County of Fairfax, Virginia
Planning Commission Meeting
October 14, 2026
Planning Commission Action

RZ/FDP-2025-HM-00002/PCA-79-C-090-03 CONCURRENT WITH PCA-77-C-019-03 (RZPA-2025-HM-00010) – EYA DEVELOPMENT LLC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:

On October 14, 2026, the Planning Commission voted 9-0-1 (Commissioners Clarke and James Thomas were absent from the meeting. Commissioner Sargeant abstained from the vote) to recommend to the Board of Supervisors approval of the following applications and adoption of the proposed ordinance amending the Zoning Ordinance and reflecting approval of these applications:

- PCA-77-C-019-03;
- PCA-79-C-090-03;
- RZ-2025-HM-00002 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those dated October 1, 2026;
- Waiver of subsection 2105.5.B(2) requiring a minimum 200 square foot yard for each rear-loading townhome unit in favor of the yards shown on the CDP/FDP;
- Waiver of subsection 2105.5.C(1) to permit single family attached as the principal residential use in the PRM District;
- Waiver of subsection 2105.5.C(2)(a) to permit retail as a secondary use when less than 50% of the total gross area is devoted to multifamily residential;
- Modification of subsection 5107.3.A(2) to permit private streets not less than 20 feet in width from 24 feet in width, subject to the FDP development conditions;
- Waiver of subsection 5107.3.A(3) to permit private streets greater than 600 feet in length, as shown on the CDP/FDP;
- Modification of subsection 5108.3.A(2) to permit street frontage landscaping with less than the required 10-foot-wide minimum landscape strip in favor of what is shown on the CDP/FDP; and
- Modification of subsection 5108.5.A(6)(d) transitional screening requirements for a public use in favor of the transitional screening shown on the CDP/FDP.

In a related action, the Planning Commission voted 9-0-1 (Commissioners Clarke and James Thomas were absent from the meeting. Commissioner Sargeant abstained from the vote) to approve FDP-2025-HM-00002, subject to the development conditions dated October 9, 2026.

ATTACHED DOCUMENTS:
Proffers dated October 1, 2026
Development Conditions dated October 9, 2026

CD

PROFFER STATEMENT
LAKE FAIRFAX
RZ-2025-HM-0002
OCTOBER 1, 2026

Pursuant to Section 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"), Lake Fairfax Business Center Owners Association, Lake Fairfax Business Owners Association, National Wildlife Federation, 1759 Associates LLC, Long & Kimmy Inc., Gov Lake Fairfax Inc., Vero LLC, SIP/CRP 1769-1771 Reston LLC, (collectively, the "Owners"), and EYA Development, LLC ("EYA"), as the applicant, for themselves and their successors and assigns (collectively, the Owners and EYA are the "Applicant"), hereby proffer that the development of the property identified on the Fairfax County Tax Map as parcels 18-3 ((08)) 1, 2, 4A, 5A1, 7A, 8, 18B, F, G and 18-3 ((01)) 12B (collectively, the "Property") will be in accordance with the following conditions (the "Proffers") if, and only if, the Fairfax County Board of Supervisors approves this rezoning application RZ-2025-HM-0002 (the "Application"). In the event this Application is denied, these Proffers will immediately be null and void, and all existing proffered conditions and/or development conditions applicable to the Property will remain in full force and effect.

GENERAL

1. Substantial Conformance. The Applicant will develop the Property in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") dated January 10, 2025, and revised through October 1, 2026, prepared by VIKA and consisting of 225 sheets and as further described below.

2. CDP Elements. The Applicant hereby limits the proffered elements of the CDP to the following features as shown on the CDP: (a) the maximum square footage of permitted development on the Property; (b) the maximum number of dwelling units, (c) the general location of buildings and open spaces as shown on Sheet C-09; (d) the maximum building heights of the buildings on the Property, (e) the general location of the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property, and (f) the minimum amount, general quality and character of parks and open spaces (collectively, the "CDP Elements"). Except as set forth in these Proffers, all other elements of the CDP may be amended or adjusted as part of a future Final Development Plan ("FDP") or FDP amendment ("FDPA"), provided such FDP or FDPA otherwise is in substantial conformance with these Proffers. Subject to the limitations set forth below, the residential square footage, number of dwelling units and/or square footage of nonresidential uses within each Land Bay (as defined below) may be adjusted up or down so long as the maximum square footage for the Property is not exceeded and the minimum overall open space on the Property is not reduced.

3. Minor Modifications and Minor Variations. The Applicant may make minor modifications to the CDP/FDP and/or these Proffers pursuant to Section 8100.5 of the Zoning Ordinance as part of final site design or engineering. Minor variations to the CDP and/or Proffers

may be permitted by approval of the Board of Supervisors with public notice and may not need a public hearing or a CDPA, FDPA, or PCA, pursuant to Section 8100.5 of the Zoning Ordinance.

4. Future Applications. Any portion of the Property, including but not limited to, any Land Bay or Phase (each as defined below), may be the subject of a CDP amendment ("CDPA"), FDP/FDPA, Proffered Condition Amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP") or other zoning action without the joinder and/or consent of the owner(s) of the other Land Bays or Phases (each as defined below), provided that such application complies with Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application will remain in full force and effect.

5. Declaration and/or Owners Association. The Applicant may cause the recordation of one or more declarations creating any necessary Umbrella Owners Association ("UOA") or Homeowners Association ("HOA") for the Property to address the general maintenance and other obligations (including stormwater management and transportation demand management) of the Owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA/HOA documents will separately identify those maintenance or proffer obligations that will or are expected to fall principally on owners of individual dwelling units constructed on the Property, and such obligations (including budgets provided in any offering or sale materials) will be disclosed to the future owners prior to entering a contract of sale.

6. Proposed Development. As more particularly set forth below and as shown on the CDP/FDP, the Applicant has divided the development proposed for the Property into eight (8) separate development "Land Bays," which are identified on the CDP/FDP as Land Bays A, D, E1, E2, H, I1, I2, J (each a "Land Bay") (collectively, the "Proposed Development"). Development of each Land Bay within the Proposed Development and/or the buildings and parking structures within or serving each Land Bay (each a "Building" or "Parking Structure") may proceed in any order, provided that all proffers that apply to any such Land Bay, Building and/or Parking Structure are addressed with the development of that Land Bay, Building and/or Parking Structure unless otherwise specified by these Proffers or modified by the Zoning Administrator. Further, any existing Buildings and/or Parking Structures not proposed for demolition as part of the development of one or more Land Bays may remain and be occupied and re-tenanted until such time as the Applicant proceeds with development of such Land Bay(s), including the right to make minor modifications to such Building and/or Parking Structure without the need for approval of a CDPA/FDPA/PCA. The Applicant reserves the right to transfer within and among each Land Bay and/or Building(s) therein (i) square footage of the same use from one Land Bay to another Land Bay of the same use, and (ii) unbuilt dwelling units between Buildings within or across Land Bays, so long as any such adjustment maintains an urban form of development as shown on the CDP/FDP, is consistent with the maximum building height(s) for each sending and receiving Building, and the total square footage and maximum dwelling units does not exceed the totals shown on the CDP/FDP. Notwithstanding the foregoing, transfers of unused square footage between Land Bays must not cause the land area labeled "Lake Fairfax East" on Sheet C-02G of the CDP/FDP to exceed a maximum FAR of 0.50 exclusive of bonus density.

7. Final Development Plans. FDPs and FDPAs for the Proposed Development will be in substantial conformance with the CDP/FDP and these Proffers. FDPs/FDPAs approved for individual Buildings on the Property may establish the maximum Gross Floor Area (GFA), number of dwelling units and mix of uses for each Building within the limits established by these Proffers and the CDP/FDP. The specific GFA for each Building will be established at final site plan.

A. Tabulation. The Applicant will provide a tabulation indicating the development status of all Property subject to RZ-2025-HM-0002 with each FDP/FDPA and site plan submitted for the Property. The tabulation will include a listing of the then-existing and proposed GFA and uses for each Building or Land Bay, as applicable. The tabulation will identify the reassignment of any GFA between Buildings or Land Bays (as compared with what was originally shown on the CDP/FDP) pursuant to Proffer 6 above and will be updated with each subsequent FDP and site plan approved for the Property.

8. Mix of Uses. The Proposed Development will consist of a mix of uses and may include any use permitted by right or by special exception or special permit (without the need to obtain separate approval of the same) in the Planned Residential Mixed Use Zoning District under Section 4101.4 of the Zoning Ordinance except for the following uses, which are prohibited within the Proposed Development unless otherwise approved as part of a separate SE or SP application: golf courses; country clubs; helipads/heliports; marinas, docks and boating facilities, commercial; stand-alone car washes, stand-alone drive-through uses (financial institutions, restaurants or pharmacies); service stations and service stations with mini-marts; vehicle light service establishments; and funeral homes.

A. Ground Floor Uses. For purposes of these Proffers, "Ground Floor Use" means any separately-permitted (building permit) use that generally is located on the first and/or second floors of any Building and may be accessed directly from the street, including, but not limited to, business service and supply service establishments, restaurants, financial institutions, bank teller machines, commercial recreation restaurants, dwellings, child care facilities, garment cleaning establishments, offices, private schools of general education, private schools of special education, personal service establishments, health clubs, public uses, repair service establishments, retail sales establishments and theaters.

B. Short-Term Hotels. Any Building (or portion thereof) developed with for-rent multifamily dwelling units may, during the initial two-year lease-up period following completion of the Building, be occupied as a short-term hotel use, provided that not more than fifty percent (50%) of the units of such Building are used as a hotel and the building otherwise complies with required elements of the Virginia Uniform Statewide Building Code. In order to assist Fairfax County (the "County") in its research regarding short-term hotels, each year for the initial two-year lease up period, the Applicant will provide data to the Department of Planning and Development ("DPD") regarding the rate of lease-up of any multi-family Residential Building that

includes short-term hotel uses, including the number of units dedicated to such short-term hotels during such period and the average length of stay.

C. Multifamily Residential Building Ground Floor Use Space. As part of providing onsite and recreational amenities for residents of the Proposed Development, the Applicant will construct a fitness and amenity center in the multifamily residential building (the "Multifamily Residential Building") in Land Bay I2 to include but not be limited to a recreation space, shared workspace, etc. In addition, the Applicant will use its "best efforts" (defined below) to locate one or more Ground Floor Uses, such as a restaurant or retail store, containing no less than 2,000 gross square feet in the Building constructed on Land Bay I2 designed to serve the needs of residents, tenants and guests of the Proposed Development and surrounding neighborhoods (the "Secondary Use").

i. In the event the Applicant, despite its best efforts, is unable to secure a Secondary Use at all or secures a Secondary Use occupying only a portion of the total space reserved for such purpose, then the Applicant may convert all or a portion of the remaining Secondary Use space to resident amenities to serve the Proposed Development without requirement to secure approval of a CDPA/FDPA/PCA.

ii. For purposes of these Proffers, the Applicant's "best efforts" includes retaining a qualified retail broker or internal leasing agent and marketing the Proposed Development for a Secondary Use for at least twenty-four (24) months following submission of the initial building permit application for construction of the Multifamily Residential Building.

