory and Condition Analysis.
   The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent site plan submissions. 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 Forest Conservation Branch (FCON).

7. Tree Preservation Plan.
   The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. 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.

8. Project Arborist / Pre-construction Meeting.
   Prior to the pre-construction meeting, the Applicant 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 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 Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision.

9. Tree Protection Fencing.
   The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by FCON. Tree protection fencing must consist of four-foot-high welded wire attached to six-foot steel posts driven 18 inches into the ground and spaced no further than 10 feet apart; or super silt fence.

10. 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.

11. 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 and Inspection Division (SDID) site inspector detailing site visits. A monitoring schedule and the Project Arborist reports must be described and detailed on the Tree Preservation Plan.

12. Invasive Plant Species Management.

    Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission, the applicant must provide a management plan for review and approval by FCON specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

13. Landscape Plan.

    The Applicant will implement the landscape design which illustrates the plantings and other features to be provided as generally shown on the Proposed Development of the GDP. The Conceptual Landscape Plan is conceptual in nature and may be modified by the

Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of landscaping as that shown on the Landscape Site Plan and the GDP, as determined by FCON.

A. Sustainable Elements. The landscape planting plan and specifications must incorporate 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. Methods include:
    i. Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf must be no more than (75) percent of the pervious area of each lot (site). Mulched planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable to trees and other vegetation;
    ii. Plant trees in areas to contribute to energy conservation for buildings, as depicted in Plate 4-12 of the Public Facilities Manual;
    iii. Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, salt, herbicides and chemical control of harmful insects and disease;
    iv. Provide a sustainable landscape planting that is implemented with the subdivision/site plan and is made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.17) together, smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs, native grasses, groundcovers, as may occur in a multi-layer, wooded environment.
B. Detailed Landscape Plans. As part of the first and all subsequent site plan submission(s) for each Phase, the Applicant will submit to FCON for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and landscaping materials shown on the approved

GDP, to include, among other things, design details for tree wells and other similar planting areas on structures and along streets as well as tree canopy calculations for the Property (a "Detailed Landscape Plan"). These details will include composition of planting materials, methods for providing suspended parking over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures and along the streets. Adjustments to the type and location of plantings will be permitted to avoid conflicts with utilities and other site engineering considerations.

C. Streetscape. Streetscaping will be installed along the site's Beacon Hill Road frontage as shown on the GDP. Streetscape elements will include: a minimum of 10-foot-wide landscape amenity panel located immediately behind the face of curb, and a 5~~6~~-foot-wide clear pedestrian sidewalk adjacent to the landscape amenity panel.

14. Soil Remediation.

Soil in all planting areas and 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 should 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.

15. 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 practically 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.

16. Geotechnical Report:

Prior to site plan approval and in accordance with the provisions of the PFM, the Applicant will submit a supporting geotechnical study of the proposed development to LDS/SDID. Following SDID's review and approval of the study and its recommendations, the Applicant will implement appropriate engineering practices into the project design to address potential geotechnical and geo-structural problems, to the satisfaction of LDS.

TRANSPORTATION

17. Transportation:

The applicant commits to improvement outlined in the GDP to enhance traffic flow, pedestrian and cyclist safety, and sustainable transportation. These improvements will be shown on all site plans and implemented prior to the issuance of the first Non-Residential or Residential Use Permit. The following are commitments to transportation:

A. Commit to coordinate bicycle parking design at site plan with locations of internal and external bike parking shown on the GDP.

B. Commit to provide frontage improvements as shown on GDP, including striping along Beacon Hill Road.

C. Commit to dedicate right-of-way as shown on the GDP.

D. Commit to provide a proffer stating that improvements in the right-of-way are subject to VDOT approval.

E. Commit to ADA-accessible pedestrian facilities for the frontage and internal walkways.

F. Commit to provide safety mechanisms for the rear parking area including controlled access gates, cameras, lighting, safety vestibule, and other features to protect pedestrian safety in this isolated area - this proffer can be ongoing - meaning they should provide a plan at site plan but be able to modify it once operational to ensure safety can be achieved.

G. Commit to provide parking stops in rear parking lot to prevent vehicles from overrunning the sidewalk

H. Commit to provide adequate space for loading and unloading a vehicle parked in the loading space.

BUS SHELTER PROFFER

18. Bus Shelter.

The applicant will construct a bus pad and shelter per the location shown on Beacon Hill Road as indicated in the GDP; in coordination with Fairfax County Department Of

Transportation (FCDOT) and make in good-faith effort to acquire any necessary off-site easement. The applicant will coordinate the design and specifications of the bus shelter with FCDOT and Virginia Department Of Transportation (VDOT) at the time of the site plan.

NOISE ATTENUATION

19. Noise Attenuation.

A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted by the Applicant prior to site plan approval for the Proposed Residential to LDS for review and approval and distribution to the Development Review Branch (DRB) of DPD for review and approval. Mitigation measures appropriate to reduce indoor noise for residential units to no more than DNL 45 dBA, consistent with the sound attenuation recommendations in the study must be incorporated into the development. All residential units will be outside of the DNL 75 dBA. 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.

STORMWATER MANAGEMENT

20. Stormwater Management:

As described in the stormwater narrative on the GDP, stormwater management and best management practice ("SWM/BMP") facilities will be provided as required to meet or exceed the minimum requirement for SWM/BMPs at the time of site plan approval. The type and quantity of SWM/BMPs shown are conceptual in nature and are only provided to indicate the types of facilities that may be provided to meet the minimum requirements. The Applicant will implement onsite SWM/BMP techniques to control the quantity and quality of stormwater runoff from the Property in accordance with all federal, state, and county regulations and standards in effect at the time of site plan approval for the Property. The purchase of nutrient credits will not be permitted.

SALT MANAGEMENT

21. Salt Management.

Salt should only be applied during freezing inclement weather and only to paved surfaces where and when needed for safety. When no longer needed, excess or leftover salt must be removed for reuse or disposed properly. Residual salt must not be swept or shoveled into

planted landscape areas or stormwater management facilities. When not in use, salt should be stored in a covered area to protect it from precipitation.

SIGNAGE

22. Signage:

Signage for the Proposed Development will be provided in accordance with the requirements of Article 7 of the Zoning Ordinance. The Applicant may pursue a separate Special Exception (SE) that will not require a PCA.

23. Utilities:

There are electrical power lines that cross the project site, overhead (north-south) and extend along Beacon Hill Road (east-west). Prior to issuance of Non-RUP, the existing north-south overhead electrical line that bifurcates the consolidated parcel with be relocated underground. Poles serving the east-west overhead power circuits along Beacon Hill Road will be relocated to maintain overhead power and respond to the proposed entrance locations.

TELECOMMUNICATION EQUIPMENT

24. Telecommunications Equipment:

Telecommunications equipment may be placed on the rooftops and façades of any building on the Property. Any such facilities will comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as, but not limited to, facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunication equipment may also be architecturally integrated onto façades of the buildings where necessary to ensure on-street and/or open space coverage.

MISCELLANEOUS

25. Zoning Administrator Consideration.

Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements

proffered have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations or VDOT approval for improvements in the right-of-way beyond the timeframes specified), the Zoning Administrator may agree to a later date for completion of these improvement(s).

Title Owner of Tax Map 093-1-((17))-5, 6, 7, 8, A, and B
The Board of Supervisors of Fairfax County, Virginia

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By: Bryan J. Hill
Its: County Executive