

FAIRFAX COUNTY SCHOOL BOARD
(BAILEY'S UPPER ELEMENTARY SCHOOL)
PCA 76-M-007-02
PROFFER STATEMENT
MARCH 26, 2015
APRIL 20, 2015
APRIL 30, 2015
May 7, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 76-M-007-02, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcels 51-3-((1))-30, -31; 51-3-((11))-188A; 51-3-((13))-5, -10 and -11 (the "Property"), containing approximately 3.41 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.71.
2. **Substantial Conformity.** The proposed gymnasium, outdoor play area and sport court shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated December 3, 2014, and revised through May 6, 2015, prepared by ADTEK, consisting of ten (10) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator.
3. **Phasing.** The proposed gymnasium, outdoor play area, sport court and bus lane and other related site improvements are subject to Minor Site Plan 6494-MSP-002-2-1 (the "Minor Site Plan") which is pending review and approval by the Department of Public Works and Environmental Services ("DPWES"). The Applicant shall submit a separate site plan, minor site plan or public improvement plan (collectively, "Future Site Plan") to DPWES for the proposed pedestrian improvements referenced in Proffer 9 below before the first non-RUP is issued for the Minor Site Plan. The Applicant shall diligently pursue approval of the Future Site Plan after its initial submission.
4. **Gymnasium.** The architecture for the proposed gymnasium shall be in substantial conformance with the elevations shown on Sheet 9 of the GDP.
5. **Landscaping.** A Landscaping Plan shall be submitted in conjunction with the Minor Site Plan pursuant to Article 13 of the Zoning Ordinance for review and approval by the Urban Forest Management Division ("UFMD") of DPWES.

- A. Native Species Landscaping. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD.
 - B. Invasive Species Management Plan. An invasive species management plan shall be submitted as part of the Minor Site Plan detailing how the invasive and undesirable vegetation will be removed and managed.
 - C. Transitional Screening. Transitional screening shall be provided along the northern and western property lines as required by Article 13 of the Zoning Ordinance, with the exception of a minor portion of the Property located along the western property line between the proposed bus lane and the adjacent single family lot identified as Tax Map Parcel 51-3-((13))-12A ("Parcel 12A"). The Applicant shall provide landscaping adjacent to Parcel 12A as shown on the GDP subject to the review and approval of UFMD.
 - D. Existing Vegetation. Existing trees that are dead and/or diseased and in poor condition shall be removed and replaced with Category II and/or III evergreens in order to meet the intent of the transitional screening and peripheral parking lot landscape requirements subject to the review and approval of UFMD.
6. **Stormwater Management and Best Management Practices (BMPs)**. Stormwater management and BMPs shall be provided as generally depicted on the GDP which include an existing underground detention facility and two (2) proposed Low Impact Development ("LID") facilities such as, but not limited to, a tree box filterra system as may be approved by DPWES. Adequate outfall shall be demonstrated in accordance with the Public Facilities Manual ("PFM") as determined by DPWES.
7. **Green Building Design**. The Applicant shall incorporate the following green building technology and strategies during the final building design for the gymnasium.
- A. The Applicant shall provide an area for separation, collection and storage of glass, paper, metal, plastic and cardboard generated from the students and employees. There shall be a dedicated area on the Property for the storage of such recycled materials.
 - B. The Applicant shall incorporate, environmentally sustainable attributes into the proposed gymnasium which shall include, but are not necessarily limited to, elements such as high efficiency mechanical systems and LED lighting, lighting occupancy sensors, hands free/low consumption plumbing fixtures, bottle filling station, low emissivity glazing (windows), and low volatile organic compounds ("VOC") emitting materials.
8. **Outdoor Educational Areas**. The Applicant reserves the right to provide outdoor educational areas which may include, but not be limited to, gardens,

mulch pads, rain gardens, benches, shade structures, natural surface trails or other similar educational facilities in the areas identified as "possible future outdoor learning area" on the GDP. However, such outdoor educational facilities shall not result in any material adverse impacts to the transitional screening areas shown on the GDP.

9. **Pedestrian Improvements.** The Applicant shall provide standard curb ramps and crosswalks at the two (2) existing entrances to the school from the existing service drive along Leesburg Pike, subject to the approval of VDOT. These improvements shall be the subject of a Future Site Plan. Such Future Site Plan shall be filed before the first non-RUP is issued for the Minor Site Plan. The Applicant shall diligently pursue approval of such Future Site Plan after its initial submission to DPWES. The standard curb ramps and crosswalks shall be constructed within 18 months of approval of such Future Site Plan by DPWES. Notwithstanding the above, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, the pedestrian improvements have been delayed beyond the timeframe specified, the Zoning Administrator may agree to a later date for completion of such improvements.

10. **Possible Future Interparcel Access by Others.** In the event the existing service drive fronting on Leesburg Pike is removed and an interparcel vehicular access is constructed by others on adjacent Tax Map Parcel 51-3-((11))-189A ("Parcel 189A") along the southeastern portion of the Property as generally shown on the GDP which provides direct access to Leesburg Pike, the Applicant shall modify the circulation on the Property to utilize the interparcel vehicular access as the entrance for parent drop-off/pick-up. In addition, at such time as a sidewalk is constructed by others on Parcel 189A that provides a direct pedestrian connection to the Property, the Applicant shall provide a sidewalk on the Property to connect to the sidewalk located on Parcel 189A.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcels 51-3-((1))-30, -31;
51-3-((11))-188A; 51-3-((13))-5, -10 and -11

By: _____
Name: _____
Title: _____