9. Alternative Layouts for Land Bays E1/D and J. The Applicant reserves the right to construct the alternate Buildings and pedestrian and vehicular circulation facilities within Land Bay E1/D, Land Bay I2, and Land Bay J, each as more particularly shown on Sheets C-09B.1, C-09C.1 & C-09D.1, Sheet C-09D.1, and Sheet C-09A.1 of the CDP/FDP, respectively.

A. Land Bay E1/D: Should the Applicant elect to construct the multifamily dwelling units shown on Sheets C-09B.1 and C-09C.1 in lieu of Stacked Townhomes, the Applicant will, prior to building plan approval, submit to the Hunter Mill District Supervisor and DPD for review and comment refined architectural drawings documenting proposed building materials and architectural elements that are consistent with the level of quality and detail provided in the CDP/FDP for the Stacked Townhomes and that otherwise are in substantial conformance with the elevations as shown on Sheets A6.1 through A6.6 of the CDP/FDP.

B. Land Bay J: The Applicant has designed Land Bay J in consultation with the Fairfax County Department of Transportation ("FCDOT") to facilitate a proposed future offsite connection (by others) between existing Wildlife

Center Drive (located on the Property) and Michael Faraday Court (located outside the Property), as generally represented on Sheet C-05 of the CDP/FDP (the "Michael Faraday Connection"), including two (2) alternate alignments through Land Bay J. Prior to submission of the first site plan for Land Bay J, the Applicant will contact FCDOT and/or the Virginia Department of Transportation ("VDOT") to inquire about the status of the design and construction of the Michael Faraday Connection and to discuss the selected alignment through Land Bay J to be constructed by the Applicant. In the event the offsite portions of the Michael Faraday Connection have been dedicated to the County for public street purposes prior to site plan approval for Land Bay J, then the Applicant will, as part of such site plan, dedicate in fee simple to the Board of Supervisors right-of-way for the onsite portion of the Michael Faraday Connection located within Land Bay J to create a continuous public street. In the event right-of-way for the offsite portion of the Michael Faraday Connection has not been dedicated to the County prior to site plan approval for Land by J, then the Applicant will, as part of such site plan, reserve right-of-way for the future dedication of the onsite portion of the Michael Faraday Connection located within Land Bay J and thereafter dedicate such right-of-way upon written request by the County Executive. The Applicant may adjust the design and layout of Land Bay J to accommodate the planned or approved design of the Michael Faraday Connection without the need for a CDPA/FDPA/PCA, provided such design otherwise complies with these Proffers.

BUILDING & SITE DESIGN

10. Architecture. The Applicant will design and construct each Building in general conformance with the quality and character of the architectural design and building materials shown on Sheets A3.0 – A3.2, A6.1 – A6.6, and A10 – A10.3 of the CDP/FDP, provided that the Building(s) in Land Bay I2 will be constructed in conformance with the design and materials provided as part of a future FDP/FDPA. Bay windows, balconies, eaves, awnings, covered porches, and other architectural features may be provided along any façade and may extend beyond the building footprints shown on the CDP/FDP as permitted under Article 5 of the Zoning Ordinance. Exterior building materials for the Proposed Development may include, but will not be required or limited to, brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, stucco, composite insulated panels, and/or aluminum/vinyl windows, while final architectural details, roofs, and accents may include other materials.

A. Enhanced Side and/or End-Unit Elevations. The Applicant will design the side elevations of end-unit Townhomes and Stacked Townhomes that abut Business Center Drive, Wildlife Center Drive, and Road A with high-visibility treatments intended to promote visual interest through façade articulation, variation and contrast through the creative use of building and decorative materials and colors, and depth and texture to the building design through strategic placement of windows and other elements, all consistent with the front elevations. The Applicant will include the planned

architectural treatments for each Townhome or Stacked Townhome to which this proffer applies as part of the building plan review process with the County.

11. Building Height. Building heights for the Proposed Development will not exceed the maximum building heights shown on the CDP/FDP. Building heights will be measured in accordance with the provisions of the Zoning Ordinance and will be exclusive of those structures that are excluded from the maximum building height regulations as set forth in Section 5100.2.C of the Zoning Ordinance. Notwithstanding the foregoing, however, the Applicant may construct a Building to a lesser building height than the maximum building height indicated on the CDP/FDP without requiring a future CDPA or FDPA, provided that the Building otherwise maintains the urban, mixed-use form of development envisioned by the CDP/FDP and these Proffers.

12. Activated Streetscapes. The Applicant will provide activated streetscapes throughout the Property through incorporation of architectural elements, screening and active uses that may include, but are not limited to, Ground Floor Uses, urban parks, plazas, dwelling units with direct street access and/or activated lobbies and amenity spaces, as generally shown on the CDP/FDP and subsequent FDPs, FDPAs, site plans and building plan/permit applications, as applicable. In addition, during the building permit phase, the Applicant will encourage tenants of Ground Floor Uses to create an external streetscape presence with transparent exterior storefront facades, landscaping, seating areas, canopy and awning shade elements and other techniques that create building facades that provide interest to pedestrians and vehicles. Placemaking elements will be incorporated along building facades to provide interest to pedestrians and vehicles.

13. Parking Structure Facades. The Applicant will treat and/or screen the façade for any exposed, above-grade parking structure with architectural facades, precast concrete enhancements, public art, sculptural elements, landscaping features, ventilated openings, metal or fabric panels, and/or other materials. The Applicant will include the anticipated architectural treatment and/or screening details for each such parking structure as part of the building plan review process with the County. The Applicant reserves the right to adjust the design details of the architectural treatment and/or screening for the parking garages without requiring approval of a PCA, CDPA or FDPA, provided the quality of the architectural treatment and screening remains in conformance with that shown on the CDP/FDP, as determined by the Zoning Administrator.

14. Streetscapes. Prior to issuance of the first initial RUP or Non-RUP for each new Building in a Land Bay, the Applicant will construct the streetscapes along the applicable frontage of such Building as shown on the CDP/FDP and in accordance with the conditions described herein. The Applicant may delay the opening of the portions of the streetscapes located within fifty feet (50') of an adjacent Building to accommodate construction staging/phasing, installation of required landscaping, and the safety of future residents during construction. However, the Applicant may, in its sole discretion, elect to expedite construction of any portion or all of the streetscapes within the Proposed Development. Streetscapes may be adjusted as part of final engineering and design at the time of FDP and/or site plan approval for each Land Bay or Building, provided the quality of the streetscape is consistent with that shown on the CDP/FDP. Streetscape elements will be in substantial conformance with the road sections as shown on Sheets C-11 through C-11C of the CDP/FDP. The Applicant will open the delayed portions of any streetscapes

prior to the issuance of the RUP for the last dwelling unit having direct frontage on such streetscapes.

Where and as more particularly shown on the Sheet C-11 to C-11C of the CDP/FDP, the Applicant will provide streetscape elements along the internal streets (except alleys) to include a landscape amenity panel located immediately behind the face of curb, a sidewalk or shared use path adjacent to the landscape amenity panel, and a building zone between the pedestrian sidewalk and the face of the building. The building zone is designed to allow access to each Building and will incorporate elements such as supplemental landscaping, entry stoops, store-front browsing, signage, outdoor displays, outdoor dining and/or similar uses. As part of site plan approval for each Land Bay and/or Building to which a streetscape section is appurtenant, the Applicant will provide details concerning the final streetscape selections (exclusive of architectural elements associated with a Building) to the Zoning Administrator for review and comment.

A. Maintenance. The Applicant, or any successor UOA/HOA or equivalent, once established, will maintain and replace in kind all pedestrian realm elements identified on the CDP/FDP regardless of whether such pedestrian realm elements are located within areas to be dedicated as public right-of-way or on private land with public access easements. The pedestrian realm includes all areas between the back of curb and the back of the building zone whether located within the public right-of-way or on private land with public access easements. The Applicant will enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County and/or VDOT (or other public entity, as needed) to permit the Applicant to perform such maintenance within public right-of-way.

B. Building Zone. The Applicant will design and construct the building zone portion of the streetscapes along the applicable frontage of each Building generally consistent with the character and description shown in the Planting Enlargements and Sections on Sheets L501 – L504 and will include shrubs, perennials and other low-level landscaping, in addition to providing dwelling unit access consisting of lead walks and porches/stoops, as applicable.

15. Loading/Trash/Service Areas. The Applicant will the screen above-grade, exterior loading/trash/service area within the Parking Structure of the multifamily Building in Land Bay I2 from public view on all sides visible from the street using roll down doors, or screen walls. The Applicant will design the screening/treatments to be compatible with the style of architecture, materials and colors for the Building in which it is located. The Applicant will provide preliminary details concerning the anticipated screening/treatment for the above-grade loading/trash/service area with the site plan for such Building, as applicable, as well as provide final selections for the loading/trash/service treatment as part of building plan elevations submitted to the Zoning Administrator. In the event the Applicant designs one or more multifamily Building(s) in Land Bay D/E1 to include a centralized, interior loading/trash/service area within such Building that is visible from the street, the Applicant will screen the visible portions of such loading/trash/service area in accordance with this Proffer.

A. At-Grade Trash Area Screening. The Applicant will screen from public view any dedicated, at-grade trash or dumpster pads located in Land Bay D/E1 in areas outside of alleys or private streets and that serve one or more multifamily Building(s). Screening techniques may include screen walls, landscape treatments and/or gates compatible with the style of architecture, materials and colors for the Building(s) the trash or dumpster pad serves. The Applicant will provide preliminary details concerning the anticipated screening/treatment with the site plan for such Building, as applicable, as well as provide final selections for the loading/trash/service treatment as part of building plan elevations submitted to the Zoning Administrator

B. Pedestrian Treatment Across Garage and Loading Entries. The Applicant will provide at the entrance/driveway from each road to each off-street parking garage and loading area driveway aprons that maintain a flush condition with the adjacent sidewalk or that incorporate design features such as special pavement markings, rumble strips, lighting, or other treatments designed to alert pedestrians of the potential conflicts with vehicles accessing the garage or loading area. The design features will be provided on the site plan for each Building.

C. Loading Entry Clearance. As part of building plan approval for each Building containing an internal loading dock/bay intended to be accessed by a trash truck, the Applicant will demonstrate that the proposed design provides sufficient vertical clearance to permit trash trucks to access the dumpster(s) or other trash receptacles in accordance with the trash removal system chosen for such Building (e.g., roll-away dumpsters to be accessed outside the Building may require no vertical clearance), as applicable.

D. Refuse Disposal. If the vertical clearance for the internal loading dock/bay intended to be accessed by a trash truck is not sufficient to permit trash trucks to drive or back into the dock/bay to access the dumpster(s) or other trash receptacles, then the Building manager or its designee, or the refuse company, will roll out and later place back into the loading dock/bay the trash receptacles when the refuse vehicle arrives on the scheduled trash pick-up day. Trash receptacles will be placed back within the respective garages immediately after refuse disposal and may not be left unattended. The Building manager or its designee will collect any refuse that escapes from the trash truck or receptacles during trash pick-up, including sweeping of the street as may be necessary.

