County of Fairfax, Virginia
Planning Commission Meeting
November 4, 2026
Planning Commission Action

PCA/CDPA/FDPA-2014-MA-023 (RZPA-2026-MA-00022) – COLUMBIA CROSSROADS 4 LIMITED PARTNERSHIP AND COLUMBIA CROSSROADS 9 LIMITED PARTNERSHIP (Mason District)

PLANNING COMMISSION RECOMMENDATIONS:

On November 4, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and Landgraf were absent from the meeting) to recommend to the Board of Supervisors approval of the following:

- PCA 2014-MA-023 and the associated Conceptual Development Plan Amendment CDPA 2014-MA-023, subject to the execution of the proffers consistent with those dated October 28, 2026;

- Adoption of the proposed ordinance amending the Zoning Ordinance reflecting approval of these applications;

- Modification of subsection 2105.4.C.1 of the Zoning Ordinance which limits residential development on-site to 75% of the principal uses, in favor of that shown on the plans;

- Modification of subsection 5100.2.D.4 of the Zoning Ordinance to allow buildings to be constructed to the building zone line on corner lots, in favor of that shown on the plans;

- Waiver of subsection 8100.2.E.3 of the Zoning Ordinance which requires the submission of an FDP associated with the submission of all site plans; and

- Parking Adjustment PKS 2026-0007 pursuant to subsection 6100.6.D of the Zoning Ordinance based on the provision of affordable housing, subject to the conditions dated June 24, 2026, and contained in Attachment 1 of Appendix 14.

In a related action, the Planning Commission voted 10-0 (Commissioners Clarke and Landgraf were absent from the meeting) to approve FDPA 2014-MA-023.

ATTACHED DOCUMENTS:
Proffers dated October 28, 2026
Parking Reduction Conditions dated June 24, 2026

CD

County of Fairfax, Virginia

MEMORANDUM

DATE: October 30, 2026

TO: Members, Fairfax County Planning Commission

FROM: Sharon Williams, Staff Coordinator
Zoning Evaluation Division, Department of Planning and Development

SUBJECT: Revised Proffers
PCA/CDPA/FDPA 2014-MA-023
(RZPA 2026-MA-00022)
Columbia Crossroads 4 Limited Partnership & Columbia Crossroads 9 Limited Partnership
Planning Commission Public Hearing: November 4, 2026

Please find the attached revised proffers dated October 28, 2026, for the application for Columbia Crossroads 4 Limited Partnership & Columbia Crossroads 9 Limited Partnership, PCA/CDPA/FDPA 2014-MA-023. The updated proffers are highlighted with changes in black-line from those in the Staff Report. The following changes were included:

Proffer Revisions

- Proffer #1 – Revised to reflect updated date of the CDP/FDP.
- Proffer #4 – Revised to reflect the maximum square feet of development on-site.
- Proffer #24A – Revised to ensure review and approval of proposed Park Space A by the Park Authority.
- The date of the development conditions was revised to reflect the updates.

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505
Phone 703-324-1290 • TTY 711 • FAX 703-324-3924

COLUMBIA CROSSROADS PART B
PROFFER STATEMENT
RZPA-2026-MA-00022

May 22, 2026
August 8, 2026
September 25, 2026
October 16, 2026
October 28, 2026

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 8100.2.D of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the property owner and applicants, for themselves and their successors and assigns (collectively, the "Applicant"), hereby proffer that the development and use of the approximately 2.94 acres of land shown on the Fairfax County Tax Map as parcel 061-2 ((1)) 113E (the "Property") will be in accordance with the following conditions (the "Proffers") if, and only if, RZPA-2026-MA-00022, including the associated Conceptual Development Plan Amendment and Final Development Plan (collectively, the "Application"), is approved. Upon approval of the Application, these Proffers will supersede and replace in their entirety all prior proffers applicable to the portion of the Property identified as Part B of Rezoning Application RZ-2014-MA-023. If the Application is denied, these Proffers will be null and void and of no further force or effect.

