



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Rebecca Horner, AICP, CZA
Director of Planning

November 2, 2017

TO: Planning Commission

FROM: Scott F. Meyer
Planning Office

RE: Proffer Amendment #REZ2016-00027, Potomac Corner Center
Occoquan Magisterial District

I. Background is as follows:

- A. Request – To amend the proffers associated with previously approved REZ #PLN2007-00026, to change the proposed retail/office building size and orientation along with site layout changes, new access improvements, building height modification, and associated signage modifications.

PRA Proposal: Layout Changes, Increased Building Size, New Access, Height Modification, Signage Modification	Required with REZ #PLN2007-00026 (Existing)	Proposed with REZ2017-00027 (Proffer Amendment)
Area for Retail/Office Building	35,600 SF	65,000 SF
Site Access	1 interparcel connection with shopping center to north (No access from Prince William Parkway)	1 interparcel connection with shopping center to north; 1 right-in/right-out access with right- turn deceleration lane along westbound Prince William Parkway
Landscaping	20-foot landscaping strip (HCOD)	25-foot landscaping HCOD buffer
FAR	Up to 0.40	Up to 0.40
Building & Amenities	2-story retail/office building	4-story retail/office building, with green/living roof amenity, rooftop restaurant, and potential meeting area

PRA Proposal: Layout Changes, Increased Building Size, New Access, Height Modification, Signage Modification	Required with REZ #PLN2007-00026 (Existing)	Proposed with REZ2017-00027 (Proffer Amendment)
Building Height	Up to 45 feet (2 stories)	Up to 55 feet (4 stories) (with height modification)
Signage	1 freestanding/monument sign at corner of Prince William Parkway/Smoketown Road	1 freestanding/monument sign at corner of Prince William Parkway/Smoketown Road; 1 freestanding/monument sign at new access point along westbound Prince William Parkway; 1 secondary sign at interparcel connection with shopping center to the north (with signage modifications)

- B. Site Location – The subject property is located at the northwestern intersection of Prince William Parkway and Smoketown Road. The ±3.7-acre site is currently addressed as 13910 Smoketown Road and is identified on County maps as GPIN 8292-42-2914 (see maps in Attachment A).
- C. Comprehensive Plan – The site is designated GC, General Commercial, in the Comprehensive Plan.
- D. Zoning – The subject site is currently zoned B-1, General Business, and is located within the Prince William Parkway Highway Corridor Overlay District (see Attachment A for maps).
- E. Surrounding Land Uses – The subject site contains ±3.7 acres and located on the north side of Prince William Parkway, to the west of its intersection with Smoketown Road. The area is at a major intersection, and at a transition between commercial/retail, light industrial, and office uses. Due to the long and narrow orientation of the site, there are layout and access constraints. To the north is the rear of a commercial/retail shopping center, vacant land, and a stormwater management (SWM) pond. To the south and across Prince William Parkway is undeveloped land, public utilities (water and sewer) equipment/easement, and Gar-Field High School. A restaurant (Boston Market), commercial/retail shopping center, and self-storage facility is located to the east across Smoketown Road. To the west is a vacant/undeveloped pad site associated with Prince

William Commons and a wooded area near SWM pond (see Attachment A for maps).

- F. Background & Context – The subject site is currently zoned B-1, General Business, and subject to the proffers with REZ #PLN2007-00026. As currently proffered, the site is to be developed with a two-story office and retail building, with retail uses on the first floor and office uses on the second floor. The total area of the building is limited to approximately 35,600 square feet, with site access limited to an interparcel connection through an access easement to the adjacent retail shopping center property to the north. As previously proffered, there was to be no access to the site from Prince William Parkway.

According to the Applicant, due to changed market conditions and to allow the site be more attractive/conducive for development, the current restrictions imposed by the existing proffers need to be amended. As such, this request is to amend the proffers associated with previously-approved REZ #PLN2007-00026 to change the proposed retail/office building size and orientation, along with new access improvements, building height modification, and associated signage modifications. Specifically, the Applicant is proposing a four-story mixed use building, with retail uses on the first and top/fourth floor, and office uses on the second and third floor. The total floor area of the proposed building will be up to a maximum of 65,000 square feet, with the floor area ratio (FAR) not to exceed 0.40. The building height will be up to a maximum of 55 feet, which requires a height modification. Also, a new right-in/right-out access point off of Prince William Parkway is proposed. Among other special site amenities being proposed are the following: structured/underground parking; green/living roof feature; rooftop/upper floor restaurant; additional freestanding monument-style signage along Prince William Parkway; and a commitment to high quality architecture/design.

As proposed, the previous proffers (REZ #PLN2007-00026) will be superseded in full by this proffer amendment request #REZ2016-00027). The amended proffers will guide the future development and uses on the site.

II. Current Situation is as follows:

- A. Planning Office Recommendation – Staff recommends approval of #REZ2016-00027, Potomac Corner Center, subject to the revised proffers dated November 1, 2017, for the following reasons:
- The potential mix of retail/office uses that can be offered within the building are consistent with what is planned and what was previously proffered for the site.

- Through this proffer amendment, there will be access improvements, increased building size, additional signage, landscape improvements, pedestrian safety improvements, increased building scale/massing, and a commitment to high quality design – all of which are intended to better deliver a retail/office project from what was previously proffered.
- Additional impacts associated with the increased building size, height, and traffic impacts are being adequately mitigated, as proffered.
- The overall proposed use types and project scope are not changing with this proffer amendment.

B. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for November 15, 2017.

III. Issues in order of importance are as follows:

A. Comprehensive Plan

1. Long-Range Land Use – Is the proposed use consistent with those uses intended by the GC use designation?
2. Level of Service (LOS) – How does the proposal address the mitigation of impacts to existing LOS?

B. Strategic Plan

1. Robust Economy – How does the proposal help to foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities, and an expanded commercial tax base?

C. Community Input – Have members of the community raised any issues?

D. Other Jurisdictional Comments – Have other jurisdictions raised any issues?

E. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?

F. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of #REZ2016-00027, Potomac Corner Center, subject to the proffers dated November 1, 2017, as found in Attachment D.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use – The subject property is designated GC, General Commercial, in the Comprehensive Plan and is currently zoned B-1, General Business. As such, the site can be developed with retail, commercial, and office uses. Through this proffer amendment, such uses will be able to continue, but within a larger building and with increased height, enhanced site access, quality design, and other associated improvements. In addition, the extent/scale of mixed office and retail uses will be increased, which is favorable in implementing GC uses.
- b. Level of Service (LOS) – The site was never developed as proffered with REZ #PLN2007-00026. Due to the overall site layout changes and other associated improvements with this current proposal, the LOS impacts related to this subject proffer amendment request would be mitigated by the revised proffers, and by accepting the proffered 2014 LOS monetary contributions, as follows:

Fire & Rescue	\$0.61 per square foot (SF)	±65,000 SF of new building area	\$39,650.00
Water Quality	\$75 per acre	±3.71 acres	\$278.25
Additional Monetary Contribution – Landscaping/Beautification Along Prince William Parkway	\$7,500	(flat fee) carried over from previous Rezoning	\$7,500.00
TOTAL			\$ 47,428.25

2. Strategic Plan:

- a. Robust Economy – The proposed mixed retail/office building will help to foster a diverse local economy that creates a culture of innovation and achieves quality jobs, economic opportunities, and an expanded commercial tax base. Through approval of this proffer amendment, the maximum allowable gross square footage

will increase from 35,600 SF to 65,000 SF. As such, there will be enhanced employment opportunities.

3. Community Input – Notice of the proffer amendment request has been transmitted to property owners within 200 feet of the site. The Applicant received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committee (LOCCA/PELT) at the following meetings: June 30th and October 27th in 2016, and May 25th and October 26th in 2017. Based on that series of meetings, the following items and concerns/issues were discussed: building design theme/architecture; underground structured parking; safety issues associated with access improvements; pedestrian paths and safety; HCOD landscaping improvements; stormwater management options; details of rooftop green/living roof and vegetation; details of rooftop restaurant; community expectations for level of design and ability to realistically implement; signage; request to display/incorporate public art in the project; and suggestion for a LOCCA/PELT courtesy review of final site plan and design elements.

Also, as of the date of this staff report, the Planning Office has received e-mail comments from one citizen who expressed concerns about the safety of the access improvements and overall traffic in the vicinity. At this time, staff is not aware of any community opposition.

4. Other Jurisdictional Comments – This project site is located outside of the required notification area for adjacent jurisdictions.
5. Legal Uses of the Property – If this proffer amendment is approved, the property can be developed with B-1 as proposed, with a larger office/retail building at an increased height, access improvements, enhanced building design, and associated signage modifications. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until February 13, 2018, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the proffer amendment request would meet the 90-day requirement.

B. Recommend denial of #REZ2016-00027, Potomac Corner Center.

1. Comprehensive Plan Consistency Analysis:

- a. Long-Range Land Use – The subject property is designated GC, General Commercial, in the Comprehensive Plan and is currently zoned B-1, General Business. As such, the site can be developed with retail, commercial, and office uses. If the proffer amendment is denied, such uses will still be permitted, but without the additional access, design upgrades, and other associated improvements. The land use plan designation for the site will not change and the property could still be developed as proffered by REZ #PLN2007-00026.
- b. Level of Service (LOS) – Denial of the proffer amendment would not have any impact on the existing LOS. The LOS impacts would be addressed as per the previously-approved REZ #PLN2007-00026 and as proffered, which would still pertain.

2. Strategic Plan:

- a. Robust Economy – The proposed mixed retails/office building will help to foster a diverse local economy that creates a culture of innovation and achieves quality jobs, economic opportunities, and an expanded commercial tax base. If this proffer amendment is denied, the maximum allowable gross square footage will remain at 36,500 SF and with limited access, as proffered.