16. Bird Friendly Design. In an effort to reduce bird injury and death due to inflight collisions with buildings, the Applicant will design the multifamily buildings on Land Bays D/E1 and I2 on the Property to (i) avoid use of mirrored or highly-reflective glass, (ii) use fritting, frosting, or other patterns on panes of exposed glass larger than 20 square feet located above the ground floor, and (iii) use primarily downward-directed lighting on building exteriors. Specific bird-friendly designs will be noted on each building plan application. Additional bird-friendly design elements may be included, such as the use of color, texture, opacity, louvers, screens, or

ultraviolet materials on the exterior of windows that are visible to birds, curbing of excessive or unnecessary night-time illumination of commercial buildings, recessed balconies and roof setbacks, and breaking up of glass swaths. Upon the issuance of a building permit for each multifamily Building to which this Proffer applies, the provisions of this Proffer will be deemed satisfied as to such Building.

17. Lighting. The Applicant will use streetscape lighting fixtures consistent with those shown in the Urban Design Guidelines for Reston, such as the Trika Post Top and Trika MAXI fixtures by Signify Lighting, subject to approval by Dominion Energy and to availability. The Applicant may adjust the streetscape lighting fixture(s) from time to time provided the character and quality of the design otherwise is maintained. Except as set forth below, all other lighting will utilize full cut-off, low- intensity or recessed lighting with directionally shielded fixtures. The Applicant will use or install exterior Building/unit-mounted light fixtures on the facades of dwelling units in Land Bay A facing the Equestrian Park neighborhood that comply with the DarkSky Approved Luminaires program established by DarkSky International or an equivalent lighting program.

18. Retaining Walls. The Applicant will design and construct any retaining walls within the Proposed Development, including those used to screen alleyways, to include architectural treatments, and/or building materials consistent in character with the streetscape, placemaking, and/or building architecture used throughout the Proposed Development when visible from the public realm, generally as depicted on Sheet L603. Details concerning the height and selected architectural treatments and/or building materials will be provided as part of site plan approval for each retaining wall. The anticipated height of the walls are depicted on the CDP/FDP but will be refined and, if feasible, reduced at the time of site plan approval in coordination with the Director of DPD. The final height and location of walls may vary from that shown on the CDP/FDP subject to final engineering and the ability to obtain any offsite permissions if necessary. The Applicant reserves the right to install additional walls not shown on the CDP/FDP with a maximum height of three feet (3') without requiring a formal zoning determination of substantial conformance from the Zoning Administrator, provided the Applicant demonstrates to the satisfaction of LDS that (a) the proposed retaining wall(s) is required to provide structural support for streets or roads, pedestrian or streetscape improvements, or one or more Buildings, (b) alternative designs to avoid the use of new or additional retaining walls have been considered and deemed practically infeasible, (c) the proposed height and extent of the new retaining wall has been reduced to the extent practically feasible, and (d) the proposed retaining wall does not restrict or reduce pedestrian connectivity to or through the Property. All retaining walls located in streetscape areas will be located outside of both the sidewalk clear zone and the landscape amenity panel. The Applicant and/or subsequent UOA/HOA or equivalent will be responsible for maintaining the retaining walls on the Property.

19. Wayfinding. Prior to opening each urban park on the Property, the Applicant will install a minimum of one sign at each urban park that directs the public to publicly available parks, provided the signs do not require a sign permit or count toward maximum allowed sign area in accordance with Section 7100.3.B.6. The Applicant may install additional wayfinding signage in or around the urban parks on the Property consistent with Fairfax County Park Authority's ("FCPA") Privately Owned Public Space (POPS) signage guidelines. The Applicant

also may install wayfinding signs as permitted by a future Special Exception for Sign Modifications or as otherwise allowed by Article 7 of the Zoning Ordinance.

GREEN BUILDING PRACTICES

20. Green Building for the Multifamily and Single-Family Residential Buildings. The Applicant will implement one of the following programs for each residential Land Bay and/or Building and will inform the Environmental Branch of DPD as to which program the Applicant has chosen as part of the first site plan submission for any such Residential Building.

A. LEED-NC, LEED-MF, or LEED for Homes. If the Applicant selects the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") — New Construction ("LEED-NC"), the LEED for Homes, Multifamily ("LEED-MF"), or the LEED for Homes (LEED-Homes") rating system, as part of the initial site plan submission and initial building plan submission for each Residential Building, as applicable, the Applicant will include a preliminary list of projected credits within the most current version of the LEED-NC, LEED-MF, or LEED for Homes rating system that the Applicant expects to incorporate into the design or construction of such Building to help attain certification from the U.S. Green Building Council ("USGBC"). The Applicant will employ or retain the services of a LEED-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect to provide pre-certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list, if and when implemented, will meet at least the minimum number of credits necessary to attain LEED certification of the Building.

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

ii. Prior to release of the bond for the Proposed Development, the Applicant will provide documentation to the Environmental Review Branch of DPD and to LDS demonstrating the attainment by the Building of LEED certification or to a higher level of certification from the USGBC.

iii. As an alternative to the actions outlined in the above paragraphs, the Applicant will post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to LDS, as defined in the Public Facilities Manual, in the amount of $2/square foot of GFA for the Building. This escrow will be in addition to and

separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification by USGBC. The provision to the Environmental Branch of DPD and to LDS of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. At the time LEED certification (or a higher level of certification) is demonstrated to the Environmental Branch of DPD, the escrowed funds and/or letter(s) of credit will be released to the Applicant.

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

v. If, prior to final bond release for the Proposed Development, the Applicant fails to provide documentation to the Environmental Branch of DPD demonstrating attainment of LEED certification or demonstrating that the Building has fallen short of LEED certification by three (3) points or more, the entirety of the green building escrow for that Building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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

B. National Green Building Standard ("NGBS"). If the Applicant selects the NGBS for any Residential Building, the Applicant will seek certification of each dwelling unit in the applicable Residential Building in accordance with

the most recent NGBS rating system (as determined at the time of registration) using either the ENERGY STAR® Qualified Homes path for energy performance or another approved energy performance path, as demonstrated through documentation submitted to the Environmental Branch of DPD from a home energy rater certified through Home Innovation Research Labs that demonstrates that such dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for each such dwelling unit in the applicable Residential Building. To use an energy path other than ENERGY STAR, the dwelling unit must provide both the above-referenced certification documentation and additional documentation demonstrating equivalent or greater energy performance to the ENERGY STAR standard prior to the issuance of the RUP for each such dwelling unit.EarthCraft. If the Applicant selects EarthCraft program and certification, then the Applicant must provide documentation to LDS and DPD demonstrating that the project has attained EarthCraft certification prior to the issuance of the first RUP for the building. 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 the building. The Applicant thereafter must provide documentation to LDS and EB demonstrating that certification for the Proposed Development has been obtained prior to final bond release.

21. Equivalent Rating Systems. As an alternative to the actions outlined in these Proffers, the Applicant may also elect, subject to approval by the Environmental Branch of DPD, to proceed with an alternate green building rating system that is not specifically outlined in these Proffers, provided the Applicant obtains the required approval prior to site plan approval for the Building(s) for which the Applicant intends to use an alternate green building rating system. In the event the Applicant proceeds with any alternate rating system, the Applicant will provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of building plan review for such Building. The Applicant must also demonstrate attainment of the selected and approved certification from a rater recognized through the selected alternate rating system prior to the issuance of the first RUP for the applicable Building. In the event certification is dependent on the post-occupancy operation of such Building, the Applicant will notify the Environmental Branch of DPD and LDS of the delay and demonstrate attainment of the selected certification prior to final bond release.

22. Noise Attenuation Applicable to Land Bay A. Prior to site plan approval for Land Bay A abutting Sunset Hills Road or Business Center Drive, the Applicant must submit a refined acoustical analysis to model existing noise along such streets and identify (a) the limits of open space that qualifies as an urban park under the Urban Parks Framework of the Comprehensive Plan that may be affected by noise above 65 dBA Ldn, (b) and any private outdoor (including rooftop) patio spaces that may be affected by noise above 65 dBA Ldn. The Applicant will submit the acoustical study to the Environmental Branch of DPD for review and approval and to LDS for informational purposes.

If applicable, based upon the findings of that report, the Applicant must (i) identify urban parks that are anticipated to be impacted by exterior noise greater than 65 dBA Ldn and, to the extent feasible, incorporate mitigation measures to reduce the exterior noise below such levels, (ii) identify as part of building permit submission private outdoor patio spaces impacted by exterior noise greater than 65 dBA Ldn and incorporate specific noise attenuation measures to reduce exterior noise of those identified areas below such levels. In addition, for dwelling units with rooftop areas that are anticipated to be impacted by exterior noise greater than 65 dBA Ldn, the Applicant must disclose in HOA documents and sales materials that those rooftop areas may be impacted by the 65 dBA Ldn in the HOA documents and which may diminish the quiet enjoyment of the rooftop area. If the Applicant is required to propose mitigation measures to reduce the exterior noise levels in urban parks, the Applicant will provide the FCPA the opportunity prior to site plan approval to review and make recommendations on such measures to ensure they do not interfere with the quality or features of the parks.

23. Noise Attenuation for Uses Near Data Center. Prior to approval of the first building permit for a residential building in Land Bay H, the Applicant must submit a refined acoustical analysis to model the effects of existing noise upon dwelling units proposed within 200' of the exterior wall of the existing data center on property identified as Tax Map 18-3 ((08)) 0009A. The Applicant will submit the acoustical study to the Environmental Branch of DPD for review and approval and to LDS for informational purposes. If applicable, based upon the findings of that report, the Applicant must (i) identify dwelling units on the site plan that are anticipated to be impacted by exterior noise greater than 65 dBA Ldn, and (ii) identify as part of final building plan submission specific noise attenuation measures to be used in construction designed to reduce interior noise of those identified units to a level no greater than 45 dBA Ldn and to reduce exterior noise of those identified areas to a level no greater than 65 dBA Ldn. In addition, for dwelling units with rooftop areas that are anticipated to be impacted by exterior noise greater than 65 dBA Ldn, the Applicant must disclose in HOA documents and sales materials that those rooftop areas may be impacted by the 65 dBA Ldn, which may diminish the quiet enjoyment of the rooftop area.

A. Screen Wall to Data Center. Subject to the acquisition of all necessary offsite easements and/or permissions, the Applicant will install a board-on-board or solid fence not less than six feet (6') in height in the location as shown on Sheet C.09E the CDP/FDP to provide additional visual screening of the data center building from the dwelling units proposed in Land Bay H. The Applicant will install the replacement fence prior to the issuance of the first RUP for any unit adjacent to Private Street L.

24. Electric Vehicle Charging Facilities.

A. Non-Residential and Multifamily Residential Buildings. As part of site plan approval for each Building, the Applicant must designate at least two percent (2%) of the parking spaces in such Building's Parking Structure to be equipped with universal, Level 2 electric vehicle charging stations, which must be fully wired and functional at time of RUP/Non-RUP issuance.

B. Parking Structure Electric Vehicle Ready Infrastructure. The Applicant will design and construct each Parking Structure in the Proposed Development to support the future installation of Level 2 EV charging stations at not less than five percent (5%) of the total parking spaces within such Parking Structure (the "EV Ready Spaces"). The Applicant will identify the location of EV and EV Ready spaces at the time of site plan submission. The Applicant will provide information demonstrating the following at the time of building permit submission:

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

ii. That the electric room of the Building is sufficiently sized to support future electrical capacity expansions for Level 2 EV charging stations for the EV Ready Spaces, including space for the future installation of empty panels that could ultimately be connected with pull string conduits to the parking spaces.