GENERAL

1. **Conceptual Development Plan/Final Development Plan.** The Property will be developed in substantial conformance with the Columbia Crossroads Affordable Housing Conceptual Development Plan Amendment and Final Development Plan (the "CDP/FDP") dated February 19, 2026, and revised through October 16, 2026, prepared by Bohler Engineering. The Applicant reserves the right to make minor modifications to the CDP/FDP and these Proffers as permitted by Section 8100.5.A of the Zoning Ordinance.

2. **CDP Elements.** Notwithstanding that the Conceptual Development Plan and Final Development Plan are presented on the same sheets and are defined collectively as the CDP/FDP, the CDP elements consist of: (i) the maximum permitted development on the Property; (ii) the proposed mix and general location of uses; (iii) the minimum open space; (iv) the general location and arrangement of the building, minimum setbacks, and maximum building height; and (v) the points of access and accompanying pedestrian and vehicular circulation routes shown on the CDP/FDP (collectively, the "CDP Elements"). The Applicant may request approval of a Final Development Plan Amendment for elements other than the CDP Elements, provided the amendment remains in substantial conformance with these Proffers.

3. **Future Applications.** The Property may be the subject of a future CDPA, FDPA, PCA, rezoning, special exception, special permit, variance, comprehensive sign plan, or other zoning action in accordance with applicable law. Previously approved proffers or development conditions not affected by such application will remain in full force and effect.

PROPOSED DEVELOPMENT

4. **Development Density and Intensity.** Development of the Property will be limited to: (i) up to 160 multifamily dwelling units, all of which will be affordable dwelling units as provided in Proffer 7; (ii) approximately 188,000 square feet of gross floor area; (iii) approximately 6,000 square feet of community/public use space; (iv) a maximum building height of 90 feet and seven stories, exclusive of rooftop structures excluded from maximum building height under the Zoning Ordinance; (v) structured parking; (vi) open space and streetscape improvements; and (vii) the right-of-way dedications and transportation improvements shown on the CDP/FDP. Final gross floor area and other development tabulations will be as shown on the approved CDP/FDP.

5. **Architecture.** The quality and character of the architectural design and building materials will be in substantial conformance with the architectural elevations included in the CDP/FDP. The architectural treatment will establish a unified identity and human scale at the ground plane through high-quality materials, textures, colors, lighting, decorative elements, landscaping, recessed entries, canopies, balconies, awnings, screening of loading and service areas, and other features generally shown on the CDP/FDP. Rooftop structures and amenity areas will be integrated into the overall design and screened. Structured parking will be screened from adjacent properties and public streets as generally shown on the CDP/FDP. No outdoor back-of-house operations or outdoor storage will be permitted. The Applicant may adjust architectural details, materials, articulation, balconies, and fenestration during final design and engineering, provided the quality and character remain in substantial conformance with the CDP/FDP, as determined by the Zoning Administrator.

6. **Telecommunications Equipment.** Telecommunications equipment may be located on the building rooftop or integrated into the building facade, provided it is architecturally integrated and screened as generally shown on the CDP/FDP and permitted by the Zoning Ordinance.

AFFORDABLE HOUSING

7. **Affordable Housing**
   - A. **Affordable Dwelling Units.** If required by the provisions of 5101 of the Zoning Ordinance, ADUs will be provided pursuant to such regulations.
   - B. **Workforce Dwelling Units.** In addition to any ADUs that may be required, the Applicant must also provide for-sale and/or rental WDUs in accordance with the Guidelines for Provision of Workforce Dwelling Units, Appendix 1 in the Housing Element of the Comprehensive Plan's Policy Plan, as amended September 2024, as well as the Board's Workforce Dwelling Unit Administrative Policy Guidelines, adopted March 18, 2025, to the satisfaction of the Department of Housing and Community Development.
   - C. **Alternative Option: As an alternative, if a property is subject to a federal, state or local affordable housing program and the affordability exceeds the WDU and ADU expectations, then these affordable units will fulfill the WDU and ADU as set forth in this Proffer.** The program will be administered exclusively in accordance with the provisions of such program.

D. Upon termination of the affordability obligations under such program, the development will provide at least the baseline ADU and WDUs calculated in accordance with the ADU Ordinance and WDU Policy for the remainder of a 30-year and 50-year term of price control, respectively, from the issuance of the first RUP of the development.

