County of Fairfax, Virginia
Planning Commission Meeting
June 24, 2026
Planning Commission Action

FDPA-2018-HM-020-002 (CONCURRENT WITH CDPA-2018- HM-020, FDPA-2018- HM-020-003, PCA-2018-HM-020 (RZPA-2025-HM-00055)– TRI POINTE HOMES DC METRO, INC
(Hunter Mill District)

CDPA-2018- HM-020, FDPA-2018- HM-020-003, PCA-2018-HM-020 (CONCURRENT WITH FDPA-2018-HM-020-002 (RZPA-2025-HM-00054) – TRI POINTE HOMES DC METRO, INC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 24, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA/CDPA-2018-HM-020, subject to the execution of proffers consistent with those dated June 12, 2026; and

- Waiver of subsection 2105.5.B(2) of the Zoning Ordinance which requires a 200 square foot privacy yard on each single-family attached dwelling unit, in favor of that shown on the plans.

In a related action, the Planning Commission voted 12-0 to approve FDPA-2018-HM-020-003 and FDPA-2018-HM-020-002, subject to development conditions dated June 23, 2026.

ATTACHED DOCUMENTS:
Proffers dated June 12, 2026
Development Conditions dated June 23, 2026

MJ

DRAFT PROFFERS

ISAAC NEWTON SQUARE BLOCK N3
PCA-2018-HM-020

June 12, 2026

Pursuant to § 15.2-2303(A) of the Code of Virginia, (1950, as amended) and Section 8100.2 of the Fairfax County Zoning Ordinance (2023, as amended) (the "Zoning Ordinance"), APA PROPERTIES NO. 6, L.P. as the owner, for itself and it successors and assigns ("Owner"), and TRI POINTE HOMES DC METRO, INC., as the contract purchaser and applicant, for itself, its successors and assigns ("Purchaser") (collectively, the Owner and Purchaser are the "Applicant"), for property identified as all or portions of Tax Map #17-4 ((43)) 4, 5 (pt.), and 7 (pt.) (commonly referred to as Isaac Newton Square Block N3 and, collectively, the "PCA Property"), hereby reaffirm the existing proffers encumbering the PCA Property accepted by the Fairfax County Board of Supervisors in conjunction with the approval of RZ 2018-HM-020 (the "Existing Proffers"), except as expressly modified below.

Any such modifications pertain only to the PCA Property and will modify the Existing Proffers only with respect to the PCA Property. Such modified proffered conditions do not apply to any other property, inclusive of the balance of Tax Map #17-4 ((43)) 5 and 7, which are not part of the PCA Property. In the event this Application is denied by the Board, the proffered conditions below will be null and void and all Existing Proffers will remain in full force and effect.

1. Proffer 1 (Concept Development Plan) is amended as to the PCA Property as follows:

Concept Development Plan. Development of the PCA Property will be in substantial conformance with the plan set titled "Isaac Newton Square Block N3 Proffered Condition Amendment Conceptual Development Plan Amendment Final Development Plan Amendment," prepared by Urban, Ltd., dated December 5, 2025, and revised through May 18, 2026 (the "Development Plan").

2. Proffer 5.B (Square Footage Transfer) is amended as to the PCA Property as follows:

Square Footage Transfer. The square footage within each Block and for that Block will be established at time of FDP and may be adjusted up or down from the square footages depicted on the CDP provided: (a) the reallocated square footage can be accommodated within the minimum and maximum building heights for each block utilizing the reallocated square footage as shown on the CDP; (b) the maximum square footage for the Property is not exceeded; (c) the minimum overall open space on the Property is not reduced; (d) the Proposed Development is otherwise in substantial conformance with these Proffers and the CDP, as applicable; and (e) FDPs or FDPAs for the applicable building(s) utilizing the reallocated square footage are approved by the County. With any such square footage transfer, running tabulations must be provided indicating the development status of the Property that identifies the approved and proposed square footage, GFA, and units at CDP, FDP, and site plan to align with Proffer 7.A.

3. Proffer 14.B (Building Architecture Design) is amended as to the PCA Property to add the following:

B. Except where buildings front on common open space areas or internal parking courts, all residential buildings will be designed to feature entrances fronting along tree-lined streets. In the event single family attached dwelling units are constructed in Block N3, any such units which have frontage along, or side elevations adjacent to, Nature's Edge Park (as defined below in Proffer 36.A), Willow Oak Park (as defined below in Proffer 36.B), or Isaac Newton Square North will feature porches, entranceways, and/or stoops fronting along said park or street, as applicable;

4. Proffer 36 (Public Parks and Open Spaces) is amended as to the PCA Property to add the following:

E. The Wayside. Prior to issuance of the final RUP for Block N3, and as depicted on Sheets L-03 and L-07 of the Development Plan, the Applicant will provide an approximately 0.09 acre publicly-accessible park (the "Wayside Park"). The Wayside Park may include hardscape pathways, benches, pedestrian lighting, bicycle racks and a repair station, planter beds, trash/waste receptacles, and related elements.