C. Single-Family Attached and Stacked Townhome Utility Rough-Ins. The Applicant will provide each initial purchaser at the purchaser's expense the option for the Applicant to install utility rough-ins necessary for the purchaser to install a universal electric vehicle charging station in the purchaser's garage and at the purchaser's expense.

AFFORDABLE HOUSING

25. Affordable Dwelling Units. Unless otherwise exempt pursuant to Section 5101.3 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), and except as set forth below, the Applicant will provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance. Final tabulations for and the locations of ADUs will be detailed as part of site plan approval and may deviate from the locations shown on the CDP/FDP, provided the locations of ADUs comply with the provisions of Section 5101.5.

26. Workforce Dwelling Units. In addition to the number of ADUs required pursuant to the ADU Ordinance and except as set forth below, the Applicant also will provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units ("WDUs"), such that a total of twelve percent (12%) of the total number of residential units actually constructed on the Property are sold/rented as either ADUs or WDUs. Such WDUs will be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs does not exceed twelve percent (12%) of the total number of residential units constructed on the Property. When the required number of WDUs results in a fractional unit less than 0.5, the number will be rounded down to the next whole number. When the required number of WDUs results in

a fractional unit greater than or equal to 0.5, the number will be rounded up to the next whole number. In the event the required number of ADUs based on application of the ADU Ordinance results in the provision of fewer than twelve percent (12%) ADUs among the units to which it is applicable (e.g., 10.5% ADUs), then the Applicant may meet the overall ADU/WDU requirement by providing additional WDUs as follows: (a) three (3) WDUs will be provided as three (3) bedroom Townhome dwelling units (the "Townhome WDUs"); and (b) the balance the additional WDUs will provided as Stacked Townhome dwelling units, provided the Townhome WDUs satisfy the WDU Policy Guidelines (defined below) concerning proportionate sizes among market rate and WDU units. Final tabulations for and the locations of WDUs will be detailed as part of site plan approval. To accommodate the Townhome WDUs, the Applicant may elect to relocate up to three (3) ADUs from the Townhome dwelling units to the Stacked Townhome dwelling units to create sufficient space to achieve the requirement for proportionate sizes among market rate and WDU units.

27. WDU Administration. The Applicant will administer the WDUs in accordance with the "2025 Fairfax County Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted on March 18, 2025 (the "Policy Guidelines"). Notwithstanding the foregoing sentence, 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 following approval of this Application. Neither the Board of Supervisors nor Fairfax County will be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs will be administered solely in accordance with such agreement and the provisions of this proffer will become null and void.

A. Rental Income Tiers. The Applicant will provide (i) fifty percent (50%) of for-rent WDUs to persons/households making up to eighty percent (80%) of the Washington Metropolitan region's AMI, (ii) twenty-five percent (25%) of the for-rent WDUs to persons/households making up to seventy percent (70%) of the regional AMI, and (iii) twenty-five percent (25%) of the for-rent WDUs to persons/households making up to sixty percent (60%) of the regional AMI.

B. For-Sale Income Tiers. The Applicant will provide (i) thirty-three percent (33%) of the for-sale WDUs to persons/households making seventy percent (70%) of the regional AMI, (ii) thirty-three percent (33%) of the for-sale WDUs to persons/households making eighty percent (80%) of the regional AMI, and (iii) thirty-three percent (33%) of the for-sale WDUs to persons/households making one hundred percent (100%) of the regional AMI.

28. Parking for WDUs. The Applicant will make available a minimum of one parking space for each ADU/WDU (each a "Reserved Space") at a price that is discounted at a rate commensurate with the percentage of reduction in rent for that ADU/WDU based on the income tier within which such ADU/WDU will be provided. The Applicant will otherwise offer each Reserved Space on the same terms as the parking spaces offered to the renters or owners of the market-rate units.

LANDSCAPING

29. Landscape Plans. The Applicant will implement the landscape design for the Proposed Development as shown on Sheets L-001 through L-704 of the CDP/FDP (the "Illustrative Landscape Plan"), which illustrates the plantings and other features to be provided with the Proposed Development, including open space and parks. The Illustrative 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 and quantity of landscaping as that shown on the Illustrative Landscape Plan, as determined by the Forest Conservation branch within LDS ("Forest Conservation"), FCPA, and DPD. Any elements of the Illustrative Landscape Plan that are located within the right-of-way of VDOT are subject to the approval of VDOT and may be modified as required by VDOT without the need for an official interpretation by the Zoning Administrator, a minor modification, or a CDPA/FDPA or PCA.

A. Site Plan. As part of the initial site plan submission for the Proposed Development, the Applicant will submit to Forest Conservation for review and approval a detailed landscape and tree cover plan (the "Landscape Plan"), which will include, among other things:

i. Design details for tree wells and other similar planting areas above structures and along streets; and

ii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings.

B. Tree Space Requirements. The Applicant will install street trees with tree species and planting sites consistent with the Illustrative Landscape Plan, as may be modified in accordance with these Proffers. Where minimum planting widths stated in Chapter 12 of the Public Facilities Manual ("PFM") cannot be provided, the Applicant will provide details for alternative measures showing how the proposed planting spaces will provide for normal tree growth and performance by using structural cell technology, or other measures acceptable to FCON, to satisfy the following specifications for all planting sites:

i. A minimum of six (6) feet of open surface width and thirty-six (36) square feet of open surface area for Category III and Category IV trees, with the tree located a minimum of four (4) feet from the back of curb.

ii. Rooting area beneath paved surfaces must be a minimum of eight (8) feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth must be four (4) feet. Soil depth in areas beyond four feet may be shallower or narrower

as long as specified minimum soil volumes are met. Paved surfaces over the specified rooting area must not be dependent upon compacted soil for structural support.

iii. Soil volume for Category III and Category IV trees will be a minimum of 700 cubic feet for single trees. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet will be provided. For three (3) or more trees planted in a contiguous area, the soil volume will equal at least 500 cubic feet per tree. A contiguous area must be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted. However, in the event that the before stated soil volumes cannot be met due to existing utilities or other features existing or required on the site, the greatest volume possible may be provided per FCON review and approval. Soil specifications in planting sites will be provided as specified in the planting notes to be included in all site plans submissions.

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

v. The Applicant must monitor and document the installation process of all landscape panels utilizing structural cell technology or other FCON approved solutions to meet planting requirements and provide documentation of the installation process for FCON and SDID review and verify the installation conforms to the requirements described in the proffers.

vi. The Applicant must include on the site plan information, details, and specifications illustrating and describing how the minimum soil volumes are to be met.

C. Planting Quality. The Landscape Plan will be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the public spaces, courtyard areas and streetscape improvements and plantings as approved by Forest Conservation, provided such adjustments otherwise are in substantial conformance with the CDP/FDP. Adjustments to the type and location of plantings may be permitted to avoid conflicts with utilities, sight distance, and other engineering considerations.

D. Sustainable Elements. The Applicant will incorporate into its landscape planting plan and specifications sustainable landscape planting techniques

designed to reduce maintenance requirements and contribute to a cleaner and healthier environment, such as:

i. Provide a diverse selection of native or adaptive species, 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. The Applicant will encourage the UOA/HOA to minimize the use of herbicides and pesticides as part of landscape maintenance; and

ii. Sustainable landscape planting implemented with the subdivision/ site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.17) together with 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, natural environment.

E. Non-Invasive Plants and Native Species. The Applicant will use plants that are predominately adaptive and native. The Applicant will not use any plant species identified on the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation. Final landscaping for all on-site planting areas within the Proposed Development as shown on the CDP/FDP will be layered to include canopy trees and/or understory trees, and shrubs and/or perennials or groundcovers, where appropriate to the site-specific conditions. The Applicant reserves the right to select as part of site plan approval the exact tree species to be used, provided that FCON will be consulted and that the FCPA Natural Resources Branch (NRB) will also be consulted for any trees in park areas.

F. Seasonal Planting Requirements. The Applicant may defer installation of trees and/or landscaping due to seasonal planting schedules intended to maximize survivability of such plantings, provided that such plantings must be complete prior to final bond release for the improvements shown on the applicable site plan and/or public improvement plan.

G. Understory Plantings. Within areas shown as "Landscaped Areas" on Sheets L101A-L106C and areas shown as "Plant Bed" on Sheets L300 – L306, the Applicant will use a plant selection that includes layered mix of shrubs, ground covers, perennials, ornamental grasses, and lawn as a secondary surface coverage, providing year-round interest with seasonal color changes, varied textures, and heights, contributing to a diverse, naturalistic aesthetic. The design intent is to create a visually engaging, ecologically balanced landscape for the Property. The Applicant may provide this same plant selection within portions of the building zone.

H. Reston Specific Streetscape. In satisfaction of the Comprehensive Plan's expectations for the provision of Reston-Specific streetscape elements, and as more particularly detailed below, the Applicant will provide enhanced streetscape features, such as street trees, ornamental trees, shrubs, and perennials/ground cover, along Sunset Hills Road within the landscape amenity panel, as more particularly shown on Sheets L308-L312 and L504 of the CDP/FDP.

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

31. Utility Locations. The Applicant will install any new utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, electric transformers, gas meters and/or service regulators, and traffic signal cabinets within the roadways or in locations that do not conflict with the above-ground portions of the pedestrian realm, landscaped areas and streetscape elements shown on the CDP/FDP to the extent feasible and as permitted by VDOT. The Applicant may adjust the type and location of plantings to avoid conflicts with utilities and other site engineering considerations. The Applicant intends to plant trees in the locations as identified on the CDP/FDP, which has been designed with the appropriate level of detail for a CDP/FDP. However, with final engineering at the time of site plan approval, if the locations of existing or proposed street trees shown on the CDP/FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to Forest Conservation and DPD cannot be accommodated, the Applicant may delete such trees without the need for an official interpretation by the Zoning Administrator, a minor modification, or a CDPA/FDPA or PCA, provided that the Applicant plants a comparable replacement tree on the Property for each street tree deleted. Maintenance access points to SWM Facilities (as defined below) and any electric vaults installed beneath the streetscape should be located outside the clear pedestrian sidewalk zone of the streetscape to the extent feasible. If they must be located in the sidewalk zone, they will be designed to meet ADA accessibility requirements to accommodate pedestrian traffic and as a lift out panel. To the extent known, such maintenance access points will be shown on each site plan.

A. Conceptual Utility Master Plans. A conceptual utility master plan overlaid on a landscape plan will be submitted with each site plan and will include general locations for all stormwater cisterns and vaults, storm sewer lines, sanitary sewer lines, and conceptual locations for other wet utilities. Adjustments to the type and location of utilities may be permitted at the time of site plan approval to avoid conflicts with street trees, utilities and other site engineering considerations.