PARKING AND TRANSPORTATION

8. **Parking.** Parking will be provided in accordance with Article 6 of the Zoning Ordinance or an approved parking reduction. The Applicant may manage on-site and on-street parking through signage, permits, time limitations, assignment, or other reasonable measures. The Applicant may designate spaces for visitors, the community/public use space, deliveries, rideshare pick-up and drop-off, and residential move-in and move-out activities.

9. **Electric Vehicle Charging Facilities.** The Applicant will provide Level 2 electric vehicle charging stations serving a minimum of two percent of the parking spaces within the parking structure prior to issuance of the first Residential Use Permit ("RUP"). The parking structure will be designed to support future installation of Level 2 charging infrastructure for additional spaces through the provision of conduit, access points, electrical room capacity, and other EV-ready infrastructure shown on the building plans.

10. **Public Streets and Right-of-Way.** The Applicant will provide any remaining right-of-way dedications and public street improvements shown on the CDP/FDP, subject to approval by Fairfax County and the Virginia Department of Transportation ("VDOT"). Modifications required by VDOT or County review will be permitted without a PCA, CDPA, or FDPA, provided the modifications remain in substantial conformance with the intent of the CDP/FDP and these Proffers, as determined by the Zoning Administrator.

11. **Road A and Seminary Road Extension Coordination.** The right-of-way for the existing portion of Road A has been dedicated but has not yet been accepted into the VDOT secondary system. Based on current information, VDOT acceptance is dependent upon construction and connection of the future segment of Road A to Seminary Road. The Applicant will reasonably coordinate with Fairfax County, VDOT, and applicable adjacent property owners concerning eventual acceptance and will provide available documentation within the Applicant's possession or control reasonably necessary to facilitate such acceptance. The Applicant will not be obligated by this Proffer to construct the remaining off-site segment of Road A or to secure VDOT acceptance of Road A before issuance of the first RUP, provided that all on-site public street improvements required by the approved CDP/FDP and applicable approvals have been completed or otherwise addressed in a manner approved by the applicable reviewing agencies. At the time of site plan approval, the Applicant will provide a public access easement over any portion of the sidewalk along Road A located outside the dedicated right-of-way, including the one-foot maintenance area behind the sidewalk, in a form acceptable to the County Attorney.

12. **Crosswalk Improvements.** Subject to all necessary VDOT and County approvals, the Applicant will install the crosswalk improvements shown on the CDP/FDP prior to issuance of the first RUP.

13. **Bicycle Parking.** As part of site plan approval, the Applicant will designate and install publicly accessible short-term bicycle racks and secure long-term bicycle storage in locations convenient to the residential units and community/public use space. Bicycle parking will comply with the Zoning Ordinance and the Fairfax County Policy and Guidelines for Bicycle Parking, as approved by the Fairfax County Department of Transportation ("FCDOT"). Outdoor bicycle racks will be inverted U-style or another design approved by FCDOT. The final locations, quantities, and types of bicycle parking will be shown on the site plan.

GREEN BUILDING AND ENVIRONMENTAL

14. **Green Building Certification.** The Applicant will attain the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design New Construction (LEED-NC), Core and Shell (LEED-CS), or other LEED rating system determined to be applicable to the building(s) by the USGBC at the Silver level through the following process:
    - **A.** Prior to the approval of the building plan:
        - i. The Applicant will grant DPZEDRB@fairfaxcounty.gov access to the project's USGBC LEED Online System, to the extent such access is available through the applicable USGBC LEED Online system, for the purposes of verification of the condition/proffer items, unless an equivalent rating system is chosen.
        - ii. Post a green building escrow of $2/sq. ft. The escrow may be waived if the project's information on LEED Online demonstrates that the project has completed the design-phase review and, with the anticipated construction-related credits, has sufficient credits to attain LEED Gold certification.
    - **B.** Prior to final bond release for the project:
        - i. If the Green Building Escrow was waived pursuant to subsection 1.2 above, the escrow return and forfeiture provisions below will not apply. Submit final certification documentation for the building(s) from USGBC to the Environmental Branch of DPD and to LDS. If the certification level meets or exceeds the target, the entire green building escrow will be returned. If the building fails to achieve certification but is within three points of the minimum point level for the expected certification (e.g. 37, 38, or 39 for a 40-point total), 50% of the escrow will be returned to the applicant. If the point total for the building is more than three points below the minimum point level for the expected certification, none of the escrow will be returned to the applicant. All forfeited escrow money will be posted to a county fund for environmental projects and initiatives. The Applicant may utilize an equivalent alternative program selected in consultation with and approved by the Environmental Branch of DPD prior to the site plan approval.

