

PROPOSED CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

CDP 2009-HM-017

April 30, 2014

If it is the intent of the Board of Supervisors to approve Conceptual Development Plan CDP 2009-HM-017 for a transit-oriented mixed use development integrating Metro related facilities located at Tax Maps 15-2((1)) 13pt., 15-4((5)) 5B and 15-4 ((5)) 5A, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "Innovation Center South and the Innovation Center Station Garage" dated August 1, 2013 and revised through April 21, 2014, prepared by Dewberry Consultants LLC.
2. The Metrorail facilities shall be subject to the Design Guidelines attached as Exhibit B of the proffers as they pertain to the provision of accessory uses, structures, public art and other amenities.
3. The 10-year tree canopy shall be met on-site during all construction phases in accordance with Section 12-0511 of the Public Facility Manual (PFM) and the Table 12.10 in the PFM (10-year Tree Calculation Worksheet Table), which allows for opportunities to receive additional canopy credits in exchange for the planting of trees in a manner that provide specific environmental and ecological benefits or for the use of species that are resistant to disease, pests, decay and the negative impacts imposed by harsh environmental conditions. At the time of site plan review, the appropriate canopy area multiplier and discrete area of canopy associated with trees planted for these purposes shall be clearly identified on the landscape plan plant schedule and the 10-year tree canopy calculations as shown on Table 12.10 of the PFM.

In addition, no trees counted toward tree canopy shall be located in the VDOT right of way.

4. The Bio-Retention Street Trees shown on Sheets L-7b and L-7c shall not be located in the VDOT right of way.
5. In areas shown on the CDP/FDP that do not meet the Comprehensive Plan recommendations for street trees planted within a 6 foot landscape

amenity between the street curb and the sidewalk (specifically the areas on both sides of the North-South Road north of the Public Park and the area along the north side of the East-West Road), the applicant shall incorporate additional pedestrian enhancements during site plan review that include but are not limited to:

- Smaller category tree plantings (not counted toward the tree canopy requirements) that would be upright in nature and provide minimal shade,
- Street awnings with flower boxes or umbrellas for shade, shelter, and scaling elements,
- Seating Walls
- A mix of ground covers as indicated in Development Condition 3,
- climbing vines,
- Painted wall murals,
- Potted plants used to define zones and provide green material,
- Street furnishings with a combination of both fixed and moveable fixtures to allow users to create their own conversation zones, and
- Banners and flower pots on lamp posts

These features shall be reviewed and approved by Urban Forest Management (UFM), the Department of Transportation and the Department of Planning and Zoning prior to site plan approval.

6. The proposed landscaping and temporary fencing on the north side of the Construction Storage and Staging Areas shown on Sheet L-4A of the CDP/ FDP shall be out of the sight distance requirements along Sunrise Valley Drive. The Construction Storage and Staging Area located on the southwest corner of the site shall also be reduced in size to allow the planting of a row of evergreen trees along the East-West Road, similar to the tree plantings shown along Sunrise Valley Drive. These trees shall be located out of the sight distance requirements along the East-West Road in a manner to help screen construction activities from the adjacent properties to the south, as reviewed and approved by UFM.

The proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.