B. Electric Transformers and Other Utilities. Electric transformers and other utility structures, such as A/C compressor units, will be located to minimize impact on the pedestrian realm to the extent commercially-feasible, such as within a Building or Parking Structure, in or beneath building zones and landscape areas, or along service roads.

i. Multifamily Residential Building. Transformers located outside of a building will be screened from the public realm by landscaping or enclosed with screen walls designed to blend with the building architecture. The Applicant will identify the selected screening technique as part of site plan approval for the Building(s) served by the transformer.

ii. Townhomes/Stacked Townhomes. Transformers will be located in rear service alleys, side yards, rooftops, or landscaped buffer zones. Transformers will be screened by landscaping as allowed by the utility company and as shown further on Sheet L503 of the CDP/FDP or, when located in the building zone or in the side yard of a dwelling unit that abuts the front yard of another dwelling unit, enclosed with decorative walls and/or screening made of compatible materials as the building architecture, including but not limited to wood, masonry, vinyl, composite, or metal. The Applicant will identify the selected screening technique as part of site plan approval for the Building(s) served by the transformer(s) or other structures.

iii. Minimum Alley Width: The Applicant will design alleys that are less than twenty-two feet (22') in width, such as those shown on Sheets C-09A-C-09F.2 of the CDP/FDP, to be free and clear of any physical obstruction that would hinder or restrict vehicular ingress and egress to/from individual dwelling units and the adjoining alley, including but not limited to utility equipment or landscape islands located in between individual Townhomes or Stacked Townhome driveways, as determined by LDS and FCDOT at the time of site plan- approval. If this condition cannot be demonstrated at the time of site plan approval, then the Applicant must increase the width of the alley until the standards of this proffer are met.

32. Sanitary Sewer. The Applicant has submitted an initial sanitary sewer capacity analysis and identified multiple existing sanitary sewers that need to be upsized to serve the Proposed Development. As part of site plan submittal for the first Building in each sanitary sewer outfall serving the Property (this Proffer is not applicable to any site plan submittal which does not include a new Building), the Applicant will conduct a detailed capacity analysis in coordination with the Fairfax County Wastewater Planning & Monitoring Division ("WPMD") of the existing sanitary sewer infrastructure serving the Property to determine if capacity enhancements are needed to serve the development shown on the subject site plan. The aforementioned capacity analysis will be based on a calculation methodology or methodologies approved by WPMD. To the extent that capacity enhancements or other improvements are needed to serve the development

shown on the subject site plan (each and collectively, the "Sewer Enhancements"), if/as determined by WPMD, the Applicant will complete and submit to LDS a public improvement plan ("PI Plan") for the Sewer Enhancements, including any portions located offsite of the Property, prior to issuance of the land disturbance permit for the associated site plan. The Applicant will construct the Sewer Enhancements shown on the approved PI Plan and secure approval for flow prior to issuance of the RUP or RUPs that triggers the requirement to complete the Sewer Enhancements. Prior to transferring ownership of the Sewer Enhancements, the Applicant will enter into an agreement (the "Agreement") with the County pursuant to Section B-5 of the Fairfax County Department of Public Works & Environmental Services, Office of Waste Management's "Statement of Policy Regarding Sewage Disposal" (the "Statement") to provide for pro rata (partial) reimbursement from neighboring developments of the Applicant's costs to design, permit, bond, and construct the Sewer Enhancements. Prior to execution of the Agreement, the Applicant has no obligation to permit neighboring developments to tie into the Sewer Enhancements after it has obtained approval for flow.

33. Sight Distance Considerations. Sight distance analyses will be shown on the FDP plans and on each Landscape Plan to identify and avoid conflicts with street tree locations. If at the time of site plan approval street tree locations approved on the CDP/FDP are determined to conflict with sight distance requirements, the Applicant will either relocate the street tree(s) with the approval of Forest Conservation to avoid such conflicts or propose to remove their lower branches. In the event VDOT, FCDOT or any applicable utility company does not approve the tree locations even after the changes anticipated above, the Applicant will be permitted to relocate or replace the affected street tree elsewhere on the Property without the need for approval from the Zoning Administrator of a minor modification, subject to approval by the Forest Conservation. If a tree that is deleted due to VDOT, FCDOT or any applicable utility company requirements would result in a tree canopy below the percentage required for the Property, the tree(s) will be accommodated in another location on the Property, as approved by Forest Conservation.

34. Fire Marshal Review and FCDOT Coordination. The Applicant has coordinated with the Fire Marshal and FCDOT regarding the site design and layout of the Property shown on the CDP/FDP. Notwithstanding such coordination, if it is determined during site plan or FCDOT permit review, or VDOT permit review if applicable, that elements of the CDP/FDP located on the Property – including, but not limited to, streetscape and building, sight distance, tree plantings, open space, tree buffers, and tree preservation areas – require adjustment to allow for required emergency vehicle access or are necessary to respond to subsequent comments from the Fire Marshal, FCDOT, and/or VDOT, the Applicant will be permitted to relocate, replace, or modify such elements without requiring approval of an amended Development Plan or PCA, provided any such modifications are found to be a minor modification or minor variation in accordance with the Zoning Ordinance.

35. Soil Remediation. The Applicant will remediate soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants in order to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. 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 and approval by Forest Conservation.

TREE PRESERVATION

36. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis as part of the first site plan and all subsequent 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, as well as trees six inches (6") Diameter Breast Height ("DBH") or greater on FCPA-owned property adjacent to Land Bay J within twenty-five feet (25') feet outside of the limits of clearing and grading.

37. Tree Preservation Plan. The Applicant must submit a Tree Preservation Plan and Narrative as part of the first site plan and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be consistent with the tree preservation areas shown on the CDP/FDP and 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 Forest Conservation and FCPA NRB for areas where tree preservation is proposed within twenty-five (25') feet of FCPA-owned property.

38. 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 Forest Conservation 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. The Applicant also will invite a representative from the FCPA to the pre-construction meeting. 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.

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

40. Tree Preservation Measures. The Applicant must provide information concerning tree preservation measures it expects to employ on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan for each site 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.

41. 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 Forest Conservation. Written reports must be submitted to Forest Conservation, FCPA NRB, and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

42. Monitoring of Tree Health on Lake Fairfax Park. Following the Applicant's completion of construction of the retaining wall in Land Bay J adjacent to the property boundary line with Tax Map 18-3 ((01)) 0001A ("Lake Fairfax Park"), the Applicant's Project Arborist will monitor for three (3) years the health and viability of trees located on Lake Fairfax Park that had been previously identified on the Tree Inventory and Condition Analysis. The Project Arborist will submit a written report annually to FCPA and FCON detailing the results of its analysis and providing recommendations to mitigate impacts to the long-term viability of the identified trees. In the event the Project Arborist determines during an annual review that one or more of the identified FCPA trees has died or is likely to die from constructed-related impacts, then the Applicant must pay to FCPA an amount equal to $1,500 for each affected tree to be used to plant new trees on Lake Fairfax Park.

43. Invasive Plant Species Management. At the time of site plan submission, the Applicant must provide a management plan for review and approval by Forest Conservation 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. This management plan must remain in effect for no less than two (2) years from its date of implementation. Given the ongoing nature and duration of this Management Plan, the Applicant may secure bond release once the Management Plan becomes operational. The Management Plan must further bind successors to the Applicant, including the future UOA/HOA. If the community is turned over to the UOA/HOA prior to the termination date of the Management Plan, the Applicant must provide the UOA/HOA with written notice as to any ongoing obligations of this proffer and a capital contribution sufficient to fund the remaining remediation and monitoring obligations.

PARKS & OPEN SPACES

44. Urban Parks and Open Spaces. The Applicant will provide a series of parks and open spaces throughout the Property to provide active and passive recreation areas for residents of the Proposed Development and for the benefit of the public as shown on Sheet L005 of the CDP/FDP (collectively, the "Park Spaces"). The Applicant reserves the right to modify and/or reconfigure elements within each Park Space at the time of site plan approval to allow for final engineering and design considerations, provided the overall character and quality of the Park Spaces is maintained, subject to review and comment by FCPA. Prior to site plan approval for the portion of the Proposed Development where each park space is located, the Applicant will record a public access easement over the features and areas in sections in a form acceptable to the Office of the County Attorney to ensure the Park Spaces are available for use by the public between dawn and dusk, subject to reasonable rules and regulations established by the Applicant and/or any

successor UOA/HOA. Should the Proposed Development be constructed in phases, Park Spaces will be provided in accordance with the Phasing Plan as shown on Sheet C-07A – C-07D (the "Phasing Plan") and these Proffers. The Applicant may provide park spaces with each phase in addition to those required on the Phasing Plan, at the Applicant's sole discretion. As used in this proffer, the term "construct" means an improvement is substantially complete and open to use by the public but trees and/or landscaping may not yet be fully installed due to seasonal planting schedules intended to maximize survivability of such plantings.

A. Central Green: The Applicant will provide an approximately 0.70-acre central park in Land Bay I2 to include gathering space to support community events such as festivals, movie nights, block parties, etc. (the "Central Green"). The Central Green also will offer outdoor spaces to serve a wide variety of programs, and people of all ages, such as fitness play spaces for toddlers and children,, shade structures, public art, and landscape areas that can be designed as rain gardens to support the storm water management strategy for the park and the overall site, etc. No less frequently than once a year for the first three (3) years the Central Green is open, the Applicant will meet with representatives of FCPA and the Hunter Mill District Supervisor to discuss temporary or "pop up" programmatic elements that may be implemented in the Central Green during warmer months, such as age-appropriate child sports activities or adult art lessons, to provide options for a range of ages and interests. Following issuance of the first RUP for the first dwelling unit in Land Bay I2, the Applicant will establish and maintain a written tabulation of all RUPs that are issued for the Multifamily Residential Building in such Land Bay (the "Occupancy Log") and will submit a copy of such Occupancy Log to the Director of Zoning Evaluation with each subsequent request for one or more additional RUPs. Using the Occupancy Log as the basis for measurement, the Applicant will construct and open for use the Central Green on Land Bay I2 prior to requesting issuance of the 350th RUP for the Multifamily Residential Building constructed on Land Bay I2.

B. Pocket Parks: The Applicant will provide a series of pocket parks dispersed throughout the Property, offering new and preserved tree canopy, nature play, seating areas, placemaking elements, landscaping, and trail connections, where possible. The Applicant will construct and open for use each Pocket Park coincident with the issuance of the RUP for the first dwelling unit having direct frontage on such park. The Applicant may open the portions of the Pocket Parks located within fifty feet (50') of adjacent Buildings at a date later than the balance of the Pocket Park(s) to accommodate construction staging/phasing, installation of required landscaping, and the safety of future residents during construction. The Applicant will open the delayed portions of any Pocket Park prior to the issuance of the RUP for the last dwelling unit having direct frontage on such park.

i. Bike Station: The Applicant will install a bike fix-it station within Pocket Park #10, as identified on the CDP/FDP, coincident with the issuance of the RUP for the first dwelling unit having direct frontage on Pocket Park #10.

ii. Public Parking Spaces for Pocket Park #10: The Applicant will designate a minimum of six vehicular parking spaces for use by park users between dawn and dusk in a location adjacent to or across from Pocket Park #10. The Applicant will install signage indicating this parking designation coincident with the issuance of the RUP for the first dwelling unit having direct frontage on Pocket Park #10.

C. Linear Parks: The Applicant will construct linear parks within Land Bays E1, I1, and I2 to include a series of gathering spaces designed to facilitate access between the residential units in each Land Bay and nearby open spaces, further connecting the communities within the Property. The Applicant will construct and open for use each Linear Park coincident with the issuance of the RUP for the first dwelling unit having direct frontage on such park. The Applicant may delay the opening of the portions of any Linear Park located within fifty feet (50') of an adjacent Building to accommodate construction staging/phasing, installation of required landscaping, and the safety of future residents during construction. The Applicant will open the delayed portion of any Linear Park prior to the issuance of the RUP for the last dwelling unit having direct frontage on such park.