5. Proffer 63 (Workforce Dwelling Units) is amended as to the PCA Property as follows:

Workforce Dwelling Units. The Applicant will provide three for-sale housing units on the PCA Property to be sold as Workforce Dwelling Units ("WDUs") administered as set forth in the "Board of Supervisors' Countywide Workforce Dwelling Unit Administrative Policy Guidelines," adopted March 18, 2025, in effect as of the approval date of this Application (the "WDU Guidelines"), with one unit sold to households whose income is up to 70 percent of the Washington Metropolitan Region's Average Median Income ("AMI"), one unit sold to households whose income is up to 80 percent of the AMI, and one unit sold to households whose income is up to 100 percent of the AMI. Notwithstanding anything to the contrary contained herein, this Proffer 63 (Workforce Dwelling Units) shall not apply to Tax Map Parcels #17-4 ((43)) 5 (pt.) and 7 (pt.), both being part of the PCA Property.

The Applicant reserves the right to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs following approval of this Application without the need for a CDPA or PCA. Such an agreement will be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this Application. Neither the Board nor the County will be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs will be administered solely in accordance with such an agreement and the provisions of this proffer will become null and void. Such an agreement and any modifications thereto will be recorded in the Land Records.

6. Proffer 66 (Metrorail Tax District Buyout) is amended as to the PCA Property as follows:

Phase I Dulles Rail Tax District Buyout. The approval of this Application will change the use of the PCA Property from one that is subject to special improvement taxes payable to the Phase I Dulles Rail District to one that is not subject to payment of such taxes. Pursuant to § 33.2-2107 of the Code of Virginia, the Applicant must pay to Fairfax County a lump sum payment amount that represents Fairfax County's estimate of the then present value of the future special improvement taxes that would have been payable to the Phase I Dulles Rail District attributable to the PCA Property to be developed with for-sale residential units. Such amount must be determined in accordance with a formula approved by the Board of Supervisors. The Applicant must pay to Fairfax County such sum within 60 days of the date of the approval of this Application. If such payment is not made, then the approval of this Application will be null and void and of no effect, without further action by the Board of Supervisors. If at some future time, the PCA Property again becomes subject to payment of the special improvement taxes to the Phase I Dulles Rail District, then a portion of the lump sum payment made under this proffer may be credited toward the payment of subsequent special improvement taxes for the PCA Property in an amount as reasonably determined by Fairfax County on a pro-rated basis, considering the lapse of time that the portion of the PCA Property was not subject to payment of the special improvement tax.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER

TRI POINTE HOMES DC METRO, INC.

_____
By: Christopher D. Collins
Its: SVP

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF
TAX MAP 17-4 ((43)) 4, 5 (PT.), AND 7 (PT.)

APA PROPERTIES NO. 6, L.P., a Delaware Limited Partnership

By: INS ’95 Corp., a Delaware Corporation, its General Partner

_____

By: Kristopher M. Hoover
Its: President

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

FDPA-2018-HM-020-003
(RZPA-2025-HM-00055)

June 23, 2026

If it is the intent of the Planning Commission to approve FDPA-2018-HM-020-003 located at Tax Map Parcels 17-4 ((43)) 4, 5 (pt.) and 7 (pt.), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered conditions approved with RZ 2018-HM-020, as amended.

1. Development of the property must be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled "Isaac Newton Square, Block N3" dated December 5, 2025, and revised through May 18, 2026, consisting of 52 sheets.

2. Low Impact Development (LID) Practices: At the time of site plan, the applicant must work with Land Development Services (LDS) to identify if there are additional opportunities for the installation of additional low impact devices.

3. Construction Easements and Public Access Easements along Wiehle Avenue. At the time of site plan, the applicant must provide construction easements and public access easements to accommodate the shared use path connection along Wiehle Avenue frontage to the northern property line.

4. Street / Pedestrian Lights. Pole lights for park lights must be 10 feet to 16 feet in height, consistent with the FDPA-2018-HM-020 approval for block N2. Adequate light levels for pedestrians must be provided in accordance with the Public Facilities Manual (PFM). Mounting heights must be compatible with the light fixtures selected for Block N2 and must be identified at site plan. The final number, location, and placement of lights will be determined at site plan.

5. Gas Meters. Gas meters must be located along the internal alleyways and screened with vegetation to the maximum extent feasible.

6. Site Materials and Furnishings. At the time of site plan review, the applicant must demonstrate compliance with the Street Furnishings Plan as shown on Sheets L-18 and L-19 of the FDPA, and the "Isaac Newton Square Reston Section 905, Blocks 3, 6, & 7 Design Standards," prepared by Oculus and dated May 21, 2026, and is included as part of the statement of justification contained in the staff report for this FDPA.

7. Tabulation Tables. For tracking purposes, the site plan must include a table showing the reassignment of unused GFA from block N3 to a "bank" of unused GFA that may be available for use in the development of other blocks in the development. The table should include the total amount of unused GFA that is available in this bank and all of the blocks that have contributed unused GFA to include the FDP application number, amount of GFA sent to the bank, and approved use.