3. Community Input – Notice of the proffer amendment request has been transmitted to property owners within 200 feet of the site. The Applicant received input from the Lake Ridge Occoquan Coles Civic Association's Planning, Environment, Land-Use and Transportation Committee (LOCCA/PELT) at the following meetings: June 30th and October 27th in 2016, and May 25th and October 26th in 2017. Based on that series of meetings, the following items and concerns/issues were discussed: building design theme/architecture; underground structured parking; safety issues associated with access improvements; pedestrian paths and safety; HCOD landscaping improvements; stormwater management options; details of rooftop green/living roof and vegetation; details of rooftop restaurant; community expectations for level of design and ability to realistically implement; signage; request to display/incorporate public art in the project; and suggestion for a LOCCA/PELT courtesy review of final site plan and design elements.

Also, as of the date of this staff report, the Planning Office has received e-mail comments from one citizen who expressed concerns about the safety of the access improvements and overall traffic in the vicinity. At this time, staff is not aware of any community opposition.

4. Other Jurisdictional Comments – This project site is located outside of the required notification area for adjacent jurisdictions.
5. Legal Uses of the Property – If the proffer amendment is denied, the property can still be developed with B-1 zoning, as previously proffered through REZ #PLN2007-00026. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
6. Timing – The Planning Commission has until February 13, 2018, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to deny the proffer amendment request would meet the 90-day requirement.

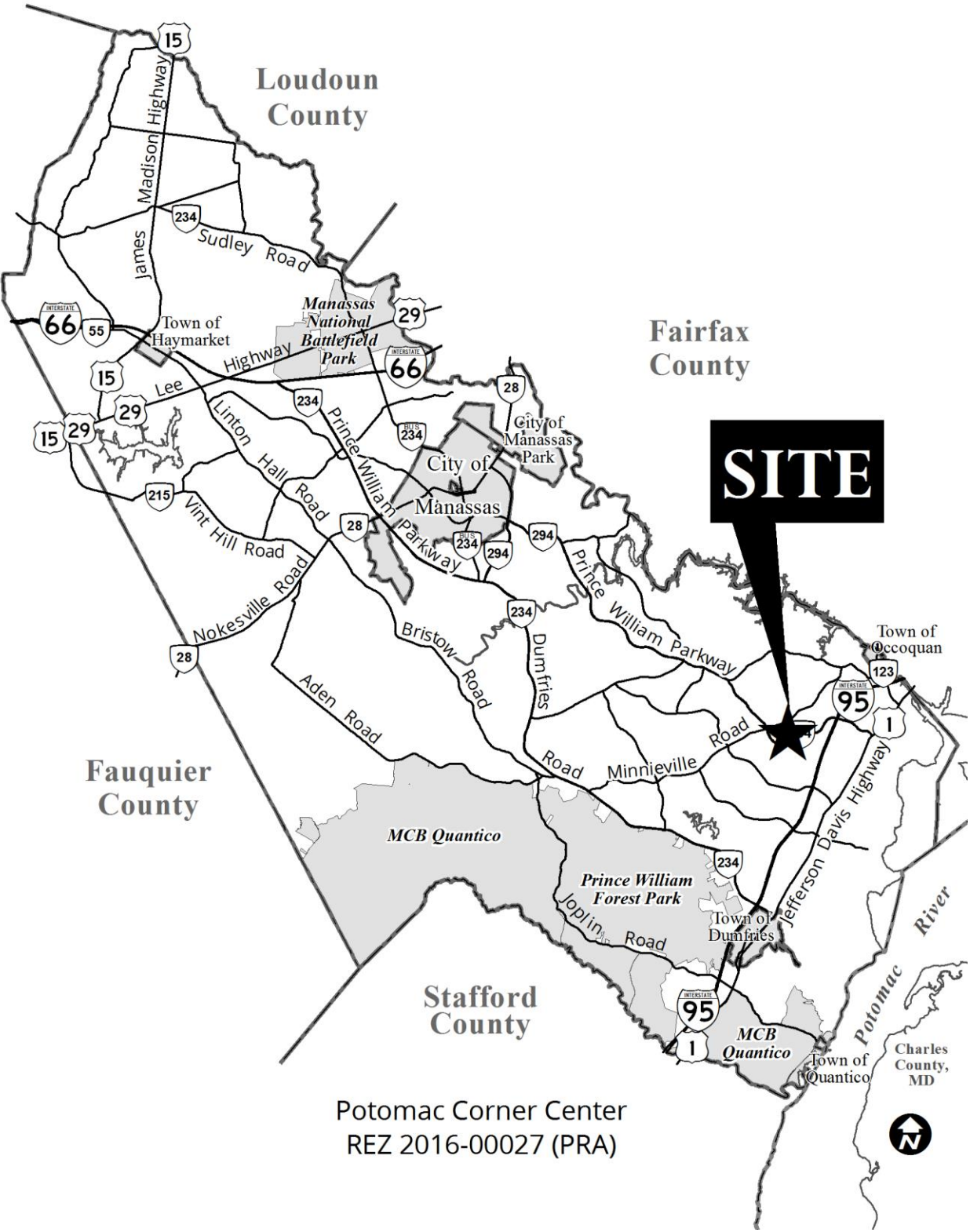
V. **Recommendation** is that the Planning Commission accept Alternative A and recommend approval of #REZ2016-00027, Potomac Corner Center, subject to the revised proffers dated November 1, 2017, as found in Attachment D.

Staff: Scott F. Meyer, x 6876

Attachments

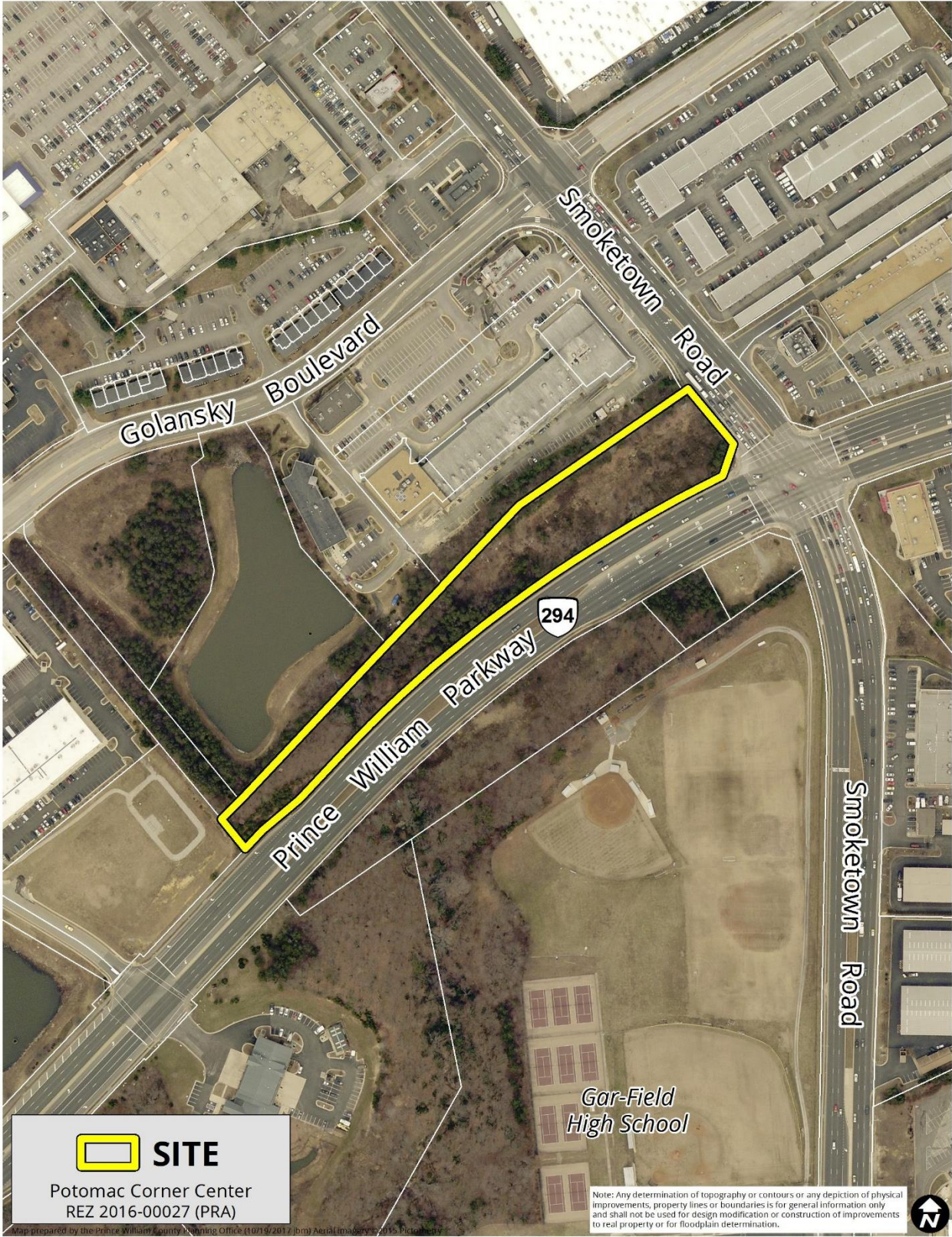
- A. Area Maps
- B. Staff Analysis
- C. Amended Proffer Statement (with mark-ups)
- D. Proposed Proffer Statement (clean version)
- E. Generalized Development Plan (GDP)
- F. Environmental Constraints Analysis (ECA) Exhibit
- G. Proposed Building Elevations
- H. Historical Commission Resolution