D. Pocket Park #16 and Linear Park #4. As indicated on CDP/FDP, the Applicant may construct either Stacked Townhomes or Multifamily Buildings in Land Bays D/E1 abutting Business Center Drive and both Pocket Park 16 and Linear Park 4. In the event the Applicant elects to construct the Multifamily Buildings in lieu of the Stacked Townhomes, the designs Pocket Park 16 and Linear Park 4 will be modified from those shown on Sheets L103D and L103C to reflect the change in use and the layout as shown on Sheet C-09B.1, provided that the character and quality of design and programming for the revised parks will be consistent with those shown on the CDP/FDP for the Stacked Townhomes.

45. Private Amenities and Recreational Facilities for Residents. The Applicant will provide on-site recreational facilities for the future residents of the Property as shown on the CDP/FDP. Recreational facilities such as rooftop amenities and pool facilities may be separately designated for the residents of the individual residential Buildings; or, more common facilities such as a business or fitness center may be shared between them. The Applicant will expend a minimum of $2,150.00 per market-rate and workforce residential unit on such recreational facilities. Prior to final bond release for each residential Land Bay and/or Building, the balance of any funds not expended on recreational amenities for that Land Bay and/or residential Building, as determined by LDS, will be contributed to the FCPA for the provision of recreational facilities serving the Reston area.

46. Connection to Lake Fairfax Park. Prior to the issuance of the first RUP for the row of units between Private Street H and Lake Fairfax Park (Tax Map #18-3 ((01)) 0001A), the Applicant will, at its expense, provide a trail connection from Pocket Park 10 to the Lake Fairfax Park trail system, as conceptually shown on Sheet L101A of CDP/FDP, with the final location and design subject to review and approval of FCPA. The Applicant will coordinate the planning, design, alignment and construction of any trails located on or connecting to Lake Fairfax Park with FCON and FCPA's Trail Planner and Natural Resources Branch, and the trails will be reviewed and approved by the FCPA Trail Planner as part of the site plan approval process. All trail connections and all trails on Lake Fairfax Park will consist of a natural surface and be constructed in accordance to the final site plans. Before the first site plan submission, the Applicant will field-locate trails as generally shown on the CDP/FDP and schedule a site visit with FCON and FCPA to assess any necessary alignment modifications.

PARKING

47. Parking and Future Parking Reductions. The Applicant will provide parking for the Proposed Development in accordance with the parking requirements of Article 6 of the Zoning Ordinance, provided that the Applicant may elect to adjust its parking rates in response to future ordinance amendments adopted by the Board of Supervisors. The Applicant reserves the right to pursue a parking reduction for the Proposed Development, as may be permitted by Article 6 of the Zoning Ordinance.

48. Unbundled Residential Parking. To discourage vehicle trips and promote transit usage, the Applicant will unbundle multifamily residential parking spaces from each lease or unit purchase agreement, such that each tenant or purchaser may rent/purchase a unit without having to lease/secure a parking space.

49. On-Street Short-Term Loading and Service Vehicle Parking. As part of site plan approval for each Land Bay and/or Building containing multifamily residential uses (Land Bays I2 and E/D1, the Applicant will designate at least one (1) standard-size parking space near an access of each Building for use as a short-term, loading or service vehicle parking space during the hours of 7:00 a.m. to 5:00 p.m., as well as designate at least two (2) additional such spaces within a Parking Structure serving each Building.

TRANSPORTATION

50. Transportation Improvements and Phasing. Subject to acquisition of all necessary offsite rights-of-way and easements and approval by the FCDOT and VDOT, as applicable, the Applicant will construct the road, pedestrian and frontage improvements generally as shown on the CDP/FDP and described below. Final design and configuration of the improvements set forth below will be determined as part of site plan approval for the proposed improvements and as approved by VDOT and/or FCDOT, as applicable. The Applicant may, at its sole discretion, elect to include the proffered road, pedestrian and similar improvements on a single site plan or on multiple site plans.

A. Business Center Drive, Wildlife Center Drive, and Road L.

i. The Applicant will construct Business Center Drive and the portions of Wildlife Center Drive and Road L located within the application boundaries as shown on the CDP/FDP. Notwithstanding any deviations from VDOT's current B-2 standards for public streets in Reston's Transit Station Areas (the "B-2 Standards") or VDOT's Secondary Street Acceptance Requirements ("SSAR") regulations in effect as of the date of these Proffers, Business Center Drive, Wildlife Center Drive and Road L are intended in the future to be public streets, as further described below.

ii. At the time of site plan approval for all or any portion of Business Center Drive, Wildlife Center Drive, and/or Road L, the Applicant will reserve for future dedication to the Board of Supervisors the portion of the roadway from 18 inches back of curb to 18 inches back of curb on the Property as shown on the CDP/FDP (the "Roadway"). As part of such site plan, the Applicant also will reserve for future dedication additional right-of-way for non-vehicular improvements extending to the back of the sidewalk or to such lesser area as the Applicant and FCDOT mutually may agree to avoid features or utilities that may not be accepted by VDOT into the State system for maintenance (the "Pedestrian Realm") (the Roadway and the Pedestrian Realm, collectively the "Right-of-Way"). Concurrently with each reservation of Right-of-Way, the Applicant will record a public access easement over the Right-of-Way (if not previously granted).

iii. The Applicant will initiate the process to request that VDOT accept into the state Secondary Street system for maintenance all or any portion of the Right-of-Way for Business Center Drive, Wildlife Center Drive, and/or Road L in accordance with VDOT policies (which is understood to be following site plan approval). If, at the time of final bond release for the improvements shown on the applicable site plan, the B-2 Standards have been revised to match the design and construction of Business Center Drive, Wildlife Center Drive, and/or Road L as shown on such site plan, and/or VDOT otherwise has agreed to accept into the State system for maintenance all or any portion of such streets, without further modification of or improvements to the facilities constructed therein, then the Applicant will dedicate and convey that portion of the Right-of-Way to Fairfax County in fee simple and diligently pursue VDOT acceptance of the dedicated Right-of-Way. The bond for such improvements will be released to the Applicant once VDOT accepts the applicable portion of the Right-of-Way into the State system for maintenance.

iv. If, at the time of final bond release for the applicable site plan for the improvements to Business Center Drive, Wildlife Center Drive

and/or Road L, the B-2 Standards have not been updated by VDOT or the design and construction of such roadways (as approved by FCDOT and VDOT) will prevent VDOT from accepting into the State system for maintenance all or a portion of the Right-of-Way for Business Center Drive, Wildlife Center Drive, and/or Road L absent a waiver of one or more SSAR standards, then the Applicant will request approval from VDOT of the required waivers to permit acceptance of the applicable portion of the Right-of-Way into the State system for maintenance. If the necessary SSAR waivers are not approved, then the applicable portion of the Right-of-Way that VDOT will not accept will remain private, and the Applicant will maintain such portion of Business Center Drive, Wildlife Center Drive and/or Road L as a private street, and the bond for such improvements will be released to the Applicant. Thereafter, upon written request from the owner of the abutting property(ies) at which the onsite portions of the Business Center Drive, Wildlife Center Drive and/or Road L are proposed to terminate, the Applicant will provide at no cost temporary grading, construction and inter-parcel access easements to facilitate completion of the planned grid of streets for the larger application area.

B. Offsite Portions of Non-Vehicular Improvements. For those portions of the proffered improvements, including streetscape, located offsite from the Property that the Applicant will construct or cause to be constructed, subject to acquisition of all necessary offsite rights-of-way and easements, the Applicant will construct such improvements generally as shown on the CDP/FDP, with the final design, dimensions and, as necessary or appropriate, extent of right-of-way and/or easements to be acquired determined as part of site plan approval for the associated improvements. These improvements include streetscape improvements on (i) Business Center Drive across Tax Map #18-3 ((8)) Parcel 3 and #18-3 ((8)) Parcel 9A, and (ii) Sunset Hills Road across Tax Map #18-3 ((8)) Parcel 9A. In the event the Applicant is unable to acquire offsite right-of-way and/or easements required to complete the offsite improvements, including, but not limited to, any easements required for utilities, utility relocation, and stormwater management, within three (3) months of contacting the offsite property owner as demonstrated through documentation provided to the Zoning Administrator, the Applicant will be relieved of the obligation to complete the offsite improvements.

C. Construction of the Internal Roads. Concurrent with the construction of each new Building or Land Bay, the Applicant will construct the appropriate portions of the roadways within and immediately adjacent to those Land Bays, as shown in the Phasing Plan on the CDP/FDP (collectively the "Internal Roads"), and the streetscape and building zone sections abutting such Building or Land Bay and as more particularly described below. The Applicant will construct the Internal Roads of a material and depth of

pavement consistent with public street standards and in accordance with the PFM. The Applicant will open each of the Internal Roads for use (but not necessarily with final topcoat paving in place) prior to issuance of the first RUP for the first dwelling unit that is accessed by such Internal Road, and streetscapes will be constructed in accordance with Proffer 14. Notwithstanding the timeframes specified herein for completion of the Internal Roads, the Applicant may, in its sole discretion, expedite and construct any portion or all of the Internal Roads identified below in advance of such specified timeframes, including extending internal streets across multiple Land Bays to accommodate vehicle turnarounds and emergency vehicle access.

i. Inter-Parcel Access to Adjacent Redevelopments. Upon written request from the owners of the abutting properties at which the onsite portion of Private Street E is proposed to terminate, the Applicant will provide at no cost temporary grading, construction and inter-parcel access easements to facilitate completion of the planned grid of streets for the larger application area.

D. Sunset Hills Road

i. East of Business Center Drive. As part of site plan approval for the development of Land Bay A, the Applicant will reserve for up to thirty (30) years the future dedication of frontage along Sunset Hills Road as shown on Sheet C-09F.1 of the CDP/FDP (the "Sunset Hills Road Widening Area") for a future westbound right turn lane from westbound Sunset Hills Road onto Business Center Drive. At such time as the County Executive and/or VDOT notifies the Applicant in writing that the County has completed construction plans and secured funding for the widening of Sunset Hills Road along the frontage of Land Bay A, the Applicant will dedicate the Sunset Hills Road Widening Area or such portion thereof as may be necessary to accommodate the contemplated widening, recognizing that a lesser dedication area may be required if no right turn lane is needed or for other reasons as determined by VDOT and/or Fairfax County.

At such time as the Applicant elects to construct the Building(s) in Land Bay A, the Applicant will construct, if and as approved by VDOT, either (a) the right turn lane from westbound Sunset Hills Road onto Business Center Drive, including the streetscape improvements consisting of a twelve-and-a-half-foot (12.5') landscape amenity panel and an eight-foot (8') sidewalk (collectively, the "Ultimate Sunset Hills Road Streetscape"), as shown on Sheet C-09F.1 of the CDP/FDP, or (b) an eight-foot (8') sidewalk and a twenty-three-and-a-half-foot (23.5') landscape amenity panel, including understory plantings as shown on Sheet C-09F and with a minimum planting density of one tree per 30 linear

feet of frontage, and as shown on Sheet C-09F of the CDP/FDP as an interim condition until such time as the landscape amenity panel is converted to a turn lane or the reservation expires (collectively, the "Interim Sunset Hills Road Streetscape").

