County of Fairfax, Virginia
Planning Commission Meeting
April 8, 2026
Planning Commission Action

RZ/FDP-2025-FR-00011– CIA-BEULAH STREET LLC
(Franconia District)

PLANNING COMMISSION RECOMMENDATIONS:
On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- RZ-2025-FR-00011 and its associated Conceptual Development Plan, subject to proffers consistent with those dated March 20, 2026;

- Waiver of the 200 square foot privacy yard for rear load townhomes; and

- Waiver of the private street which exceeds 600 feet in length.

In a related action, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to approve FDP-2025-FR-00011.

ATTACHED DOCUMENTS:
Proffers dated March 20, 2026

MJ

DRAFT PROFFERS

CIA-BEULAH STREET, LLC

RZ 2025-FR-00011

March 20, 2026

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 2021, as amended and effective as of May 10, 2023 (hereinafter referred to as the "Zoning Ordinance"), CIA-Beulah Street, LLC, as the owner, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in RZ 2025-FR-00011 filed on property identified as Fairfax County 2025 Tax Map 81-3 ((5)) 15, 15A, 15B, 15C, 17C and 17D (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Fairfax County Board of Supervisors (the "Board") approves a rezoning of the Application Property to the PDH-12 District. 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.

DEVELOPMENT PLAN

1. Conceptual/Final Development Plan. 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 Conceptual/Final Development Plan, prepared by Walter L. Phillips, Inc. dated June 10, 2025 as revised through March 19, 2026 (the "CDP/FDP"), and as further modified by these proffers. The Conceptual Development Plan (CDP) represents the points of access; the grid of streets; the maximum number and type of dwelling units; the minimum amount, character, quality, and general location of open space; the general location and arrangement of buildings; and maximum building heights. The remaining elements are Final Development Plan (FDP) elements.

2. Minor Modifications. Minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator in accordance with subsection 8100.5.A.(1) 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.

4. Density Credit. All density attributable to land area dedicated from the Application Property as designated on the CDP/FDP and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers, or as may be required at site plan, will be subject to the provisions of subsection 5100.2.E.(5)(c) of the Zoning Ordinance and is hereby reserved to the Application Property.

5. Fire Marshal Evaluation. Changes to the CDP/FDP may be permitted in response to the review of site plans by the Fire Marshal as necessary to allow for required emergency vehicle access, without requiring approval of a Proffer Condition Amendment (PCA) or an amendment to the CDP/FDP provided such modifications are approved by the Zoning Administrator in consultation with other applicable agencies and are in substantial conformance with the CDP/FDP and these proffers.

6. Virginia Department of Transportation (VDOT) Evaluation. Changes to the CDP/FDP may be permitted in response to the review of site plans by VDOT as necessary without requiring approval of a PCA or an amendment to the CDP/FDP provided such modifications are approved by the Zoning Administrator in consultation with other applicable agencies and are in substantial conformance with the CDP/FDP and these proffers.

7. Signage. Signs for the Application Property must be provided in accordance with the requirements of Article 7 of the Zoning Ordinance or pursuant to a special exception approved by the Board.

PROPOSED DEVELOPMENT

8. Uses. The Application Property will be developed with up to 69 single-family attached dwelling units and an existing three-story office building will be repurposed into a multifamily building with up to 24 dwelling units (the "Proposed Development") as shown on the CDP/FDP.

9. Existing Structures and Uses. The Application Property is developed with office buildings, surface parking, and single-family detached dwellings as identified on Sheet P-0201 of the CDP/FDP. The office buildings may remain in operation until such time as the Applicant implements the Proposed Development. The Applicant may make minor modifications to the office buildings in accordance with the Zoning Ordinance and all applicable codes and/or regulations, (which may require site plan approvals, building permits, or other approvals) and may make interior and exterior improvements to the office buildings without requiring approval of a PCA or an amendment to the CDP/FDP.

10. Retaining Walls. The Applicant reserves the right to install retaining walls with a maximum height of three feet on the Application Property, subject to the approval of Land Development Services (LDS) without the need for a PCA or an amendment to the CDP/FDP if determined necessary at the time of site plan.