Attachment A – Maps
VICINITY MAP

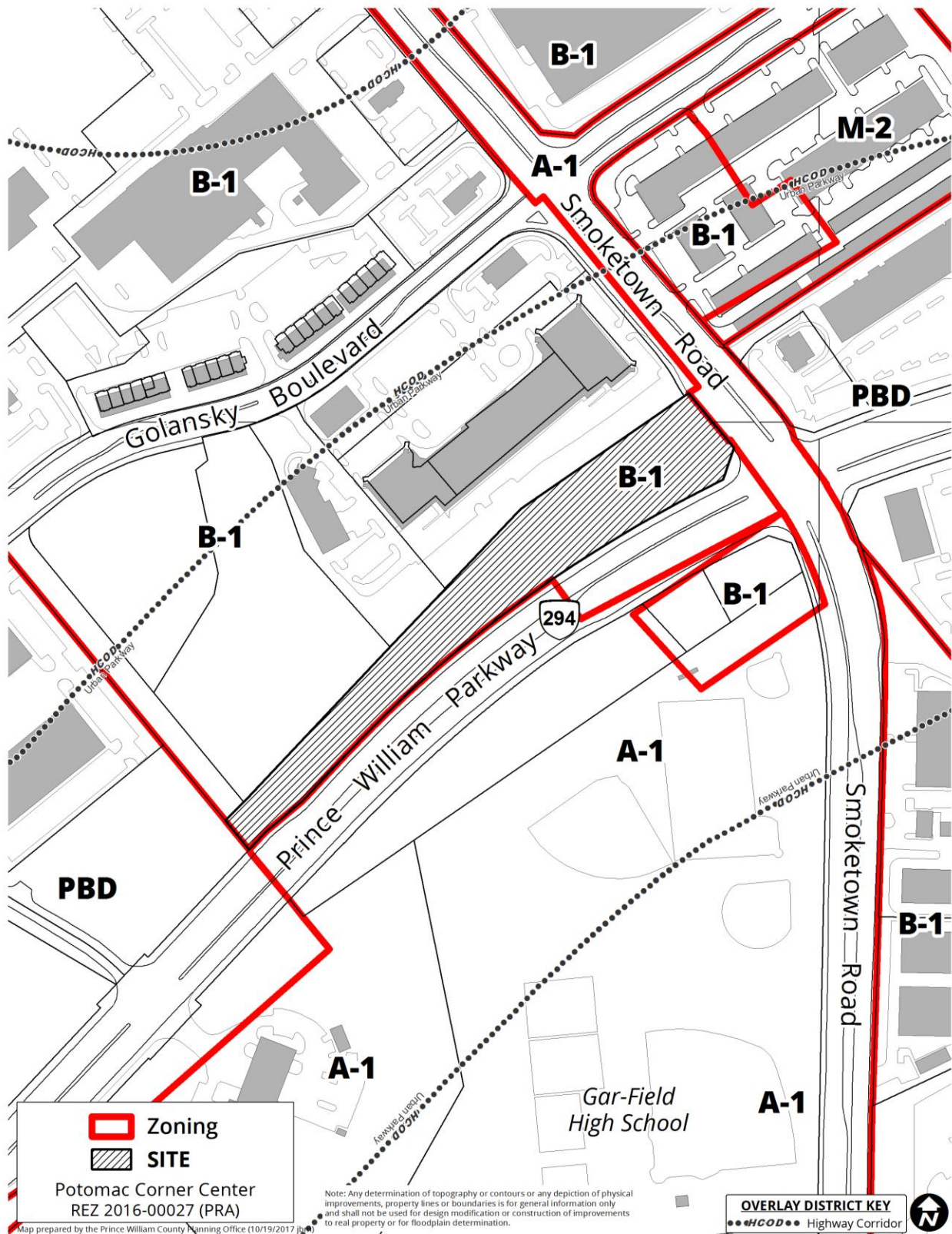


Potomac Corner Center
REZ 2016-00027 (PRA)

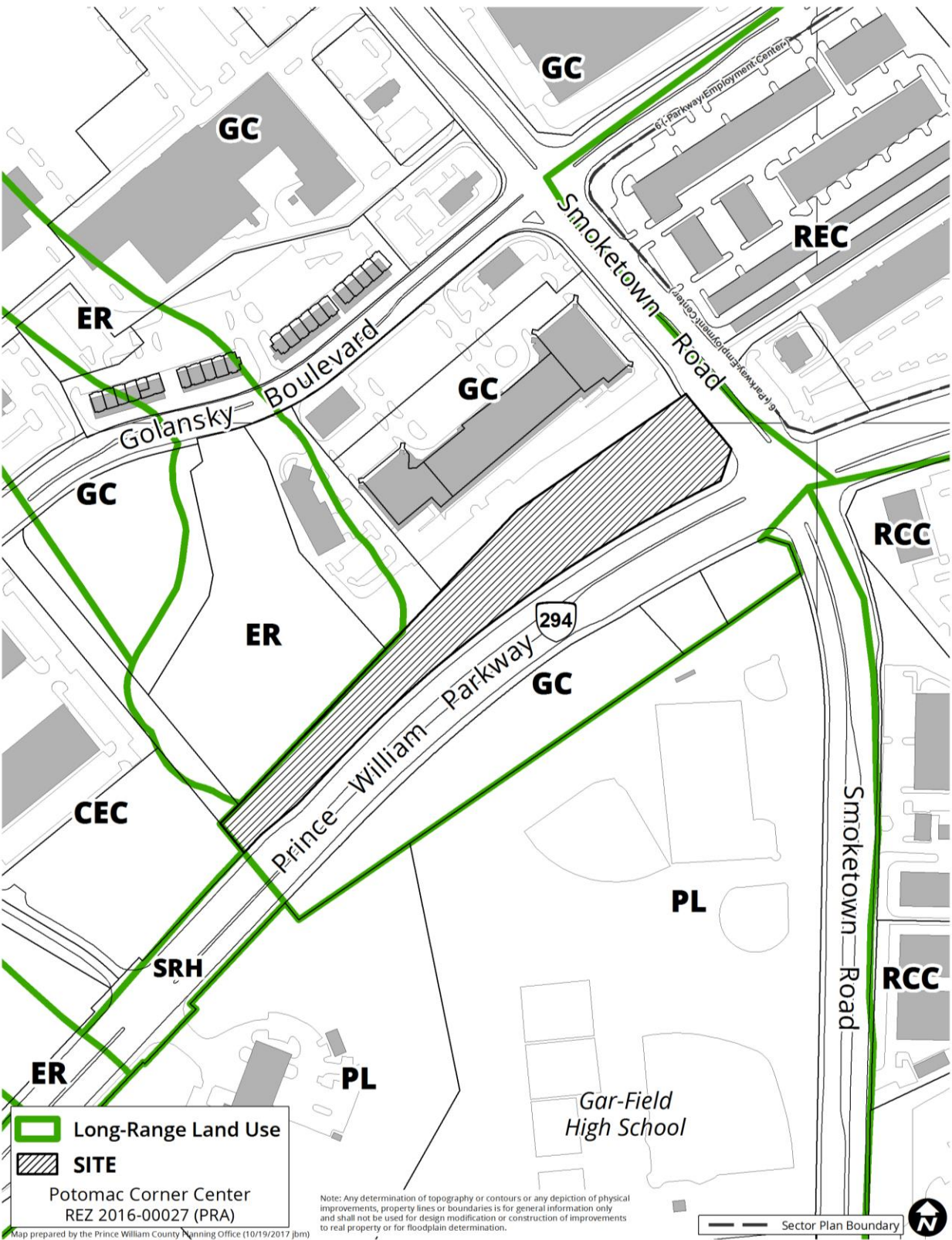
Attachment A – Maps
AERIAL MAP



Attachment A – Maps EXISTING ZONING MAP



Attachment A – Maps LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Commercial/retail shopping center; vacant land; stormwater (SWM) pond	GC; ER	B-1
South	Across Prince William Parkway – vacant land; public utilities (water and sewer) equipment/easement; and Gar- Field High School	GC; PL	A-1; B-1
East	Across Smoketown Road – restaurant (Boston Market); commercial/retail shopping center; self-storage facility	GC; REC	PBD; M-2
West	Vacant/undeveloped pad site – Prince William Commons; wooded area near stormwater (SWM) pond	CEC	PBD

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The subject site is located within the Development Area. The following table summarizes the intended uses, characteristics, and densities intended for the GC land use designation.

Long-Range Land Use Map Designation	Intended Uses and Densities
General Commercial (GC)	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

Proposal's Strengths

- **Land Use & Zoning Compatibility** – The property is designated GC, General Commercial and is zoned B-1, General Business. The B-1 zoning directly implements the GC planned land use. The GC use designation recommends retail, retail service, and lodging uses as a primary use. Infill and redevelopment of areas identified as GC are encouraged. The Applicant is proposing both retail and office uses. Although office uses are considered a secondary use in the GC designation, office uses are also permitted by-right in the B-1 zoning district. As proffered, the proposed mixed retail/office building will be increased in size/scale and design quality from what was previously approved. In addition, the proposed building will be four stories in height, which is appropriate in GC areas.
- **Strategic Plan** – The proposed proffer amendment will allow for a mixture of retail and office space, totaling up to 65,000 square feet, on undeveloped parcel that is located at a major intersection. As such, new commercial, retail, and offices will add to the mixture of uses in the area. Therefore, the project aligns with the Strategic Plan goal to increase commercial tax base as a percentage of overall tax revenue to 35%.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

This subject proposal, through amending the proffers, includes the following major community design-related components:

- Higher-end design quality for retail/office building
- Additional building amenities – green/living roof feature; rooftop restaurant
- Signage modification request, for two freestanding/monument signs and one secondary sign
- Height modification request, to increase building height up to 55 feet

Height Modification Request:

Pursuant to Zoning Ordinance Sections 32-400.03.2 and 32-400.03.5, the Applicant is requesting that the maximum height of any building to be constructed on the property, may be up to 55 feet. This deviates from the standard B-1 zoning requirements of 45 feet in height.