The Applicant will construct and open for use either the Ultimate Sunset Hills Road Streetscape or the Interim Sunset Hills Road Streetscape coincident with the issuance of the RUP for the first dwelling unit in the row of Townhome dwelling units fronting Sunset Hills Road in Land Bay A. The Applicant may delay the opening of those portions of the applicable Sunset Hills Road Streetscape located within fifty feet (50') of any adjacent Building(s) to a later date to accommodate construction staging/phasing, installation of required landscaping, and the safety of future residents during construction. The Applicant will open the delayed portion of the applicable Sunset Hills Road Streetscape prior to the issuance of the RUP for the last dwelling unit having direct frontage on the Sunset Hills Road Streetscape.

E. Signal Timing Adjustments. At such time as the improvements to Sunset Hills Road (defined below) are completed, the Applicant will submit signal timing studies for the intersections of (i) Wiehle Avenue and Isaac Newton Square/Roger Bacon Drive (PM Only); (ii) Wiehle Avenue and Sunset Hills Road, and (iii) Sunset Hills Road and Hunter Mill Road (PM Only). In the event VDOT determines that adjustments to the signal timing are warranted, then, subject to VDOT approvals, the Applicant will make such adjustments.

F. Interim Pedestrian Connection Across Land Bay I2. Prior to the issuance of the first RUP for the row of units in Land Bay J between Private Street H and Lake Fairfax Park (Tax Map #18-3 ((01)) 0001A), the Applicant will, at its expense, provide an interim/temporary five-foot (5') asphalt trail or concrete sidewalk across Land Bay I2 connecting Wildlife Center Drive to Land Bay I1 to facilitate pedestrian access to/from Lake Fairfax Park prior to the development of the Multifamily Residential Building in Land Bay I2. The Applicant reserves the right to discontinue the use of this interim pedestrian connection once the redevelopment of Land Bay I2 has commenced or as needed to accommodate construction activities elsewhere on the Property, including when Land Bay I2 is being used for construction staging/mobilization.

51. Transportation Demand Management.

A. The Applicant will establish a Non-Transit Oriented Development TDM program in accordance with the Fairfax County Transportation Demand Management Program Guidelines, dated July 1, 2026, for the residential uses on the Subject Property with a reduction goal of (25%).

B. Prior to issuance of the first RUP for the first Building or dwelling unit on the Property, the Applicant will complete the following:

i. Appoint a TDM program manager;

ii. Submit a TDM Plan;

iii. Establish and fund the TDM Account;

iv. Establish and fund the Incentive Fund at a rate of $0.01 per gross square foot of new residential uses.

52. Bicycle Racks. As part of the site plan approval for each new Building and/or Land Bay within the Proposed Development, the Applicant will provide bicycle parking in accordance with Zoning Ordinance Section 6102 and designate on that site plan, as applicable, secure bicycle storage locations convenient to the tenants, residents and visitors to such Building. Short-term bicycle parking will be publicly accessible and located generally where shown on the CDP/FDP and may be relocated at the time of site plan to avoid conflicts with street trees, utilities and other site engineering considerations. Long-term bicycle parking for buildings used for multifamily residential (and non-residential if applicable) purposes may be private and will be in a secure location such as a bicycle room, Parking Structure, cage, locker, or other secure parking option approved by the FCDOT. The Applicant also will provide signage within the Property to guide bicyclists to the secure bicycle storage facilities.

53. Reston Transportation Fund. The Applicant will contribute to the County's Reston Road Fund as set forth in the Reston Road Fund Plan endorsed by the Board of Supervisors on February 28, 2017, and as amended, for each residential unit on the Property. The contribution associated with each residential unit must be paid on or before the issuance of the initial RUP for each Building. The Applicant may receive and deduct credits against this contribution as approved by the County in keeping with the Reston Road Fund Guidelines. In accordance with the Reston Transportation Funding Plan, the Applicant may be entitled to a credit against its Reston Road Fund Contribution for the pursuit, design, construction and land acquisition costs, if any, related to completion of any improvements deemed eligible for such credits as determined by FCDOT or the Board of Supervisors (e.g., offsite improvements to Business Center Drive or Sunset Hills Road), provided that the total amount of such credit(s) due to the Applicant must not exceed the sum total of payments to the Reston Road Fund that the Applicant otherwise would have been obligated to make for the number of dwelling units actually constructed on the Property following the date this Application is approved by the Board of Supervisors

54. Public and Emergency Vehicle Access Easements. Prior to each site plan approval for the Proposed Development, the Applicant will record a Maintenance, Police and Emergency Access easement across all private streets and alleys constructed as part of the Proposed Development. All such easements must be in a form approved by the Office of the County Attorney.

STORMWATER MANAGEMENT AND ENVIRONMENT

55. Stormwater Management. As part of site plan approval for the Proposed Development, the Applicant will demonstrate that the Proposed Development will meet applicable requirements of the PFM and Chapter 124.1 of the Fairfax County Coade for stormwater quantity and stormwater quality in effect at the time of the approval of this Application. The site plan will include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction, as more detailed below. Stormwater detention facilities, Best Management Practices ("BMP") facilities, and/or Low Impact Development ("LID") facilities will be provided in an appropriate system per the requirements of the PFM, and may include, but will not be limited to, multiple bioretention filters or basins, urban bio-retention stormwater plants, and multiple manufactured treatment devices generally as set forth on Sheets C-14 through C17R of the CDP/FDP, understanding there may be modifications at the time of final engineering with possible alternative SWM/BMP practices as contemplated in the CDP/FDP. The specific stormwater management facilities will be identified at the time of each site plan approval and approved by LDS.

A. Performance Standards for Water Quantity. As part of its site plan for the Proposed Development, the Applicant will demonstrate that the stormwater facilities to be constructed with the Proposed Development will achieve a peak runoff release rate in the post-developed condition for the two-year, 24-hour storm that is at least 20 percent less than the peak runoff rate released in the existing condition for the same storm frequency. Post-development peak release rates for the 10-year, 24-hour storm will meet the requirements of the PFM and/or Chapter 124 of the Fairfax County Code.

B. Performance Standards for Water Quality. As part of each site plan for each Land Bay, the Applicant will implement Low Impact Development ("LID") and Best Management Practice ("BMP") facilities to enhance and protect the quality of the watershed and which must provide phosphorus removal in excess of that required by County Code Section Chapter 124.1 for the entire CDP/FDP area. Such LID measure(s) may include, but are not limited to, underground detention vaults or similar facilities, bio-retention areas, pervious pavement, stormwater planters, and manufactured filtering devices. The specific additional LID measure(s) must be identified at the time of the first site plan approval for the Property and approved by LDS. The Applicant must construct (or utilize existing) LID measure(s) in accordance with the CDP/FDP (and each subsequent revision thereto).

As depicted in the Water Quality Running Tabulation on Sheet C-17 of the CDP/FDP, target phosphorus reduction totals for each Land Bay have been established. At the time of final site plan approval for each Land Bay, the Applicant will demonstrate that the allocated amount of additional phosphorus removed, or proportionate amount in the event that individual Land Bays are constructed in phases, for each subsequent Land Bay is met or exceeded.

In furtherance of the water quality objectives of this proffer, the Applicant will install supplemental plantings consisting of ground cover and/or understory plantings within the EQC (defined below) and along the perimeter of the resource protection area ("RPA") in portion of Land Bay D/E1 shown on Sheet L505 of the CDP/FDP. The Applicant will install the supplemental plantings prior to the issuance of the RUP for the last dwelling unit in Land Bay D/E1 having direct frontage on the RPA.

C. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant will execute an agreement with the County in a form satisfactory to the Office of the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the stormwater management facilities that are part of the Proposed Development (the "SWM Facilities"). The SWM Agreement will require the Applicant (or its successor UOA/HOA) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also may address easements for County inspection and emergency maintenance of the SWM Facilities, if determined necessary at time of site plan approval, to ensure that the SWM Facilities are maintained by the Applicant in good working order.

D. Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations requiring more extensive or different improvements or facilities for the Proposed Development than are shown on the CDP/FDP, the Applicant will have the right to accommodate necessary changes to its stormwater management designs without the need for a PCA, CDPA, or FDPA provided such changes to the stormwater management design do not materially affect the limits of clearing and grading, building locations or road layouts, and otherwise are in general conformance with the CDP/FDP, as determined by the Zoning Administrator. In the event that new or additional regulations do not affect or necessitate changes to the Proposed Development, the requirements in effect at the time of the approval of this Application will continue to govern the stormwater management requirements for the Proposed Development.

56. Environmental Quality Corridor (EQC). Portions of the Property include Environmental Quality Corridor ("EQC") as delineated on Sheet S-13 of the approved CDP/FDP. This EQC boundary must be delineated and appropriately labeled on the subdivision/site plan and lots must not be platted within the EQC area. Only those encroachments shown on the approved plans for utility installation may be permitted. Vegetation within the EQC must be restored through removal of invasive species and incorporation of native plantings consisting of understory plantings, as approved by FCON. Larger trees and vegetation are permitted but not required to be provided as restoration plantings in the EQC. The Applicant must monitor the revegetated areas

for a period of five (5) years from installation to ensure a survival rate of at least 50% of the planted material.

PUBLIC SCHOOLS CONTRIBUTION

57. Fairfax County Public Schools Contribution. The Applicant and the County have identified 3.96 acres of land designated as Land Bay E2 on the CDP/FDP (the "School Site") as a location for a new school to serve future students generated by the Proposed Development and from surrounding areas in Reston. The dedication of the School Site is acknowledged to be preferable to and will be provided in lieu of a monetary contribution to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements to the schools serving the Property or to address impacts on the school division resulting from the Proposed Development. In furtherance of this objective, prior to the first site plan approval for the Proposed Development, the Applicant will reserve the School Site for future dedication in fee simple to the Board of Supervisors or such other entity as the Board may designate for the construction and use by others of a public school, or if not a school a public park (as determined by the Fairfax County Board of Supervisors), in accordance with the requirements of this proffer. Thereafter, the Applicant will dedicate the School Site by a deed "Conveyance Deed" (described below) in a form approved by the Office of the County Attorney upon the earlier to occur of (i) issuance of the first RUP or Non-RUP for the first Building in Land Bay E1 or (ii) written notice provided by the County Executive.

The Conveyance Deed also may include, among other things, the following provisions:

A. The School Site may only be used for a school or public park except as set forth below;

B. The Applicant, at its sole cost, will construct the private road access and extend all necessary utilities to the School Site;

C. The Applicant will coordinate with the Board of Supervisors (or its designee) to develop a construction plan and associated construction schedule for the timely completion of the school or public park that minimizes disruptions to and interference with ongoing operations of the Proposed Development during the period of construction;

D. The Applicant and the Board of Supervisors (or its designee) will grant and convey to one another (as applicable) all necessary temporary and permanent easements to permit the maintenance, construction and operation of the school or public park in accordance with this proffer;

E. The Applicant and the Board of Supervisors (or their respective designees) agree to regularly scheduled meetings to review and coordinate the initial construction of the school or public park;

F. The Applicant may, at the Applicant's cost, use the School Site for construction staging and/or make interim physical improvements to the School Site, including but not limited to the construction of a publicly

accessible park, one or more temporary fields (not limited to the location as shown on Sheet S-12 of the CDP/FDP), and associated parking (the "Interim Uses"), in coordination with the office of the Hunter Mill District supervisor and subject to review and comment by LDS/DPD and FCPA. The Applicant will be responsible for obtaining all site plan and/or building plan approvals (but no FDP approval(s)) necessary to construct the Interim Uses and will be responsible for maintaining the Interim Uses until the later of (i) the Central Green on Land Bay I2 is completed and open for use, or (ii) the School Site is conveyed to the Board of Supervisors or other such entity, at which time the Board of Supervisors or other such entity will be responsible for maintaining the Interim Uses.