15. **Bird-Friendly Design.** In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant will design the building to: (i) avoid mirrored or highly reflective glass; (ii) use fritting, frosting, patterns, or other bird-friendly treatments on large, uninterrupted expanses of exposed glass above the ground floor; and (iii) use downward-directed exterior lighting. Specific bird-friendly measures will be identified on the building plans and submitted to DPD for review and approval and to Land Development Services for information. Additional measures may include color, texture, opacity, louvers, screens,

ultraviolet materials visible to birds, recessed balconies, roof setbacks, reduced nighttime illumination, and the breaking up of large glass expanses.

16. **Interior Noise Attenuation.** A refined acoustical analysis, including a building shell and barrier analysis, will be submitted concurrently with the first site plan submission to Land Development Services for review and approval and distribution to the Public Facilities and Development Review Branch of DPD. Mitigation measures identified in the analysis will be incorporated into the development to reduce interior noise levels in residential units to no more than DNL 45 dBA, outdoor recreation areas to DNL 65 dBA, and office environments to DNL 50 dBA. All residential units will be located outside the DNL 75 dBA noise contour. Noise contours of DNL 65 dBA and greater affecting residential units will be shown on the site plan and identified on the building plans.

17. **Soil Remediation.** Soil in planting areas that contains construction debris or rubble, is compacted, or is otherwise unsuitable for the establishment and long-term survival of landscape plants will be remediated as approved by Forest Conservation. Remediation may include removal of rubble, debris, paving, gravel, and subbase materials; deep subsoiling; incorporation of compost; placement or replacement of topsoil; and planting. Following installation, planting areas will be protected from compaction, heavy equipment, material storage, and unnecessary vehicular traffic. The Applicant will provide notes and details on the site plan outlining the soil restoration process for review and approval by Forest Conservation. The Applicant will provide a limited geotechnical investigation in the form of a letter report with the first submission of the site, subdivision, grading, or construction plans.

18. **Tree Preservation.** The Applicant will implement the following tree preservation measures:
    A. **Tree Inventory and Condition Analysis.** The Applicant must submit a Tree Inventory and Condition Analysis at the time of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0307 as determined by Forest Conservation.
    B. **Tree Preservation Plan.** The Applicant must submit a Tree Preservation Plan and Narrative at the time of the first and all subsequent site plan submissions. The Tree Preservation Plan and Narrative must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0309 as determined by Forest Conservation.
    C. **Project Arborist/Pre-Construction Meeting.** Prior to the pre-construction meeting, the Applicant must mark the approved limits of clearing and grading with a continuous line of flagging. The Applicant must also retain an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting. During the meeting, the Project Arborist and Forest Conservation will review the clearing and grading limits to identify possible adjustments that could enhance tree preservation and improve the survivability of trees at the boundary. The Project Arborist must document any

adjustments, and tree protection fencing must be installed under their supervision in accordance with these modifications.

D. **Tree Protection Fencing.** The Applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by Forest Conservation prior to the commencement of land disturbing activities.

E. **Tree Preservation Measures.** Tree preservation measures must be clearly identified, labeled, and detailed on both the Erosion and Sediment Control Plan sheets and the Tree Preservation Plan. These measures may include, but are not limited to, root pruning, crown pruning, mulching, and watering. The plan must provide specifications on how each preservation measure will be implemented. All tree preservation activities must be completed during Phase 1 of the Erosion and Sediment Control Plan implementation under the supervision of the Project Arborist.

F. **Demolition.** The demolition of all existing structures and site features within or adjacent to tree preservation areas must be carried out in the least disruptive manner possible, as reviewed and approved by Forest Conservation. All tree protection fencing must be installed and verified by a County representative before demolition activities begin.