BUILDING DESIGN

11. Architecture. The architectural design and building materials for the Proposed Development will be provided at the time of site plan review. Prior to the issuance of a building permit, the Applicant will demonstrate to LDS that the architectural design of the dwelling units are in general conformance with the bulk, mass, proportions and type of units, as well as the quality of materials, as shown in the elevations on Sheets P-0607 through P-0610 of the CDP/FDP. The Applicant will also provide the final architectural

design for the Proposed Development to the Franconia District Supervisor's office for review and comment prior to the issuance of a building permit. The elevations are intended to demonstrate the character and quality of 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. The primary building materials, exclusive of trim, will include high-quality materials such as, but not limited to, brick, cementitious paneling, and horizontal siding. The location and number of building exterior entrances/stoops are illustrative and will be determined at the time of site plan review.

12. Building Height. The building height will not exceed a maximum of 50 feet for the single-family attached dwellings and multifamily building as measured in accordance with the Zoning Ordinance.

13. Universal Design. In addition to any building code requirements, at time of initial purchase and prior to the start of construction of each dwelling unit, the Applicant will offer accessible design features as options and at cost to the initial purchaser. Such features may include, but are not limited to, a seat in master bath shower where possible, additional lighting in stairs and entrances, lever door handles, blocking for reinforcement of fall grab bars, front entrance doors that are a minimum of 36 inches wide, and light switches and thermostats that are located a maximum of 48 inches high on the wall.

14. Sustainable Design – Single Family Attached. The Applicant will select one of the following programs for the single-family attached dwelling units, within its sole discretion, at the time of the first site plan submission and will concurrently notify the Environmental Branch (EB) of the Department of Planning and Development (DPD) of the program selection.

    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 residential use permit (RUP) for each single-family attached 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 single-family attached dwelling. The Applicant must provide documentation to LDS and DPD demonstrating that certification for each single-family attached dwelling has been attained prior to final bond release; or

    B. National Green Building Standard (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 each single-family attached dwelling unit has attained the certification prior to the issuance of the RUP for each single-family attached dwelling; or

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

15. Sustainable Design – Multifamily. The Applicant will seek certification in accordance with the most current version of NGBS, using the Existing Buildings program, as demonstrated through documentation submitted to LDS and DPD from a home energy rater certified through Home Innovation Research Labs that demonstrates that the building and/or dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit. In the alternative, the Applicant will select an equivalent program in consultation with and approved by the EB of DPD prior to site plan approval.

16. Electric Vehicle Charging.

A. Single-Family Attached. The Applicant will offer initial purchasers of each single-family attached dwelling the option, at the purchasers' cost, to install the required electrical panels for electric vehicle ready charging, which means the provision of space, conduit banks, conduits, and access points allowing for the installation of an electric vehicle charging station in the future, and does not include the installation of transformers, switches, wiring, or charging equipment.

B. Multifamily Building. The Applicant will install one electric vehicle charging station to serve two parking spaces in the surface parking lot of the multifamily building as generally shown on Sheet P-0301 of the CDP/FDP, which will be fully wired and functional prior to the issuance of the first RUP for the multifamily building.

ENVIRONMENTAL

17. Noise Attenuation. The Applicant must incorporate mitigation measures consistent with the sound attenuation recommendations in Hush Acoustics LLC Report No. CAPI-CIA-24-1797-1C dated January 9, 2026 to ensure that interior noise in dwelling units will not be in excess of DNL 45 dBA and outdoor recreation areas identified as Urban Parks on Sheet P-0405 of the CDP/FDP will not exceed DNL 65 dBA. If mitigation measures are required, then the Applicant will depict the noise contours and the recommended mitigation measures on the associated site and building plan for each building and/or unit that requires noise mitigation.

18. Noise Mitigation. Prior to the issuance of the first RUP for the multifamily building, the Applicant will construct a solid six-foot tall fence with no gaps between the panels or opening at the ground level to mitigate noise as depicted on Sheet P-0301 of the CDP/FDP.

19. Acoustical Analysis. A refined acoustical analysis, including a Building Shell and Barrier analysis, will be submitted at the time of site plan submission to LDS for review and approval, and distributed to the Public Facilities and Development Review Branch of DPD for review and approval. Mitigation measures appropriate to reduce indoor noise for

residential units to no more than DNL 45 dBA and outdoor recreation areas as shown on Sheet P-0405 of the CDP/FDP to DNL 65 dBA, consistent with the sound attenuation recommendations in the refined analysis, must be incorporated into the Proposed 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 building plans.

20. Outdoor Lighting. All outdoor lighting on-site must comply with the lighting standards set forth in Section 5109 of the Zoning Ordinance. All parking and building mounted security lighting on the Application Property must utilize full cut-off fixtures and LED lighting must be used for all streetlights.