G. In the event the Board of Supervisors (or its designee) elects to either not accept conveyance of the School Site or otherwise not construct and operate the school (by providing written notice of the same from the County Executive), the Applicant or its designee will have the right to repurchase the School Site from the Board of Supervisors (or the then-owner) at fair market value and pursue development of the School Site, subject to approval of a future amendment of this Application, which will include the anticipated cash contribution to public schools and for athletic fields based on the formula and contribution amounts in place when such alternative development of the School Site is pursued.

By proffering to convey the School Site to the Board of Supervisors, and in lieu of either constructing or providing separate funding for one or more athletic fields, the Applicant fully satisfies the Comprehensive Plan's expectations for the provision of recreation facilities to serve future residents and tenants of Reston and the Proposed Development, and the Applicant will have no further obligations in this regard.

MISCELLANEOUS

58. Universal Design. A minimum of two percent (2%) of the total number of single-family attached dwelling units constructed on the Property will be designed and constructed with a selection of universal design features and options as determined by the Applicant, which may include, but will not be limited to: (i) passage doorways with a minimum width of 32 inches, (ii) lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by the American National Standards Institute ("ANSI"), (iii) lever door handles and faucets, (iv) slip resistant flooring, (v) seat in master bath shower, (vi) for any for-sale dwelling units, optional hand-held shower heads at tubs and showers, and (vii) for any for-sale dwelling units, optional front loading washers and dryers.

59. Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units, and all appurtenant facilities may be placed on the rooftop of the Proposed Development. All such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof so that such equipment and facilities generally are not visible when viewed from the surrounding

streets at street level. Other screening measures may be used such as screening such facilities with architectural features and/or landscaping compatible with the building architecture, screening with rooftop amenities, incorporating such facilities as part of the architecture of the buildings, utilizing compatible colors, or telecommunications screening material and flush-mounted antennas. The Applicant also may integrate telecommunications equipment architecturally into building facades where necessary to ensure on-street and/or open space coverage.

60. Metrorail Tax District Buyout. The approval of this Application will change the use of a portion of the Property from one that is subject to special improvement taxes payable to the Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to one that is not subject to the payment of such taxes. Pursuant to §33.2-2107 of the Code of Virginia, the Applicant will pay to the County a lump sum payment amount that represents the County's estimate of the then present value of the future special improvement taxes that would have been payable to the Phase I District attributable to the portion of the Property to be developed with stacked townhouse units had that portion of the Property continued as a use subject to payment of that tax. Such amount will be determined in accordance with a formula approved by the Board of Supervisors. The Applicant will pay to Fairfax County such sum within sixty (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 Property again becomes subject to payment of the special improvement taxes to the Phase I 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 Property in an amount as reasonably determined by the County on a pro-rated basis, considering the lapse of time that the portion of the Property was not subject to payment of the special improvement tax

61. Reston Association/Reston Town Center Association Membership. The Applicant must negotiate in good faith with either or both of the Reston Association and/or the Reston Town Center Association to pursue membership for the Townhouse and Stacked Townhouse dwelling units on the Property in either association (but not both) to permit use of such association's amenities and for the payment of appropriate annual dues consistent with those paid by existing members of the applicable association. Actual membership in either association is not required by this proffer.

62. Density Credit. The Applicant hereby reserves all intensity/density credit attributable to any eligible dedications and/or conveyances of land pursuant to these Proffers or as may be required by Fairfax County or VDOT in accordance with applicable provisions of the Zoning Ordinance.

63. Traffic Signal Preemption. Prior to approval of the first site plan for the Property, the Applicant will contribute $30,000 to the Capital Project entitled "Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction" for use in the installation of emergency vehicle preemption equipment on traffic signals within the Hunter Mill District, as determined by the Fire and Rescue Department. The Applicant will have no responsibility for the installation or maintenance of the preemption equipment.

64. Public Art. Prior to approval of building permit plans for the first Building constructed in the Proposed Development, the Applicant will coordinate with Public Art – Reston ("PAR") to obtain its recommendations regarding options for the Applicant's provision of public art, the type of public art to be provided, and the location of the public art within the Property. Following such consultation, the Applicant will provide public art within the Proposed Development, with the Applicant making the final selection of the public art to be incorporated.Inter-parcel Access Easements. To facilitate future inter-parcel connectivity and the construction of future road connections to neighboring properties, the Applicant will dedicate to the Board of Supervisors certain public access easements between the termini of certain roadways and its property boundary.

A. Private Street E: Prior to the issuance of the first RUP for development of Land Bay H on any site plan that contains construction of Private Street E, the Applicant will dedicate a vehicular access easement 27' in width between the eastern terminus of Private Street E and the shared property boundary of parcels identified as Tax Map # 18-3 ((08)) 0008 and Tax Map #18-3 ((08)) 0009A .

B. Private Street L: Prior to the issuance of the first RUP for development of Land Bay H on any site plan that contains construction of Private Street L, the Applicant will dedicate a vehicular access easement between Private Street L and the shared property boundary of parcels identified as Tax Map # 18-3 ((08)) 0008 and Tax Map #18-3 ((08)) 0009A in both the southernly direction and westerly directions. The vehicular access easement will extend across the entirety of the area between the shared property line and Private Street L for approximately 550 feet to Business Center Drive.

C. Wildlife Center Drive: Prior to the issuance of the first RUP for development of Land Bay J, the Applicant will dedicate a vehicular access easement 27' in width between the southern terminus of Wildlife Center Drive and the shared property boundary of parcels identified as Tax Map # 18-3 ((08)) 0018B and Tax Map #s 18-3 ((05)) 0008C and/or 18-3 ((05)) G as applicable.

66. Fairfax County Park Authority Access and Boundary Marking.

A. The Applicant will, at its expense, mark with bollards or another marker approved by FCPA the shared property boundaries between Landbay J (Tax Map # 0183 08 0018B) and the School Site with Lake Fairfax Park (Tax Map #18-3 ((01)) 0001A), excluding the area on Land Bay J that contains a conservation easement as shown on the CDP/FDP. The Applicant will not install property boundary markers within the conservation easement. The Applicant will locate the property boundary markers approximately 50 feet on center, and the property boundary markers will be a minimum of 12 inches above grade so that the property lines of private property adjacent to FCPA land are clearly and accurately delineated. The property boundary markers will bear the initials 'HOA', 'FCPS', or another label to clearly

identify the boundary of the School Site and FCPA land. The location of the proposed markers, subject to review and approval by FCON and FCPA, will be shown on the site plan for development of the School Site.

B. The Applicant will obtain all required permits from FCPA prior to accessing parkland.

67. Garage Use Restrictions. Any conversion or use of the single-family attached garages that precludes the parking of vehicles and the storage of trash and recycling containers within such garages is prohibited. Owners of the single-family attached dwelling units will be required to store trash and recycling containers inside their garages, except on collection days. The Applicant will record a covenant setting forth these restrictions among the land records of Fairfax County in a form approved by the County Attorney, which may be part of any recorded UOA/HOA declaration, prior to the sale of any single-family attached dwelling units and will run to the benefit of the UOA/HOA and the Board of Supervisors. These restrictions will be included in the marketing materials for the initial sales of the single-family attached units and disclosed in the UOA/HOA documents. Prospective purchasers will be advised of these restrictions, including the dimensions of the garage, in writing, prior to entering into a contract of sale for any single-family attached dwelling unit.

68. Project Manager Designation and Construction Traffic. The Applicant will designate a contact person, including name and telephone number, to act as a liaison to neighboring communities and to address questions and comments about construction activities and impacts. The Applicant will provide the liaison's contact information to the Hunter Mill Supervisor's office and post the contact information on the Property in both English and Spanish. In addition, the Applicant will instruct its contractors that construction vehicles and/or deliveries must use Business Center Drive to access the Property and not to park on local neighborhood streets (e.g., Dressage Drive.).Binding Effect. 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 developer(s) of the Property or any portion of the Property. If any portion of the Property is 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.Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered will be deemed an original, and all of which taken together will constitute but one and the same instrument.Escalation in Contribution Amounts. For all monetary contributions specified in these Proffers, the contribution amount will escalate or de-escalate, as applicable, on a yearly basis from the base year of 2026 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

72. Zoning Administrator Extensions. Notwithstanding the foregoing commitments in these Proffers, upon demonstration by the Applicant that, despite diligent efforts by the Applicant or due to factors beyond the Applicant's control, any improvements and/or contributions required under these Proffers have been delayed or will be delayed beyond the time frames specified for the completion of such improvements and/or contributions, the Zoning Administrator may extend the timeframes for completion to a later date as determined by the Zoning Administrator.

73. Development Phasing. Development of the Property may occur in phases, in any order at the Applicant's sole discretion, and will be in accordance with the Phasing Plan and consistent with phased improvements as identified elsewhere in these Proffers. Except as set forth above, sidewalks and streetscape improvements along the frontages of each building will be provided concurrently with the construction of each building. Certain existing buildings and infrastructure will remain as shown in the CDP/FDP, and access and infrastructure serving existing buildings will either remain or be improved as shown in the CDP/FDP.

[SIGNATURES ON FOLLOWING PAGES]

TITLE OWNER:

a Virginia limited liability company

By: _____

Name: _____

Title: _____

APPLICANT:

EYA Development LLC
a Maryland limited liability company

By: _____

Name: _____

Title: _____

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP-2025-HM-00002

October 9, 2026

If it is the intent of the Planning Commission to approve FDP-2025-HM-00002 located at Tax Map Parcels 18-3 ((1)) 12B and 18-3 ((8)) 1, 2, 4A, 5A1 (pt.), 7A (pt.), 8, 18B, and G, 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 commitments approved with RZ-2025-HM-00002.

1. Any plan submitted pursuant to this final development plan must be in substantial conformance with the approved CDP/FDP entitled “Lake Fairfax” and dated January 10, 2025, amended through October 1, 2026, consisting of 225 sheets, and these conditions.

   Minor modifications may be permitted pursuant to subsection 8100.5 of the Zoning Ordinance.

2. Minimum 20-Foot Alley Width. Alleys must not be less than 20-feet-wide. All alleys that are less than 22-feet in width, as shown on Sheets C-09A-C-09F.2 of the FDP, must be designed to ensure that there is adequate access for vehicular ingress and egress from individual townhome and stacked townhome driveways onto the alley.

   The alleys, adjoining driveways, and the space between driveways must be free and clear of any physical obstruction, such as but not limited to utility equipment, that would hinder vehicles from sufficient ingress and egress and movement, as determined by LDS and FCDOT at the time of site plan.

   If this condition cannot be demonstrated at site plan, then the applicant will need to increase the width of the 20-foot-wide alley to at least 22-feet, subject to review and approval by LDS and FCDOT.