The Board of County Supervisors may, by approval of a proffered rezoning or a Special Use Permit application, approve a structure with a height greater than any specific limitation, subject to the following standards:

- a. For a rezoning application, the maximum height shall be specifically proffered by the Applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application;
- b. The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested;
- c. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties;
- d. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire;
- e. All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and
- f. The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

At a requested building height of up to 55 feet within the proposed B-1 zoning district, this height increase is necessary to accommodate the scale/size of the proposed office/retail building, as proposed. Due to the long and narrow configuration of the property, there are considerable onsite layout limitations. To satisfy Fire Code requirements, enhanced building materials and/or alternative access options may need to be addressed at the site plan and building plan review processes. Considering the overall height limit of 55 feet and the project area context, staff does not deem this request to be unreasonable and has determined the height modification to be justifiable for the proposed development – provided that other requirements are being satisfied.

In a letter dated October 26, 2017, the Fire Marshal Office has determined that with the requested building height increase, adequate fire protection can be provided to protect the proposed structure and that the proposed structure will not endanger improvements on adjacent properties in the event of a fire related event. This determination is contingent upon the following components that will need to be addressed during the site and building plan review phases: 1) provision of adequate emergency Fire/Rescue access to the proposed structure complying with the requirements of the Prince William County Design and Construction Manual; 2) compliance with other applicable requirements of the Prince William County Design and Construction Manual; 3) Virginia Uniform Statewide Building Code; and 4) Virginia Statewide Fire Prevention Codes.

Sign Modification Request:

Through this proffer amendment request, the Applicant is proposing two freestanding monument signs and one secondary sign. As per Section 32-250.24. of the Zoning Ordinance, “Schedule B” HCOD signs) within the Urban Parkway Highway Corridor Overlay District (HCOD), only one freestanding sign (monument) is permitted, with a maximum area of 40 SF, maximum height of 10 feet, and minimum setback of 10 feet. In this case, one additional freestanding (monument) sign is requested to be installed at the new access point along westbound Prince William Parkway. Thus, a signage modification request is required. In addition, one secondary onsite sign is being proposed adjacent to an interparcel connection with the shopping center located to the north. The Applicant claims that a sign informing the public how to reach the site from the shopping center is crucial at this location.

Specifically, the following freestanding signage is being requested.

- **Corner Feature Signage:** One freestanding sign, limited to a maximum height of ten feet and a maximum area of 40 square feet at the corner of Prince William Parkway and Smoketown Road.
- **New Access Signage:** One freestanding sign, limited to a maximum height of eight feet and a maximum area of 32 square feet in the vicinity of the new site access along westbound Prince William Parkway.
- **Interparcel Connection Signage:** One secondary sign, limited to an area of six square feet and a height of five feet, adjacent to the interparcel access way for the two abutting parcels associated with the shopping center located to the north of the site.

Attachment B – Staff Analysis

To the extent sign modifications are requested, the following address those factors considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit, in accordance with Section 32-250.23 of the Zoning Ordinance:

a. *Nature of Proposed Use*

Factors such as whether the use is a destination or one that relies more on drive-by visibility should be considered.

The proposed site is planned and zoned to allow a mix of office and retail. The retail portion of the site on the first floor and on the rooftop will require signage visible from all directions. The one sign allowed in the HCOD for the site cannot be situated at the corner of Prince William Parkway and Smoketown to be clearly visible on both roadways. The Applicant is requesting another smaller freestanding sign to be located at the newly proposed access along westbound Prince William Parkway, to direct traffic into the site and avoid missing the turn.

The site is also gaining access through an interparcel connection to a shopping center located to the north. This access would be used extensively by traffic coming from the north and east. Since the newly proposed access on Prince William Parkway is only a right-in/right-out access only, a portion of traffic destined for the site from the west will make a left turn onto Noble Pond Way, east on Golansky Boulevard and right through the shopping center to reach the site. The Applicant believes that a sign to inform the public how to reach the site from the shopping center is crucial at this location. All signs will be located onsite.

b. *Character of the Existing Area*

The impact on the visual appearance of adjacent and nearby properties and rights-of-way should be considered.

One standard sign at the corner of Prince William Parkway and Smoketown Road is allowed under the current Zoning Ordinance. The requested sign at the newly proposed access on Prince William Parkway is not adjacent to a developed property. The requested sign at the interparcel connection to the north has no visibility to properties, except the back of a shopping center where there are no significant activities. It provides visibility long distance from the shopping center parking lot to direct traffic to the site from the shopping center parking lot. It is important to note that the subject property is narrow and has over 1,200 feet of frontage along Prince William Parkway, and is located adjacent to a major intersection.

c. *Unique Situation*

Whether a unique situation exists, causing a need that is not recurring in nature.

Signage must be located in a manner that aids the customer through the site and provide adequate notice for navigation. The use requires effective and purposeful signage that limits indiscriminate or random guessing on behalf of its patrons. In this case, the freestanding signs are mostly informational and directional in nature to make sure the

unique site's access points are provided with necessary information and directions to patrons of the center's services.

d. *Comprehensive Plan Designation*

The site is currently designated GC in the Comprehensive Plan. The Applicant is proposing an enlarged office/retail building that will serve and support the intended uses in the area.

e. *Special Visual Obstruction*

Consider the existence of a special visual obstruction or difficulty in locating the use, making the application of the general provisions of this section too restrictive.

The standard freestanding sign at the corner of Prince William Parkway and Smoketown Road does not provide any information regarding the access points locations and cannot be situated in a way that can be seen clearly from both roads. The site will provide retail and other commercial services requiring good exposure. The proposed freestanding sign at the access point on Prince William Parkway and at the interparcel connection to the north are informational and directional in nature, and are crucial to directing and informing the public. Without these additional signs, there is a potential for travelers to drive past the access and lose their way while trying to reach the site

f. *Highway Corridor Overlay District (HCOD)*

The site is within the Prince William Parkway (Urban Parkway) HCOD, and as such, freestanding signage is limited.

Proposal's Strengths

- *Architectural & Building Elevations* – As proffered, the retail/office building will be built in substantial conformance with specific architectural and building façade standards and with a high quality, unified design theme.
- *Enhanced Frontage Landscaping* – As proffered and shown on the GDP, a 25-foot HCOD buffer will be installed and maintained along Prince William Parkway and Smoketown Road.
- *Quality of Design / Upgrades* – As proffered and shown on the illustrative building elevations, the Applicant is proposing a high level of design aesthetics for the building, and with addition amenities – green roof feature; rooftop restaurant; potential meeting space. All of these will help to create more a destination-oriented facility.
- *Enhanced Building Use Capacity/Massing* – As proposed through this proffer amendment, the maximum building height will be 55 feet, in order to accommodate four stories and the increased overall floor area of up to 65,000 square feet. This increases the onsite capacity of the building, while providing greater employment use opportunities.

Attachment B – Staff Analysis

- Pedestrian Connections – Internal sidewalks as well as a connection to the main pedestrian sidewalk along Smoketown Road are proffered pursuant to the GDP.
- Signage Modifications – As proffered, there are two freestanding signs proposed along the property frontage. Size, location, and height limitations are being imposed through the proffers.
- Addition Monetary Contribution for Parkway Beautification – As proffered per REZ #PLN2007-00026, the Applicant/Owner will provide \$7,500 for landscaping and/or beautification of Prince William Parkway along and/or within proximity of the site frontage. This additional contribution will be provided to the Board of County Supervisors prior to and as a condition of final site plan approval.
- Courtesy Review – As proffered, to ensure continued coordination throughout the design and building development process, the Applicant has agreed to meet with representatives of LOCCA-PELT for a courtesy review prior to approval of the final site plan. Such review is intended to address the following components: architecture; signage; lighting; retaining wall design; and landscaping.

Proposal's Weaknesses

- Lack of Signage Elevations/Detail – To date, the Applicant has not provided specific signage elevations for consideration. Based on standard protocol, such signage details are always provided with signage modification requests, in order to comprehensively assess what is being proposed and how it fits into the overall design. Although the Applicant has indicated that sign elevations will be provided prior to the Board public hearing, staff only has written signage proffers at this time.
- Uncertainty of Commitment to Implement Design Quality – There is overall concern about the extent to which the intended design aesthetics and quality will be implemented. Although the Applicant's intent is noted and favorably viewed, there are other numerous contingencies that may occur during site development/design, which may have to cause the end product to not be delivered, as fully promised and/or expected. For example, green roof maintenance details and feasibility of building design are two such concerns.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The subject property is located along the north side of Prince William Parkway, west of Smoketown Road, and abuts the rear of a commercial/retail strip shopping center. The site is currently undeveloped, with about 2/3 of the area being wooded and the remaining portion in grass or brush. Portions of the subject site have been previously disturbed. Based on a visual site inspection, no cultural resources were observed.