G. **Site Monitoring.** The Applicant's Project Arborist must be present on-site during the implementation of all tree preservation measures and monitor any construction activities conducted within or adjacent to designated tree preservation areas. These activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation or tree removal, and demolition. As additional Erosion and Sediment Control devices are implemented, the Project Arborist must conduct regular site visits to monitor tree preservation efforts and ensure compliance with the Tree Preservation Plan as approved by Forest Conservation. The Project Arborist must submit written reports to Forest Conservation and the Site Development and Inspections Division Site Inspector, including dated photographs documenting site conditions. The Tree Preservation Plan must outline the monitoring schedule and reporting requirements, which must be included as part of the initial and all subsequent site plan submissions.

H. **Invasive Plant Species Management.** Forested areas containing invasive plant species in quantities that threaten long-term health and survival of existing vegetation must be managed under an invasive plant species management plan to qualify for any 10-year canopy credit. At the time of site plan submission, the Applicant must provide a management plan for review and approval by Forest Conservation. The plan must include the common and scientific names of the invasive species targeted for management, the designated management area, control and disposal methods, treatment timing and monitoring procedures, program duration, and any necessary reforestation efforts.

19. **Stormwater Management.** The Applicant will provide stormwater management facilities generally as shown on the CDP/FDP, including on-site detention, a manufactured treatment device, and bioretention facilities. The final design may be modified during site plan review, subject to applicable County approval, provided the facilities satisfy applicable stormwater quantity and quality requirements and remain in substantial conformance with the CDP/FDP.

SITE DESIGN, OPEN SPACE, AND AMENITIES

20. **Open Space and Landscape Plan.** The Applicant will implement the landscape design shown on the CDP/FDP, including streetscapes, publicly accessible open spaces, courtyards, pocket parks, and private amenity areas. The design will provide interconnected, high-quality open spaces and pedestrian connections. The landscape design may be modified during site plan review, provided comparable quality, character, and functionality are maintained, as determined by the applicable reviewing agencies.
    A. **Sustainable Elements.** The landscape planting plan and specifications must incorporate sustainable techniques that reduce maintenance needs and promote a cleaner, healthier environment. These techniques should enhance air quality, improve stormwater management, and support resource conservation through the use of trees and other beneficial vegetation.
        i. Reduce turf areas to minimize mowing and the associated air pollution. Turf must not cover more than 75 percent of the pervious area of the site. Mulched planting beds with grouped trees and vegetation should be incorporated to create a root zone environment that supports healthy tree and plant growth.
        ii. Plant trees in strategic locations to enhance energy conservation for buildings, following the guidelines outlined in Plate 4-12 of the Public Facilities Manual (PFM).
        iii. Use a diverse selection of native and non-invasive plants to support native pollinators and minimize the need for supplemental watering, chemical fertilizers, salt, herbicides, and chemical pest or disease control.
        iv. Sustainable landscape planting implemented with the site plan should consist of grouped plantings that include larger overstory trees (Category III and IV, as listed in PFM Table 12.14), smaller understory trees (Category II), shrubs, and groundcovers. In this approach, it is acceptable for the 10-year projected canopies of overstory trees to overlap with the canopies of understory trees, shrubs, native grasses, and groundcovers, mimicking a natural, multi-layered wooded environment.
        v. Mulch beds must be inspected for compliance with the approved site plan prior to the issuance of the RUP/Non-RUP for each building or phase of the project. Once mulch areas are approved, their maintenance becomes the responsibility of the property owner, who may manage or plant these areas according to its preference.
    B. **Native, Non-Invasive Species.** The Applicant will use non-invasive species throughout the development, prioritizing predominantly native or adapted species.
    C. **Site Plan.** As part of the initial site plan submission, the Applicant will provide Forest Conservation with a detailed landscape and tree cover plan (the "Landscape Plan") for review and approval. The Landscape Plan will include, among other elements:
        i. Irrigation information.
        ii. Design specifications for tree wells and other planting areas located above structures and along streets.
        iii. Specifications for planting materials and/or structural soils used for street trees and plantings located within or atop structures, along with methods to ensure their long-term viability.