21. Salt Management. If utilized on common areas, salt must be stored in a covered area and only applied to paved surfaces during freezing inclement weather. The company that maintains common open space will be directed not to sweep or shovel salt into landscape areas or stormwater management facilities and to properly dispose of the salt.

22. Conservation Easement. Prior to site plan approval, the Applicant will vacate that portion of a conservation easement recorded among the Fairfax County land records in Deed Book 22546 at page 1293 and labeled as "to be vacated" on Sheet P-0302 of the CDP/FDP.

TREE PRESERVATION

23. 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 ("Project Arborist") and must include elements of Public Facilities Manual (PFM) section 12-0307 deemed appropriate to the Application Property as determined by Forest Conservation Branch (FCON).

24. Tree Preservation Plan and Narrative. 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 the Project Arborist and must include elements of PFM section 12-0309 deemed appropriate to the Application Property as determined by FCON.

25. Invasive Plant Species Management. All portions of the Application Property containing plant species that are listed as invasive on the Virginia Department of Conservation and Recreation's Invasive Plant Species List will be subject to an invasive plant species management plan. At the time of 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 for and within any tree preservation areas located inside of the clearing limits for management efforts; methods of control and disposal of invasive plants; timing of treatments and monitoring; duration of the management program; and potential replanting along the limits of clearing as may be needed. The Applicant must monitor the managed areas for a period of five years from substantial completion of the Proposed Development.

26. 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 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 the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

27. 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 fences 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 the installation of super silt fences.

28. 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 and Narrative to mitigate for impacts to off-site trees. Tree preservation measures may include, but are not limited to, root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures will be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

29. 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 Fairfax County representative prior to commencement of demolition activities.

30. 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 may include, but will 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 Narrative and approved by FCON. Written reports must be submitted to FCON and the Site Development and 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 and Narrative.

LANDSCAPING

31. Landscaping. The Project Arborist must participate in the design of the landscape plan. Landscaping must be generally consistent with the quality, quantity and the locations

shown on the CDP/FDP, and must be non-invasive, predominately native species, and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides, and pesticides. All landscaping provided must be native to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and approval by FCON, to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate. All temporary and permanent stabilization for erosion and sediment control will exclude any non-native invasive species. All seed mixes provided with the site plan, including seed mixes uses for temporary and permanent stabilization will be native to Northern Virginia to the maximum extent possible.

32. 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 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 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 revised landscape plan or removal and replacement with approved trees or shrubs prior to bond release.

33. 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 or an appropriate depth as required for certain plant types, 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.

RECREATION

34. Park Contribution. Prior to the issuance of the first RUP on the Application Property, the Applicant will contribute a sum equivalent to $893.00 per new resident generated by the single-family attached and multifamily units as determined by Fairfax County Park Authority (FCPA). Said contribution must be calculated using the actual number of 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 Franconia District Supervisor.

35. On-Site Recreation. Pursuant to subsection 2105.2.B.(4)(b) of the Zoning Ordinance, the Applicant will provide amenity areas and facilities designed to meet the on-site recreational needs of the future residents of the Application Property. The specific design

of these areas may be adjusted at the time of site plan submission, provided the quality and character of the designs are compatible to those shown on the CDP/FDP. The Applicant must expend a minimum of $2,150.00 per market rate residential dwelling unit toward said recreational facilities. If all of the funds are not expended on the Application Property, the Applicant must contribute the balance to FCPA prior to the final RUP for use at park sites in the vicinity of the Application Property in consultation with the Franconia District Supervisor. Said contribution will be based on the actual number of dwelling units constructed on the Application Property.

36. Recreational Facilities. The Applicant will install improvements in the location identified as "Park Space" on Sheet P-0403 of the CDP/FDP. The "Park Space" will include features for active and passive recreation that may include, but not limited to, a playground, bike racks, benches, picnic tables, grills, a dog run, fitness stations, lighting, landscaping, and similar features and amenities as conceptually shown on Sheet P-0404 of the CDP/FDP. The Applicant may adjust the type and location of landscaping, the design of the open spaces, and the features/amenities comprising the "Park Space" subject to final design in consultation with FCPA and FCON, provided the general character and quality of the features/amenities remain consistent with that shown on Sheet P-0404 of the CDP/FDP. The Applicant will coordinate with the owner of Parcel 81-3 ((8)) 503 ("Parcel 503") at the time of site plan to facilitate an urban park as shown on Sheet P-0404 of the CDP/FDP. The Applicant will complete the "Park Space" prior to the issuance of the final RUP for the single-family attached dwellings.