Proposal's Strengths

- The Historical Commission reviewed this proposal at its September 13, 2016 meeting and determined that no further work was needed (see resolution in Attachment H). The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- **Increased Retail/Office Development** – The 65,000 square feet (SF) of nonresidential floor area proposed with this development provides space for potential employment and retail uses in the County, which will enhance the nonresidential tax base. As requested through this proffer amendment, the overall size of the building is increasing from 35,600 SF to 65,000 SF. This is favorable and is providing for a greater concentration of planned and desired uses in the area.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Economic Development Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The parcel subject to this proffer amendment is currently undeveloped and largely wooded with a variety of trees, shrubs/brush, and grass areas. There are no Resource Protection Areas (RPAs), wetlands, or other significant environmental features. According to the defined limits of clearing and grading as shown on the GDP, the westernmost portion of the site is to remain undisturbed and/or will be a stormwater detention reservation area.

SUBWATERSHED: Neabsco Creek subshed 835

TOTAL SITE AREA / ER AREA: 3.7 acres / 0 acres

TREE SAVE AREA: 0.156 acres (4% of the total site area)

UNDISTURBED AREA: 0.156 acres (4% of the total site area)

IMPERVIOUS / PERVIOUS: 97,215 SF / 63,957 SF

AREA OF DISTURBANCE: Approximately 3.552 acres (96% of total site area)

REFERENCE FOR RARE, THREATENED, AND ENDANGERED SPECIES: None

Attachment B – Staff Analysis

SOILS:

No.	Soils name	Slope	Soil category	Erodibility
16A	Delanco fine sandy loam	0-4%	III	Slight
42B	Neabsco Quantico complex	2-7%	II	Slight
47B	Quantico sandy loam	2-7%	I	Slight
47C	Quantico sandy loam	7-15%	I	Severe
47D	Quantico sandy loam	15-25%	I	Severe

Through this requested proffer amendment, the Applicant is providing the 25-foot wide HCOD buffer along both Prince William Parkway and Smoketown Road. This is an improvement from the previously-approved rezoning (REZ #PLN2007-00026). Along with an overall a high quality building design, a proposed green/living roof amenity is being proposed on a portion of the rooftop of the building.

Proposal's Strengths

- **HCOD Buffer Along Frontage** – Through this requested proffer amendment, the Applicant is providing the standard 25-foot wide HCOD buffer along both Prince William Parkway and Smoketown Road.
- **Monetary Contribution** – As proffered, the Applicant/Owner shall contribute \$75.00 per acre based on the area of the site (± 3.71 acres) to the Board of County Supervisors, prior to and as a condition of issuance of final site plan approval, for water quality monitoring, drainage improvement projects, and/or stream restoration.
- **Limits Clearing & Grading** – As shown on the proffered GDP, there are defined limits of clearing and grading on the site.
- **Offset to Impervious Areas** – Through this proffer amendment, the Applicant is requesting underground/structured parking and a green/living rooftop amenity for the building. Both of these features help to partially offset the overall impervious surfaces for the site.

Proposal's Weaknesses

- **Interior Parking Lot Landscaping** – Based on what is being proposed on the GDP, the interior parking lot landscaping requirement does not appear to be met. Very few interior planting areas are proposed, which may not be enough to meet the minimum standard. This will need to be satisfied and addressed during site plan review, as per DCSM Section 802.44.
- **Increase in Impervious Area** – With the requested increase in the building size through this proffer amendment, there will be more impervious surfaces compared to what was proposed under the previously-approved rezoning.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire & Rescue Station 20 (Prince William Commons) is the first due fire/rescue resource for this site. This station is located approximately 900 feet southwest of the access point to the site. As such, the project site is within the 4.0-minute response time criteria for fire and basic life support and is within the 8.0-minute response time criteria for advanced life support. In FY 2017, Fire & Rescue Station 20 responded to 4,770 incidents. However, the workload capacity of station 20 is 2,200 incidents.

Proposal's Strengths

- **Response Times** – The site is located well within the preferred response times for both fire suppression as well as advanced life support services.
- **New Access Point** – As proposed through this proffer amendment, the new right-in/right-out configuration on westbound Prince William Parkway will greatly improve overall accessibility and emergency response capability to the property.
- **Monetary Contribution** – As proposed with the amended proffers, the Applicant shall make a monetary contribution in the amount of \$0.61 per square foot of building area, which is consistent with the current policy.

Proposal's Weaknesses

- **Station Workload** – According to the FY 2017 figures, Prince William Commons Station 20 responded to 4,770 incidents, but the workload capacity is 2,200 incidents. Therefore, it is operating substantially over (more than double) its workload capacity.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. The Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. The Applicant should apply the various Crime Prevention Through Environmental Design (CPTED) strategies during site development.

Proposal's Strengths

- Graffiti Removal – As proffered, the Applicant/Owner agrees to remove any graffiti from the property. Any graffiti shall be reported to the Police Department before removal.
- Onsite Security Measures – As proffered, the Applicant/Owner will utilize a combination of interior and exterior mounted surveillance cameras, an alarm system, onsite lighting, building access/entry system, and the other related security practices, as needed.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the Development Area, and the use of private wells or public water in the Rural Area.

Attachment B – Staff Analysis

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. It is important to note that this property is located within the Virginia American Water Company service area of the County – outside of the Prince William Service Authority. As such, the Applicant must satisfy all Virginia American Water Company requirements relating to public water service.

Depending on the final configuration of the onsite water mains, additional water main extensions may be required to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable County and State requirements, standards, and regulations.

Proposal's Strengths

- Public Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As proffered, the Applicant is responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the Development Area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. It is important to note that this property is located within the Virginia American Water Company service area of the County – outside of the Prince William Service Authority. As such, the Applicant must satisfy all Virginia American Water Company requirements relating to public sewer service.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable County and State requirements, standards, and regulations.

Proposal's Strengths

- Public Sewer Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the Applicant is responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Proposal's Strengths

- New Site Access – As shown on the proffered GDP, primary access to the site will be provided from the new right-in/right-out access point with right-turn deceleration lane along westbound Prince William Parkway.
- Interparcel Connectivity – As shown on the proffered GDP, access to the site will also be provided via an interparcel connection over the existing access easement, which is located along the southwestern boundary of the adjoining shopping center. A second interparcel connection may be provided in accordance with the DCSM requirements, along the northwest property line subject to obtaining permission from the owners of the adjoining shopping center.

Attachment B – Staff Analysis

- Sidewalks – As a condition of final site plan approval, the Applicant has proffered to construct the internal sidewalks as shown on the GDP that will connect with off-site sidewalks on Smoketown Road.
- Shared Use Path – As part of constructing the deceleration lane for the new access on the Prince William Parkway, a new 10-foot shared use path will replace the existing 8-foot shared use path within the limited area of the constructed deceleration lane (between Smoketown Road and the new access point on the Parkway) with an 8-foot buffer between the deceleration lane and the shared use path.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The major strategic outcomes relative to the Robust Economy component of the Strategic Plan as they relate to this proposal are as follows:

- Increase commercial tax base
 - Increase commercial tax base as a percentage of overall tax revenue to 35%.
- Increase at-place employment
 - Increase growth in at-place employment by more than 3,300 jobs per year.
- Increase number of targeted jobs
 - Increase growth in targeted jobs due to Department of Economic Development's efforts with new and expanding businesses to more than 544 jobs per year.

Through this proffer amendment, the maximum allowable gross square footage for the mixed retail/office building is increasing to 65,000 square feet. Providing enhanced/increased opportunities for more retail, commercial, and office uses will directly help to foster a diverse local economy that creates a culture of innovation and achieves quality jobs, economic opportunities, and an expanded commercial tax base. Also, the availability of more office space in a destination-oriented building at this high-profile location is favorable and can provide for enhanced employment opportunities.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Uncertain Commitment to Future Implementation of Design Quality – Although the Applicant has proffered to provide a high quality building design with specific amenities, such as a green/living roof amenity, rooftop restaurant, potential meeting space, and other higher-end building/design features, staff has concerns about the feasibility of implementing all of these components.
- Justification for Building Height Increase – The Fire Marshal Office has determined that adequate fire protection can be provided to protect the 55-foot tall building and that the proposed structure will not endanger improvements on adjacent properties in the event of a fire-related event. However, this determination is contingent upon the provision of adequate emergency access to the proposed structure, complying with the requirements of the DCSM, Virginia Uniform Statewide Building Code, and Virginia Statewide Fire Prevention Codes. At this time, it is unclear as to how these components will be satisfied based on onsite constraints and the proposed layout.
- Site Constraints/Limitations of Parcel Width – Due to the long and narrow configuration of the parcel, there are site and overall configuration challenges that limit site design/layout options.

Proffer Analysis / Deficiencies

- None identified.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal
- PWC Historical Commission
- PWC Planning Office / Proffer & Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT
Potomac Comer Center
Owner: Potomac Corner Center
PROPERTY GPIN: 8292-42-2914
SITE AREA: ±3.71 Acres
PLANNED LAND USE: GC, General Commercial
ZONING DISTRICT: B-1, General Business
MAGISTERIAL DISTRICT: Occoquan
DATE: November 1, 2017

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in substantial conformance with the following conditions and shall supersede all proffers approved with REZ #PLN2007-00026. In the event the above referenced rezoning is not granted as applied for by the applicant ("Applicant"), the below described proffers shall be withdrawn and be deemed to be null and void and the proffers approved with REZ #PLN2007-00026 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience for reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

1. LAND USE:

- 1.1. Conformance with Generalized Development Plan (GDP). The Property shall be developed in substantial conformance with the GDP and the proffered conditions herein as prepared by STS Consulting, LLC, dated May 4, 2016 and as revised through October 13, 2017. However, the internal travelway alignment, building footprint, parking, and stormwater management improvements may undergo minor modifications in accordance with final engineering considerations at the final site plan review.
- 1.2. Office & Retail Building. The Applicant shall construct a four story office and retail building with a maximum height limit of up to 55 feet at the location as depicted on the GDP. Total gross square footage of the building shall be up to a maximum of 65,000 square feet, with the addition of underground/structured parking, as needed.
- 1.3. Floor Area Ratio (FAR). The FAR shall not exceed 0.40.