D. **Planting Quality.** The Landscape Plan will align with the quality and quantity of plantings and materials shown on the CDP/FDP and may include additional shade trees and other plant materials as determined by the Applicant. The Applicant may modify the type and location of vegetation, as well as the design of public spaces, courtyard areas, streetscape improvements, and plantings, with approval from Forest Conservation and the Zoning Evaluation Division. These adjustments must remain in substantial conformance with the CDP/FDP. Modifications to plant type and placement may also be made to avoid conflicts with utilities and other site engineering considerations.

E. **Landscape Planting Pre-installation Meeting.** Before installing any plants required by the approved Landscape Plan, the contractor or developer will coordinate an on-site pre-installation meeting with the landscape contractor, Forest Conservation, and SDID Site Inspections. Any proposed changes to planting locations, tree or shrub sizes, or species substitutions from the approved plan must be reviewed and approved by Forest Conservation before planting. Installing unapproved plants may require a landscape plan revision or the removal and replacement of non-compliant trees or shrubs before bond release.

F. **Tree Planting Installation Observation.** The registered landscape architect of record will be on-site during all critical phases of landscape work, including soil preparation, remediation, structural cell installation, bioretention plantings, plant delivery, temporary storage, preparation (removing wires, tags, wrappings, and girdling roots), planting (ensuring proper depth and spacing), irrigation installation, substitution requests to Forest Conservation, and the final bond release inspection to verify plant quantity and quality. The landscape architect must document each phase in reports submitted to Forest Conservation and SDID Site Inspections, with the reporting schedule and method outlined at the final site plan submission.

G. **Tree Stake-Out.** To ensure compliance with the approved Landscape Plan, the Applicant must stake out tree locations as shown on the plan before the Landscape Pre-installation Meeting. Forest Conservation will review these locations in the field during the meeting before planting begins.

H. **Species Confirmation.** To verify compliance with 10-year tree canopy credit, the Applicant must submit a purchase order confirming that the tree species match those approved on the Landscape Plan. This documentation will be reviewed during the bond release inspection.

I. **Soil Remediation.** Soil remediation will be provided in accordance with Proffer 17.

J. **Transformer Screening.** The proposed transformers will be screened on all four sides to the extent feasible and permitted by the applicable utility provider through decorative screen fencing, walls, landscape plantings, or a combination thereof, in substantial conformance with the screening and landscaping shown with the CDP/FDP. Such screening will maintain all required utility access, ventilation, safety clearances, gates, and service areas.

K. **Ellery Place Transition Screening.** The Applicant will carry forward, to the extent applicable to the Property, the transition improvements contemplated by Proffer 30 of RZ 2014-MA-023 within the former Area D adjacent to the Ellery Place townhouse community. These improvements include a board-on-board wood or comparable material privacy fence not less than seven feet in height along the south side of Road

A where the development abuts Ellery Place, together with evergreen screening and a staggered mixture of deciduous and evergreen trees, understory trees, grasses, and shrubs of varying sizes to provide year-round screening. Existing fencing and landscaping that satisfy the applicable requirements of this Proffer will be credited toward those requirements, and the Applicant will not be required to remove, replace, or reconstruct such improvements solely as a result of this Application. Existing healthy vegetation will be incorporated to the extent practicable. The location and details of the screening and any applicable sidewalk connection and crosswalk will be determined through the approved CDP/FDP and subsequent plan review, in consultation with the Ellery Place Homeowners Association and subject to applicable agency approvals. Any improvements required under this paragraph and located on the Property will be maintained by the Applicant or its successors, and the Ellery Place Homeowners Association will have no responsibility for their maintenance. To the extent this provision would require work outside the Property, such work will be subject to the requisite property rights, approvals, and the off-site improvement limitations in Proffer 30.

21. **Existing Crossroads Interim Park Equipment.** Removal of the existing Crossroads Interim Park equipment and property will be coordinated directly with Fairfax County Park Authority (FCPA) staff at the time of site plan review. Following direct notification to FCPA Stewardship and Planning and Park Development Division staff, FCPA will be provided at least three months for the removal of any equipment and property prior to any land disturbance.

22. **Streetscape.** Street trees and other streetscape elements will be installed along the public frontages as shown on the CDP/FDP. High-quality streetscape materials and furnishings will be provided, which may include paving, seating, lighting, bicycle racks, trash and recycling receptacles, and related amenities. Exterior lighting will comply with the Zoning Ordinance and use full cut-off fixtures.