The "Park Space" identified on Sheet P-0403 of the CDP/FDP for the Application 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. 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. Parks that are open to the public will be open for periods of time consistent with traditional Fairfax County parks and subject to usual and customary rules and regulations.

TRANSPORTATION

37. Public Access. The Applicant will record a public access easement in a form as reviewed and approved by the County Attorney over all private streets, sidewalks, and trails located on the Application Property shown on Sheet P-0601 of the CDP/FDP at the time of site plan.

38. Road Improvements. Transportation improvements provided for in this proffer will be constructed with all required/applicable pavement transitions, as further qualified in these proffers and/or as determined at the time of site plan showing these improvements. For purposes of this proffer, the term "construct" will mean that the committed improvement is substantially complete and available for public use whether or not such improvement has been accepted by VDOT for maintenance. The Applicant reserves the right, within its sole discretion, to combine construction of any of the transportation improvements described in these proffers into a single public improvement. In such event, all remaining

improvements (other than roadway frontage) must be constructed in accordance with the construction of each phase without the need for a PCA or an amendment to the CDP/FDP. All public street improvements must be designed and constructed in accordance with the VDOT Road Design Manual, as amended, and are subject to VDOT approval.

A. Dedication. Subject to VDOT and Fairfax County Department of Transportation (FCDOT) approval, the Applicant will dedicate, at no cost and convey in fee simple with no liens to the Board, right-of-way along the Application Property's Beulah Street and Grovedale Drive frontages as shown on Sheet P-0301 of the CDP/FDP. Dedication must be made at time of site plan approval, or upon written demand of either Fairfax County or VDOT, whichever occurs first.

B. Alley A. The terminus of Alley A will be constructed as a turnaround suitable for private and emergency vehicles as shown on Sheet P-0301 of the CDP/FDP. The vehicle turnaround will facilitate interparcel access as described in Proffer 38C. The Applicant reserves the right to seek a full vehicular access at this location on to Grovedale Drive as shown on Sheet P-0102 of the CDP/FDP prior to site plan approval, subject to approval of any necessary waivers and/or exceptions by VDOT.

C. Interparcel Access. The Applicant will coordinate with the owner of Parcel 81-3 ((5)) 16 ("Parcel 16") to provide interparcel vehicular and pedestrian connections in the general locations shown on Sheet P-0601 of the CDP/FDP at such time Parcel 16 redevelops. At the time of site plan, a public access easement to accommodate a vehicular and pedestrian connection in a form reviewed and approved by the County Attorney will be recorded from Alley A to the eastern property boundary of Parcel 16 as shown on Sheet P-0301 of the CDP/FDP. Said easement will allow for the opportunity of shared access in conjunction with the future redevelopment of Parcel 16 with residential use. The redevelopment of Parcel 16 creates an opportunity to close the access from Alley A to Grovedale Drive, if said access is approved by VDOT. Said closure will be pursued by the Applicant if redevelopment occurs prior to the commencement of construction of the Proposed Development without the need for a PCA or an amendment to the CDP/FDP. Alternatively, the Property Owners Association ("POA") documents prepared for the Application Property will include notification of this opportunity and encourage participation. Beyond the completion of the Alley A turnaround shown on the CDP/FDP, the Applicant will not be responsible for construction of the interparcel access to Parcel 16. Furthermore, closure of the access from Alley A to Grovedale Drive, if pursued, will be contingent on a public access easement being recorded on Parcel 16 that would allow the Applicant the ability to access Grovedale Drive.

D. Interparcel Access. The Applicant will coordinate with the owner of Parcel 503 to facilitate interparcel vehicular and pedestrian connections in the general locations shown on Sheet P-0601 of the CDP/FDP at time of site plan. At the time of site plan, a public access easement to accommodate a vehicular and pedestrian

connection in a form reviewed and approved by the County Attorney will be recorded as shown on Sheet P-0301 of the CDP/FDP.

E. Streetscapes. The streetscapes will be provided throughout the Application Property consistent with that shown on Sheet P-0401 of the CDP/FDP, including landscape panels, street trees, and sidewalks.

F. Alleys. Alleys for the rear-load single-family attached dwellings will be provided on the Application Property consistent with the section shown on Sheet P-0303 of the CDP/FDP. Vehicular access and circulation will be maintained and not obstructed by building features or above ground utilities.