2. COMMUNITY DESIGN

- 2.1. Building Orientation. The proposed building's front facade shall be oriented facing Prince William Parkway as shown on the GDP, compliance with which shall be demonstrated on the final site plan.

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PROPERTY: GPIN: 8292-42-2914¶
RECORD OWNER:

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PROJECT NAME: Potomac Corner Center¶

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Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT

#REZ2016-00027, Potomac Corner Center

November 1, 2017

2.2 Building Design and Materials. The proposed building on the Property shall be in substantial conformance in regard to the façade design theme, level of design quality, extent of amenities, and exterior style for the elevations entitled "Potomac Corner Center" illustration by Glenn Canencio, Associates AIA, dated September 15, 2017. The exterior building materials shall be brick base, piers and walls (two color tones), pre-cast concrete stone trims and capitals, stucco wall infills and moldings, and aluminum frame glass windows. Minor changes to the architecture and building materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of the building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations. At least two (2) weeks prior to requesting issuance of a building permit release letter from Development Services, the Applicant shall submit such elevations to ensure compatibility with the Building Elevations.

2.3 Green Roof Feature – As depicted on the building elevations, the Applicant shall install and maintain a living/green roof amenity on the top of the office/retail building in the area as generally depicted on the associated building elevations. The exact size, orientation, plant selection, and overall design shall be determined during the site plan review and building development processes. Such green roof design shall be done by a qualified professional in consultation with the County. The green roof feature shall be adequately maintained by the Applicant. Prior to granting the final occupancy permit for the building, the Applicant shall provide a certificate of completion for the installation of the green roof by a qualified professional.

2.4 Accessory Rooftop Restaurant Option – As depicted on the building elevations, the Applicant shall have the option to install the restaurant space at the rooftop subsection of the building, as shown on the illustrative elevations. In the event that the said restaurant use is not implemented, such space may be utilized for either retail, office, associated meeting space or events space.

2.5 Screening of Rooftop Utilities – All rooftop, mechanical, and HVAC equipment shall be screened in accordance with the DCSM

2.7 Freestanding Signs – The building materials and design of any freestanding sign shall be monument style, and compatible with landscaping at the base. The building overall design theme and materials of the monument portion of any freestanding sign(s) will be the same as the material of the exterior building. Any lighting used in connection with project identification signage shall be located, directed, and/or shielded in a manner to minimize the glare from such lights beyond the sign area. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval.

- Corner Feature Signage: One (1) freestanding sign shall be permissible at the corner of Prince William Parkway and Smoketown Road. Such sign shall be monument style with associated landscaping at the base, and shall be limited to a maximum height of

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2.36 Business Signs: Any allowed façade/face and freestanding business signs shall be in accordance with the sign regulations for the Urban Highway Corridor Overlay District (HCOOD) HCOOD in the Zoning Ordinance, and pursuant to an approved sign permit for each sign. ¶

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Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT

#REZ2016-00027, Potomac Corner Center

November 1, 2017

ten (10) feet and a maximum area of 40 square feet (SF). The exact location of such sign shall be determined during site plan review. The design theme of the corner feature sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval, and shall require sign permit approval.

- **New Access Signage:** Through this proffer amendment and in accordance with a signage modification, pursuant to Section 32-250.23 of the Zoning Ordinance, one (1) freestanding sign for the subject office/retail building shall be permissible in the vicinity of the new site access along westbound Prince William Parkway. Such sign shall be monument style with associated landscaping at the base, and shall be limited to a maximum height of eight (8) feet and a maximum area of 32 SF. The exact location of such sign shall be determined during site plan review. The design theme of the new access sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval, and shall require sign permit approval.

2.8. **Interparcel Connection Signage** – One (1) secondary sign shall be permissible adjacent to the interparcel access way for the two abutting parcels associated with the shopping center located to the north of the subject site, which are identified as GPINs 8292-42-0325 and 8292-42-3740. The exact location of the addition signage will be determined during the site plan review process. Such additional signage shall not exceed an area of six (6) square feet and a height of five (5) feet, and shall be in accordance with all current signage regulation requirements in the Zoning Ordinance. The design theme of the interparcel connection sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval.

2.9. **HCOD Buffer/Street Planting.** As a condition of final site plan approval, landscaping shall be provided by the applicant that is in substantial conformance with the landscaping plan included in the GDP. The minimum width of the landscaping strip along Smoketown Road, as shown on the GDP, shall be a minimum of twenty (20) feet wide outside of any existing or proposed right-of-way or easements and there shall be a minimum of 65 plant units per 100 linear feet of frontage. The planting within 10-foot wide the landscape strip along the northwestern property line and the HCOD buffer shall be provided in accordance with the Prince William County Design and Construction Standards manual (the "DCSM"). All landscape materials shall be drought-resistant and of native and indigenous species appropriate to the location and climate of the area or as approved with the final site plan.

2.10. **Maintenance of On-Site Trees.** – The on-site trees shall be maintained by the Applicant/Owner in accordance with A300 pruning and maintenance standards.

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Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT

#REZ2016-00027, Potomac Corner Center

November 1, 2017

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2.11. Lighting. Any exterior lighting will be provided in accordance with the specifications in the Zoning Ordinance. The height of light poles shall not exceed twenty four (24) feet compliance with which shall be demonstrated on the approved final site plan. All freestanding lights shall have fixtures that direct light downward and inward, in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way. No neon or spot lighting shall be permitted. However, this is not intended to preclude the use of security flood lighting in compliance with the Zoning Ordinance.

2.12. Refuse Storage Area. The refuse storage area shall not be located within any setback, landscape or buffer area and will be screened with a solid masonry enclosure (brick), which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash container shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this proffer will be evidenced with the final site plan approval.

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2.13. Monetary Contribution for Parkway Aesthetic Improvements. The owner/applicant shall make a monetary contribution of \$7,500 for landscaping and/or beautification of the Prince William Parkway along or within proximity of the site frontage to the Board of County Supervisors prior to and as a condition of final site plan approval.

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2.14. Courtesy Review – Prior to approval of the final site plan, the Applicant shall meet with representatives of the Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land Use and Transportation (LOCCA-PELT) to review architecture, signage, lighting, landscaping, and other project features prior to approval of the final site plan. Evidence of such meeting and courtesy review with LOCCA-PELT shall be provided to the County prior to approval of the final site plan.

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3. ENVIRONMENT

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3.1. Detailed Geotechnical Study. The Applicant shall conduct a detailed geotechnical study on the Property and submit the results of such study to the County with mitigation necessary to address soil limitations for building site development, prior to final site plan approval.

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3.2. Monetary Contribution. The Applicant/Owner shall contribute \$75.00 per acre based on the area of the site (±3.71 acres) to the Board of County Supervisors, prior to and as a condition of issuance of final site plan approval, for the County to conduct for water quality monitoring, drainage improvement projects, and/or stream restoration.

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3.3. Storm Water Management & Best Management Practices (SWM/BMP) Facilities. If an on-site SWM facility is not waived at the time of final site plan stage, such facilities will be provided by the applicant at the approximate location shown on the GDP in accordance with the DCSM requirements. If on-site SWM facility requirements can be provided in another location, then the area designated on the GDP for this facility shall remain as

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Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT

#REZ2016-00027, Potomac Corner Center

November 1, 2017

undisturbed open space. Compliance with this condition shall be demonstrated on the final site plan.

- 3.4 Limits of Clearing and Grading. – Limits of clearing and grading as shown on the Generalized Development Plan (sheets 1 of 5 and 2 of 5) and Landscape Plan (sheets 3 of 5 and 4 of 5) shall be maintained, subject to minor revisions to lot layout and building footprint due to interparcel connectivity, new access onto Prince William Parkway (VA Route 294) and final engineering at the final site plan and plat stage. To the extent practicable and if not in conflict with the proposed layout, buildings, onsite circulation, and parking, all existing native, healthy vegetation shall be maintained and preserved by the applicant in accordance with the DCSM standards within the limits of clearing and grading shown on the GDP. In the event of disturbance, the preserved area shall be replanted and/or supplemented with native vegetation, as may be permitted by applicable utility easements to achieve minimum DCSM standards. The foregoing language shall not be interpreted to preclude the applicant from constructing and maintaining perpendicular road and utility crossings, a freestanding sign, removal of dead and dying trees allowed in accordance with the DCSM, and landscaping as shown on the GDP.

4. FIRE AND RESCUE

- 4.1. Monetary Contribution. The Applicant/Owner shall contribute \$0.61 per square foot (SF) of building area for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
- 4.2. Other Mitigation. The Owner/Applicant shall install a sprinkler system in the building meeting NFPA guidelines. Compliance with this condition shall be demonstrated with a note included on the final approved site plan and reflected on building plan submission.

5. PROPERTY MAINTENANCE & SECURITY

- 5.1. Site Maintenance – The Applicant/Owner shall maintain the site and shall pick up trash, litter and debris on a regular basis.
- 5.2. Graffiti Removal. – The Applicant/Owner agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. 5. of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
- 5.3. Security Measures – In order to monitor and maintain onsite security, the Applicant/Owner shall utilize a combination of interior and exterior mounted surveillance cameras, an alarm system, onsite lighting, building access/entry system, and the other

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November 1, 2017

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related security practices, as needed. Compliance shall be demonstrated on building plan submission.

6. POTABLE WATER AND SANITARY SEWER

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- 6.1. The proposed development shall be connected to public water and sewer as required by the Zoning Ordinance. The Applicant shall be responsible for the cost, design and construction of those on-site and off-site improvements necessary to provide water and sewer services to the Property for the demand generated by the development of the Property.