23. **Underground Utilities.** Prior to issuance of the final Residential Use Permit, the Applicant will remove the existing utility poles and overhead utility lines along the Property's frontage on Columbia Pike. Existing utility poles and overhead utility lines along the eastern property boundary are not proposed to be removed and will remain. New utilities associated with the Seminary Road extension and Alta Street extension will be installed underground, subject to the requirements and approval of the applicable utility providers.

24. **Publicly Accessible Open Space.** Parks, trails, and open space shown as publicly accessible on the CDP/FDP and Sheets L 1.1 and L 1.2 for the Property must be located within a public access easement in a form approved by the County Attorney, recorded among the land records of Fairfax County at the time of record plat recordation. The public access easement for public parks will be subject to the review and approval of the FCPA at the time of site plan review. Such public access easement must provide for perpetual private maintenance of the open spaces and publicly accessible outdoor recreation facilities. The applicant reserves the right to set reasonable rules and regulations consistent with County standards and hours of operation for use of all outdoor recreation areas. The Applicant may temporarily limit access

for construction and maintenance and for programmed events. Park spaces that are open to the public will be open during standard urban park hours. Publicly accessible open space will be provided in the areas delineated and identified as park space on the CDP/FDP and as described below:

A. Park Space A (+/- 14,000 square feet). Prior to issuance of the first RUP, the Applicant will construct Park Space A as shown on Sheet L 1.2, including landscaping, passive seating, enhanced paving, a multi-use lawn, a dog run, and a shade element. The specific design configuration of amenities within Park Space A may be modified during site plan review, provided comparable quality, character, and functionality are maintained, subject to review and approval by FCPA.

B. Park Space B (+/- 6,500 square feet). Prior to issuance of the first RUP, the Applicant will construct Park Space B as shown on Sheet L 1.2, including landscaping, passive seating, enhanced paving, a multi-use lawn, and a focal art element. The specific design and configuration of amenities within Park Space B may be modified during site plan review, provided comparable quality, character, and functionality are maintained, subject to the review and approval by FCPA.

C. Public Art. The design of the public art commission, including the mural on the east facade and the focal art element in Park Space B, will be coordinated with ArtsFairfax or an alternative local arts organization approved by the County, in coordination with the Mason District Supervisor's Office. The Applicant will provide the public art prior to the issuance of the first RUP on the Property.

25. **Park Signage and Wayfinding.** The Applicant will provide identification signage at each entrance to the publicly accessible park spaces and wayfinding signage along adjacent streets, consistent with applicable FCPA public open space signage guidelines and as approved by the applicable reviewing agencies.

26. **Private Amenity Space.** Private recreational and amenity spaces for residents will be provided generally as shown on the CDP/FDP and will be constructed concurrently with the residential development.

CONTRIBUTIONS

27. **Park Authority Contribution.** Prior to issuance of the first RUP, the Applicant will contribute $1,562.75 per dwelling unit to the Fairfax County Park Authority for recreational facilities serving the area. The contribution will be based on the actual number of dwelling units constructed.

28. **Fairfax County Public Schools Contribution.** Prior to issuance of the first building permit for the residential building, the Applicant will contribute to the Board of Supervisors for transfer to Fairfax County Public Schools an amount calculated in accordance with the Residential Development Criteria Implementation Policy. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant must pay the modified contribution amount for the development to reflect the then-current ratio and/or contribution. The contribution will be adjusted on a pro rata basis if fewer than the maximum number of dwelling units are constructed. Prior to

commencement of construction, the Applicant will notify the Fairfax County Public Schools Office of Facilities Planning Services of the anticipated construction schedule and completion date.

MISCELLANEOUS

29. **Sanitary Sewer Analysis.** The Applicant has submitted an initial sanitary sewer capacity analysis. The Applicant will submit a final, site-specific sanitary sewer analysis outlining sanitary sewer capacity with the site plan submission. Should sanitary sewer upgrades be required to serve the additional flow generated by the development, the Applicant will complete, submit, and bond the required sanitary sewer improvements at the time of construction plan submission (which may be included on the site plan, a public improvement plan, or other applicable plan). Any required improvements must be constructed and accepted by Fairfax County prior to the issuance of the first RUP for the Property. To the extent sanitary sewer improvements are constructed by the Applicant, the Applicant will be eligible for reimbursement in accordance with the Department of Public Works and Environmental Services "Statement of Policy Regarding Sewage Disposal," as amended.