G. Crosswalks. The Applicant will install crosswalks as shown on Sheet P-0301 of the CDP/FDP, subject to VDOT approval. Notwithstanding what is shown on the CDP/FDP, the exact location, type, and curb ramps will be determined in consultation with FCDOT and subject to VDOT approval at time of site plan approval for the Application Property.

PEDESTRIAN AND BICYCLE FACILITIES

39. Pedestrian Circulation. Pedestrian connectivity will be provided throughout the Application Property consistent with the Circulation Plan shown on Sheet P-0601 of the CDP/FDP.

40. Bicycle Facilities. The Applicant will provide bicycle racks as generally shown on Sheet P-0301 of the CDP/FDP in accordance with the Zoning Ordinance. 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.

AFFORDABLE HOUSING

41. Affordable Dwelling Units (ADUs). The Applicant will provide for-sale ADUs on the Application Property in accordance with the provisions of Section 5101 of the Zoning Ordinance and the Administrative Regulations Concerning the Sale and Rental of ADUs, as amended, unless modified by the ADU Advisory Board, and to the satisfaction of the Department of Housing and Community Development. The ADUs generated by the Proposed Development will be distributed throughout the single-family attached units on the Application Property as shown on the CDP/FDP. The Proposed Development as shown on the CDP/FDP generates nine ADUs, however, the final number of ADUs will be based upon the actual number of dwelling units constructed on the Application Property.

42. Workforce Housing. In addition to the required ADUs, the Applicant will provide for-sale Workforce Dwelling Units (WDUs) in accordance with the Workforce Dwelling Unit Policy Guidelines contained in Appendix 1 of the Housing Element of the Comprehensive Plan Policy Plan as amended, as well as the Board's Workforce Dwelling Unit Administrative Policy Guidelines, adopted on March 18, 2025 (the "WDU Policy Guidelines"), and to the satisfaction of the Department of Housing and Community

Development. One WDU will be a single-family attached front load garage unit as noted on Sheet P-0102 of the CDP/FDP with the balance of the WDUs located in the multifamily building on the Application Property. The Proposed Development generates three for-sale WDUs or two rental WDUs.

A. For-sale Income Tiers. If the WDUs are for-sale, the Applicant will provide approximately one-third (1/3) of the for-sale WDUs at 70 percent of the Washington Metropolitan region's Average Median Income ("AMI") income tier; one-third (1/3) of the WDUs at 80 percent of the AMI income tier; and one-third (1/3) of the WDUs at 100 percent of the AMI income tier. The number of for-sale WDUs will be distributed among the three income tiers to the extent possible based on the actual number of multifamily dwelling units constructed on the Application Property with the Applicant determining the final allocation in coordination with the Department of Housing and Community Development (DHCD).

B. Rental Income Tiers. If the WDUs are for rent, the Applicant will provide approximately one-fourth (1/4) of the rental WDUs at 60 percent of the Washington Metropolitan region's Average Median Income ("AMI") income tier; one-fourth (1/4) of the WDUs at 70 percent of the AMI income tier; and one-half (1/2) of the WDUs at 80 percent of the AMI income tier. The number of rental WDUs will be distributed among the three income tiers to the extent possible based on the actual number of multifamily dwelling units constructed on the Application Property with the Applicant determining the final allocation in coordination with DHCD.

C. WDU Agreement. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs (if any) following approval of this Application (the "WDU Agreement"). The WDU Agreement will be on terms mutually acceptable to both the Applicant and Fairfax County and may only become effective after the approval of this Application. Neither the Board nor Fairfax County will be obligated to execute such an agreement. If the WDU Agreement is executed by all applicable parties, then the WDUs will be administered solely in accordance with the WDU Agreement and the provisions of this proffer, as it applies to WDUs, will become null and void.

STORMWATER MANAGEMENT

43. Stormwater Management. Subject to the approval of LDS, the Applicant will implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan to control the quantity and quality of stormwater runoff from the Application Property. The Applicant will provide stormwater management BMP facilities as shown on the CDP/FDP with each submitted site plan. The Applicant will meet the minimum State and Fairfax County requirements for stormwater quality. Stormwater detention will be provided at a minimum to reduce the post development one-year and two-year runoff rates to a level

less than or equal to the one-year and two-year rates, as shown on the CDP/FDP. Stormwater detention will be provided to reduce the post-development 10-year runoff rate to a level less than or equal to the 10-year runoff rate associated with good forested hydrology to the extent feasible as shown on the CDP/FDP. The Applicant will not purchase off-site nutrient credits to meet the stormwater management requirements.