7. TRANSPORTATION

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- 7.1. Site Access. As shown on the proffered GDP, primary access to the site shall be provided from the right-in/right-out access point with right-turn deceleration lane along westbound Prince William Parkway. However, the Applicant shall be allowed to use the existing access to the site from Smoketown Road as a construction entrance only during the site development, provided a temporary construction entrance permit or approval is obtained from VDOT. Upon completion of the site development, the Smoketown Road access shall be closed. The access to the site will be provided via an interparcel connection over the existing access easement, recorded in Deed Book 1548, Page 469, located along the southwestern boundary of the adjoining shopping center as shown on the GDP. A second interparcel connection may be provided in accordance with the DCSM requirements, along the northwest property line subject to obtaining permission from the owners of the adjoining shopping center. Compliance shall be demonstrated on the final site plan.

- 7.2. Sidewalks. As a condition of final site plan approval, the applicant shall construct the internal sidewalks as shown on the GDP that will connect with off-site sidewalks on Smoketown Road. Compliance shall be demonstrated on the final site plan.

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- 7.3. Shared Use Path – As part of constructing the deceleration lane for the new access on the Prince William Parkway, a new 10-foot shared use path will replace the existing 8-foot shared use path within the limited area of the constructed deceleration lane (between Smoketown Road and the new access point on the Parkway) with an 8-foot buffer between the deceleration lane and the shared use path. Compliance shall be demonstrated on the final site plan.

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- 7.4. Handicapped Accessibility -The handicapped accessibility and parking spaces shall be provided by the applicant in accordance with the DCSM as depicted on the GDP.

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8. ESCALATOR CLAUSE

6.

Attachment C – Amended Proffer Statement (with mark-ups)

PROFFER STATEMENT

#REZ2016-00027, Potomac Corner Center

November 1, 2017

8.1 Monetary Contribution Adjustment. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

Gholam R. Izadi

Owner/President

Potomac Corner Center Inc.

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Attachment D – Proposed Proffer Statement (clean version)

PROFFER STATEMENT

Potomac Comer Center

Owner: Potomac Corner Center

PROPERTY GPIN: 8292-42-2914

SITE AREA: ±3.71 Acres

PLANNED LAND USE: GC, General Commercial

ZONING DISTRICT: B-1, General Business

MAGISTERIAL DISTRICT: Occoquan

DATE November 1, 2017

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in substantial conformance with the following conditions and shall supersede all proffers approved with REZ #PLN2007-00026. In the event the above referenced rezoning is not granted as applied for by the applicant ("Applicant"), the below described proffers shall be withdrawn and be deemed to be null and void and the proffers approved with REZ #PLN2007-00026 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience for reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

1. LAND USE:

- 1.1. Conformance with Generalized Development Plan (GDP). The Property shall be developed in substantial conformance with the GDP and the proffered conditions herein as prepared by STS Consulting, LLC, dated May 4, 2016 and as revised through October 13, 2017. However, the internal travelway alignment, building footprint, parking, and stormwater management improvements may undergo minor modifications in accordance with final engineering considerations at the final site plan review.
- 1.2. Office & Retail Building. The Applicant shall construct a four story office and retail building with a maximum height limit of up to 55 feet at the location as depicted on the GDP. Total gross square footage of the building shall be up to a maximum of 65,000 square feet, with the addition of underground/structured parking, as needed.
- 1.3. Floor Area Ratio (FAR). The FAR shall not exceed 0.40.

2. COMMUNITY DESIGN

- 2.1. Building Orientation. The proposed building's front facade shall be oriented facing Prince William Parkway as shown on the GDP, compliance with which shall be demonstrated on the final site plan.

Attachment D – Proposed Proffer Statement (clean version)

- 2.2 Building Design and Materials. The proposed building on the Property shall be in substantial conformance in regard to the façade design theme, level of design quality, extent of amenities, and exterior style for the elevations entitled "Potomac Comer Center" illustration by Glenn Canencio, Associates AIA. dated September 15, 2017. The exterior building materials shall be brick base, piers and walls (two color tones), pre-cast concrete stone trims and capitals, stucco wall infills and moldings and aluminum frame glass windows. Minor changes to the architecture and building materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of the building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations. At least two (2) weeks prior to requesting issuance of a building permit release letter from Development Services, the Applicant shall submit such elevations to ensure compatibility with the Building Elevations.
- 2.3 Green Roof Feature – As depicted on the building elevations, the Applicant shall install and maintain a living/green roof amenity on the top of the office/retail building in the area as generally depicted on the associated building elevations. The exact size, orientation, plant selection, and overall design shall be determined during the site plan review and building development processes. Such green roof design shall be done by a qualified professional in consultation with the County. The green roof feature shall be adequately maintained by the Applicant. Prior to granting the final occupancy permit for the building, the Applicant shall provide a certificate of completion for the installation of the green roof by a qualified professional.
- 2.4. Accessory Rooftop Restaurant Option – As depicted on the building elevations, the Applicant shall have the option to install the restaurant space at the rooftop subsection of the building, as shown on the illustrative elevations. In the event that the said restaurant use is not implemented, such space may be utilized for either retail, office, associated meeting space or events space.
- 2.5. Screening of Rooftop Utilities – All rooftop, mechanical, and HVAC equipment shall be screened in accordance with the DCSM
- 2.7. Freestanding Signs – The building materials and design of any freestanding sign shall be monument style, and compatible with landscaping at the base. The building overall design theme and materials of the monument portion of any freestanding sign(s) will be the same as the material of the exterior building. Any lighting used in connection with project identification signage shall be located, directed, and/or shielded in a manner to minimize the glare from such lights beyond the sign area. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval.
- Corner Feature Signage: One (1) freestanding sign shall be permissible at the corner of Prince William Parkway and Smoketown Road. Such sign shall be monument style with associated landscaping at the base, and shall be limited to a maximum height of ten (10) feet and a maximum area of 40 square feet (SF). The exact location of such sign shall be determined during site plan review. The design theme of the corner feature

Attachment D – Proposed Proffer Statement (clean version)

sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval, and shall require sign permit approval.

- New Access Signage: Through this proffer amendment and in accordance with a signage modification, pursuant to Section 32-250.23 of the Zoning Ordinance, one (1) freestanding sign for the subject office/retail building shall be permissible in the vicinity of the new site access along westbound Prince William Parkway. Such sign shall be monument style with associated landscaping at the base, and shall be limited to a maximum height of eight (8) feet and a maximum area of 32 SF. The exact location of such sign shall be determined during site plan review. The design theme of the new access sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval, and shall require sign permit approval.
- 2.8. Interparcel Connection Signage – One (1) secondary sign shall be permissible adjacent to the interparcel access way for the two abutting parcels associated with the shopping center located to the north of the subject site, which are identified as GPINs 8292-42-0325 and 8292-42-3740. The exact location of the addition signage will be determined during the site plan review process. Such additional signage shall not exceed an area of six (6) square feet and a height of five (5) feet, and shall be in accordance with all current signage regulation requirements in the Zoning Ordinance. The design theme of the interparcel connection sign shall be in substantial conformance with the building elevations, based on color, materials, and overall aesthetic compatibility with the building. Final signage shall be subject to review and approval by the Planning Office prior to issuance of final site plan approval.
- 2.9. HCOD Buffer/Street Planting. As a condition of final site plan approval, landscaping shall be provided by the applicant that is in substantial conformance with the landscaping plan included in the GDP. The minimum width of the landscaping strip along Smoketown Road, as shown on the GDP, shall be a minimum of twenty (20) feet wide outside of any existing or proposed right-of-way or easements and there shall be a minimum of 65 plant units per 100 linear feet of frontage. The planting within 10-foot wide the landscape strip along the northwestern property line and the HCOD buffer shall be provided in accordance with the Prince William County Design and Construction Standards manual (the "DCSM"). All landscape materials shall be drought-resistant and of native and indigenous species appropriate to the location and climate of the area or as approved with the final site plan.
- 2.10. Maintenance of On-Site Trees. – The on-site trees shall be maintained by the Applicant/Owner in accordance with A300 pruning and maintenance standards.

Attachment D – Proposed Proffer Statement (clean version)

- 2.11. Lighting. Any exterior lighting will be provided in accordance with the specifications in the Zoning Ordinance. The height of light poles shall not exceed twenty four (24) feet compliance with which shall be demonstrated on the approved final site plan. All freestanding lights shall have fixtures that direct light downward and inward, in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way. No neon or spot lighting shall be permitted. However, this is not intended to preclude the use of security flood lighting in compliance with the Zoning Ordinance.
- 2.12. Refuse Storage Area. The refuse storage area shall not be located within any setback, landscape or buffer area and will be screened with a solid masonry enclosure (brick), which is compatible with the building and gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash container shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this proffer will be evidenced with the final site plan approval.
- 2.13. Monetary Contribution for Parkway Aesthetic Improvements. The owner/applicant shall make a monetary contribution of \$7,500 for landscaping and/or beautification of the Prince William Parkway along or within proximity of the site frontage to the Board of County Supervisors prior to and as a condition of final site plan approval.
- 2.14. Courtesy Review – Prior to approval of the final site plan, the Applicant shall meet with representatives of the Lake Ridge Occoquan Coles Civic Association – Planning, Environment, Land Use and Transportation (LOCCA-PELT) to review architecture, signage, lighting, landscaping, and other project features prior to approval of the final site plan. Evidence of such meeting and courtesy review with LOCCA-PELT shall be provided to the County prior to approval of the final site plan.