30. **Off-Site Improvements.** The Applicant's obligation to construct any off-site improvement will be limited to the off-site improvements expressly shown on the approved CDP/FDP and will be contingent upon obtaining all necessary rights-of-way, easements, approvals, and permits. The Applicant will make diligent, good-faith efforts to obtain such rights and approvals, but will not be responsible for delays or failure caused by third parties outside the Applicant's control.

31. **Advance Density Credit.** The Applicant reserves advance density credit as permitted by Section 5100.2.E.5 of the Zoning Ordinance for all eligible dedications described in these Proffers or otherwise required by Fairfax County or VDOT.

32. **Annual Escalation.** Except for the public school contribution, all monetary contributions stated in these Proffers will escalate or de-escalate annually beginning January 1, 2029, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended, using the base year in which the Application is approved.

33. **Zoning Administrator Extensions.** Upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, an improvement or contribution required by these Proffers has been or will be delayed beyond the specified timeframe, the Zoning Administrator may extend the timeframe for completion or payment to a later date.

34. **Phased Occupancy.** Nothing in these Proffers will preclude temporary or phased occupancy under the Virginia Construction Code, provided the occupied portion of the building may be safely occupied and the Zoning Administrator approves any necessary extension or deferral of a proffer trigger tied to issuance of an RUP or Non-RUP.

35. **Fire Marshal Evaluation.** If, during site plan or building plan review, the Fire Marshal determines that an element of the open space, streetscape, landscape, or site design conflicts with fire access or life-safety requirements, the Applicant may relocate, modify, or remove

the conflicting element without a PCA, CDPA, or FDPA, provided the modification is approved by the Zoning Administrator in consultation with applicable agencies and maintains the overall intent and quality of the CDP/FDP to the extent practicable.

36. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to the Applicant includes the Applicant's successors in interest and developers of the Property or any portion of the Property.

37. Counterparts. These Proffers may be executed in one or more counterparts, each of which will be deemed an original and all of which together will constitute one instrument.

SIGNATURE PAGE FOLLOWS

TITLE OWNER:
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Name: _____
Title: _____

APPLICANTS:
COLUMBIA CROSSROADS 4 LIMITED PARTNERSHIP

By: _____
Name: _____
Title: _____

COLUMBIA CROSSROADS 9 LIMITED PARTNERSHIP

By: _____
Name: _____
Title: _____

Docusign Envelope ID: E72F00FA-2BB4-8AC6-837A-61213423E2CD

ATTACHMENT I

PARKING REDUCTION CONDITIONS
June 24, 2026

1. These conditions apply to the current owners and their successors and assigns (hereinafter "owner") of the parcel identified on 2026 Tax Map 61-2 ((01)) 113E (hereinafter "site").

2. Off-street parking for the qualifying affordable multifamily residential building is a minimum of 1.01 space per unit. Off-street parking for the community center is a minimum of 1.10 space per 1,000 gross square feet of the center.

3. Parking for any uses not listed in Condition #2 must be provided at no less than the minimum rates required by the Zoning Ordinance (Ordinance).

4. If the site is developed in substantial conformance with the approved development plan and associated rezoning application, this parking adjustment will remain in effect.

5. The conditions of approval of this parking adjustment are binding on the owner and must be incorporated into any site plan or site plan revision submitted to the Director for approval.

6. The owner must submit a parking space utilization study for review and approval by the Director promptly upon request by the Zoning Administrator or the Director at any time in the future. Following review of that study, or if a study is not submitted within 90 days after its request, the Director may require alternative measures to satisfy the on-site parking needs of the property. Such measures may include, but are not limited to, compliance with the full parking requirements specified in the Ordinance.

7. All parking utilization studies prepared in response to a request by the Zoning Administrator or the Director must be based on applicable requirements of *The Code of the County of Fairfax, Virginia,* and the Ordinance in effect at the time of the study's submission.

8. All parking provided must comply with the applicable requirements of the Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act and the Virginia Uniform Statewide Building Code.