A. Stormwater Modifications. 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 PFM and Chapter 124 of the Fairfax County Code.

B. 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 approval of any administrative modifications to the CDP/FDP or proffers, provided the facility designs substantially conform with the CDP/FDP.

PUBLIC SCHOOLS

44. Schools Contribution. Prior to the issuance of the first RUP for the Proposed Development, the Applicant must contribute the amount of $14,956.00 per new student projected to be generated 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 total amount of the contribution will be determined at time of site plan submission based on the actual number of new dwelling units to be constructed on the Application Property. Following approval of this application and prior to the Applicant's submission of a site plan, 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 contribution is not subject to the provisions of Proffer 51.

45. Notification. The Applicant must notify the Fairfax County Public Schools Office of Facilities Planning Services when the site plan is filed with Fairfax County.

ASSOCIATIONS

46. Property Owners Association. Future owners will be members of a POA established to regulate use and provide standards for construction, maintenance, and landscaping within the Application Property. At the discretion of the Applicant, this may include an overall, umbrella POA with multiple associations or separate POAs for individual residential unit types, inclusive of condominium associations. Concurrently with the submission of the first site plan, not to include standalone dedication plats for infrastructure improvements, the Applicant will submit, for review and approval, a declaration of covenants, conditions, and restrictions, and related governance documents (together, the "POA Covenants"). The POA(s) will be established and the associated POA Covenants will be recorded among the

land records of Fairfax County prior to or concurrently with approval of the first site plan. Should any portion of the Application Property elect to annex into an existing POA, such annexation should occur consistent with the timing and other requirements established in this proffer.

47. Responsibilities. In addition to any other responsibilities of the POA(s) set forth elsewhere in these proffers, the POA(s) will own and maintain all common areas, noise barriers, open space, retaining walls (if any), recreational areas, storm drainage and stormwater management easements and facilities not maintained by Fairfax County, all private streets on the Application Property, and all pedestrian and bicycle facilities and connections on the Application Property located outside of public right-of-way and not otherwise maintained by Fairfax County or VDOT; and will provide for trash removal and recycling services throughout the Application Property, snow removal and street light maintenance and will provide standards for the landscaping and use of privately-owned land and structures. The Applicant will provide a copy of the final design and engineering plans of the proposed retaining walls (if any) to the POA(s). Prior to entering into a contract of sale, initial purchasers must be advised of these maintenance responsibilities, which must be included in the POA(s) documents prepared in conjunction with the Proposed Development.

48. Use of Garages. A covenant must be recorded on the single-family attached dwellings that 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 POA(s) 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 POA(s) documents prepared in conjunction with the Proposed Development.

MISCELLANEOUS

49. Sanitary Sewer. The Applicant will submit a final, site-specific sanitary sewer analysis outlining sanitary sewer capacity with a Public Improvement (PI) plan submission. Sanitary sewer upgrades are required to serve the additional flow generated by the Proposed Development. The Applicant will complete, submit, and bond the required sanitary sewer improvements at the time of PI plan submission. Any improvements required must be constructed and accepted by Fairfax County prior to the issuance of the first RUP for the Application Property. To the extent sanitary sewer improvements are constructed by the Applicant, the Applicant will be eligible for reimbursement in accordance with the Department of Public Works and Environmental Services "Statement of Policy Regarding Sewage Disposal," as amended.

50. Non-Profit Contribution. At the time of site plan approval, the Applicant will contribute $25,000.00 to non-profit organizations that provide support services to residents of the Franconia District, such as programs that advance food security, housing stability, and workforce development, and/or community-serving initiatives such as access to essential services, job training and placement, and other resources that promote long-term economic resilience and quality of life for District residents. The specific recipient organization(s)

will be identified in coordination with the Franconia District Supervisor's office prior to site plan approval.

51. 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, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Va. Code Ann. Section 15.2-2303.3.

52. Due Diligence. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond an Applicant's control, such as, but not limited to, construction schedules, availability of financing, availability of materials, weather delays, timing of planting, 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.

53. 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.

54. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement will include within its meaning and will be binding upon the Applicant'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.

[SIGNATURE BEGINS ON FOLLOWING PAGE]

APPLICANT/TITLE OWNER OF
TAX MAP 81-3 ((5)) 15, 15A, 15B, 15C, 17C and 17D

CIA-BEULAH STREET, LLC

By: CIA-Kendalwood, LLC, its Sole Member/Manager

_____

By: Stephen A. Bannister
Its: Manager

[SIGNATURE ENDS]