8. Tree Appraisal and Bond. The Applicant must retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal to determine the appraised value of all the Willow Oak trees affiliated with Willow Oak Park that are designated for preservation in the Tree Inventory and Condition Analysis on Sheet C-23 in the FDPA and located on the property. These trees and their values must be identified on the Tree Preservation Plan at the time of the first and all subsequent site plan submissions. The appraisal must consider the age, size, and condition of these trees and must be conducted using the Trunk Formula Method from the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture (ISA), subject to review and approval by Forest Conservation Branch (FCON). The Location Factor in the Trunk Formula Method must reflect projected post-development Contribution and Placement ratings, and the Site Rating component must be at least 80%.

   At the time of respective site plan approvals and prior to the pre-construction meeting, the Applicant must post a bond or letter of credit payable to Fairfax County, equal to 50% of the appraised value of the trees identified in the Tree Appraisal (the "Bonded Trees"). For purposes of this condition, "unauthorized construction activities" will mean: any unauthorized encroachment outside the approved limits of disturbance within the critical root zones of the Bonded Trees; the cutting, limbing, pruning, or similar activities performed on the Bonded Trees that are not directed by the project arborist or FCON; and any damage to the Bonded Trees caused by collision from construction equipment. If any Bonded Trees die or are determined by FCON staff to be dying due to unauthorized construction activities as documented in the Project Arborist's Monitoring Reports or to the Project Arborist by FCON, they must be replaced with one (1) 3-inch caliper Willow Oak. If a Bonded Tree is removed without approval or is determined to be dead or dying or damaged beyond recovery due to unauthorized construction activities as documented in the Project Arborist's Monitoring Reports or to the Project Arborist by FCON, the Applicant must also make a payment equal to the appraised value of the Bonded Tree to a fund established by the County for tree preservation and planting objectives (the Tree Preservation and Planting Fund). Any remaining cash or funds in the Tree Bond will be released upon final bond release for the project, subject to written approval from FCON and LDS.

9. Site Monitoring. The Applicant's Project Arborist must be present on-site during the implementation of all tree preservation measures and monitor any construction activities conducted within or adjacent to designated tree preservation areas. These

activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation or tree removal, and demolition. As additional Erosion and Sediment Control devices are implemented, the Project Arborist must conduct regular site visits to monitor tree preservation efforts and ensure compliance with the Tree Preservation Plan as approved by FCON. The Project Arborist must submit written reports to FCON and the Site Development and Inspections Division (SDID) Site Inspector, including dated photographs documenting site conditions. The Tree Preservation Plan must outline the monitoring schedule and reporting requirements, which must be included as part of the initial and all subsequent site plan submissions.

10. Preservation of Willow Oak Trees. In addition to the standard items provided as part of the Tree Preservation Plan, the applicant must include a narrative outlining a detailed summary of anticipated limb pruning, root pruning, and any other arboricultural treatments needed and outlined for each individual Willow Oak tree for FCON approval prior to Site Plan approval.

    a. Any necessary tree pruning work must be completed by an International Society of Arboriculture Certified Arborist (ISA) to American National Standards Institute (ANSI) standards and monitored and reported to FCON and SDID by the Project Arborist.

    b. At time of Preconstruction meeting, FCON, the Project Arborist, the applicant and their contractor(s) must review each Willow Oak tree together while reviewing the tree protection narrative's details for each tree prior to construction commencement. The Project Arborist must include a detailed summary of any work on the Willow Oaks, including pictures, in the monitoring reports sent to FCON and SDID.

    c. If any trees are impacted due to unauthorized construction activity, the contractors must contact the Project Arborist immediately to remediate any issues. The Project Arborist will reach out to FCON to inform them of the situation and discuss remedial efforts. If the damage to the tree(s) results in an immediate safety risk, the Project Arborist may allow remedial tree work to the extent that it eliminates safety risk prior to contacting FCON.

        i. If any tree pruning outside of the Tree Preservation Narrative on Site Plan needs to occur and involves the removal of living branch tissue more than 20% of total canopy in one growing season or removal of limbs and roots 2-inches in diameter or larger then FCON will be notified for approval prior to commencement of work.

11. Willow Oak Park Future Landscape Plans.

    a. The applicant must formally submit a landscape plan for review and approval by FCON (Site Plan Revision, Rough Grading Plan, Minor Site Plan, etc.) prior to

installation of additional plants and/or plant material and landscape elements (“Future Plantings”) in Willow Oak Park that are in excess of those shown on the Site Plan for Block N3.

b. The applicant must not compromise the above-ground or below-ground health of the existing mature Willow Oak trees still standing with installation of Future Plantings, and the landscape plan must meet the Public Facilities Manual (PFM), Proffered Conditions, and Zoning Ordinance requirements, such as requirements to provide native plants, Willow Oak replacement, etc.