3. ENVIRONMENT

- 3.1. Detailed Geotechnical Study. The Applicant shall conduct a detailed geotechnical study on the Property and submit the results of such study to the County, with mitigation necessary to address soil limitations for building site development, prior to final site plan approval.
- 3.2. Monetary Contribution. The Applicant/Owner shall contribute \$75.00 per acre based on the area of the site (± 3.71 acres) to the Board of County Supervisors, prior to and as a condition of issuance of final site plan approval, for the County to conduct for water quality monitoring, drainage improvement projects, and/or stream restoration.
- 3.3. Storm Water Management & Best Management Practices (SWM/BMP) Facilities. If an on-site SWM facility is not waived at the time of final site plan stage, such facilities will be provided by the applicant at the approximate location shown on the GDP in accordance with the DCSM requirements. If on-site SWM facility requirements can be provided in another location, then the area designated on the GDP for this facility shall remain as undisturbed open space. Compliance with this condition shall be demonstrated on the final site plan.

Attachment D – Proposed Proffer Statement (clean version)

- 3.4 Limits of Clearing and Grading. – Limits of clearing and grading as shown on the Generalized Development Plan (sheets 1 of 5 and 2 of 5) and Landscape Plan (sheets 3 of 5 and 4 of 5) shall be maintained, subject to minor revisions to lot layout and building footprint due to interparcel connectivity, new access onto Prince William Parkway (VA Route 294) and final engineering at the final site plan and plat stage. To the extent practicable and if not in conflict with the proposed layout, buildings, onsite circulation, and parking, all existing native, healthy vegetation shall be maintained and preserved by the applicant in accordance with the DCSM standards within the limits of clearing and grading shown on the GDP. In the event of disturbance, the preserved area shall be replanted and/or supplemented with native vegetation, as may be permitted by applicable utility easements to achieve minimum DCSM standards. The foregoing language shall not be interpreted to preclude the applicant from constructing and maintaining perpendicular road and utility crossings, a freestanding sign, removal of dead and dying trees allowed in accordance with the DCSM, and landscaping as shown on the GDP

4. FIRE AND RESCUE

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- 4.2. Other Mitigation. The Owner/Applicant shall install a sprinkler system in the building meeting NFPA guidelines. Compliance with this condition shall be demonstrated with a note included on the final approved site plan and reflected on building plan submission.

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- 5.1. Site Maintenance – The Applicant/Owner shall maintain the site and shall pick up trash, litter and debris on a regular basis.
- 5.2. Graffiti Removal – The Applicant/Owner agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. 5. of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
- 5.3. Security Measures – In order to monitor and maintain onsite security, the Applicant/Owner shall utilize a combination of interior and exterior mounted surveillance cameras, an alarm system, onsite lighting, building access/entry system, and the other related security practices, as needed. Compliance shall be demonstrated on building plan submission.

Attachment D – Proposed Proffer Statement (clean version)

6. POTABLE WATER AND SANITARY SEWER

- 6.1. The proposed development shall be connected to public water and sewer as required by the Zoning Ordinance. The Applicant shall be responsible for the cost, design and construction of those on-site and off-site improvements necessary to provide water and sewer services to the Property for the demand generated by the development of the Property.

7. TRANSPORTATION

- 7.1. Site Access. As shown on the proffered GDP, primary access to the site shall be provided from the right-in/right-out access point with right-turn deceleration lane along westbound Prince William Parkway. However, the Applicant shall be allowed to use the existing access to the site from Smoketown Road as a construction entrance only during the site development, provided a temporary construction entrance permit or approval is obtained from VDOT. Upon completion of the site development, the Smoketown Road access shall be closed. The access to the site will be provided via an interparcel connection over the existing access easement, recorded in Deed Book 1548, Page 469, located along the southwestern boundary of the adjoining shopping center as shown on the GDP. A second interparcel connection may be provided in accordance with the DCSM requirements, along the northwest property line subject to obtaining permission from the owners of the adjoining shopping center. Compliance shall be demonstrated on the final site plan.
- 7.2. Sidewalks. As a condition of final site plan approval, the applicant shall construct the internal sidewalks as shown on the GDP that will connect with off-site sidewalks on Smoketown Road. Compliance shall be demonstrated on the final site plan.
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Attachment D – Proposed Proffer Statement (clean version)

8. ESCALATOR CLAUSE

- 8.1 Monetary Contribution Adjustment. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index J"(CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

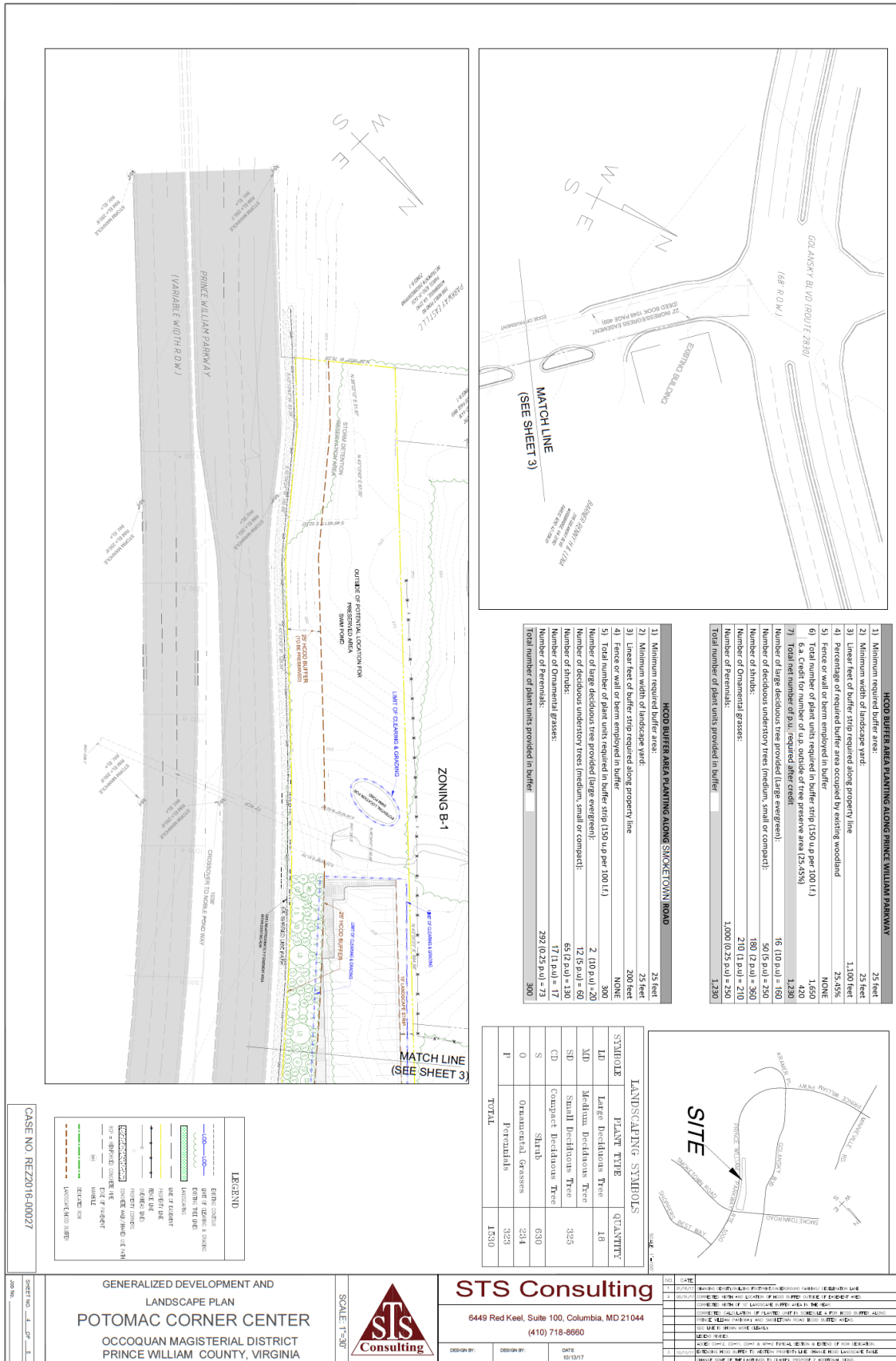
Gholam R. Izadi
Owner/President
Potomac Corner Center Inc.



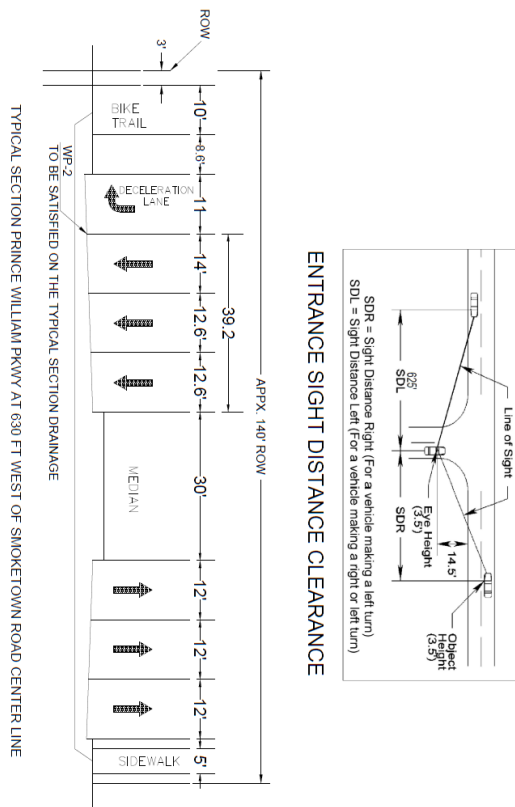
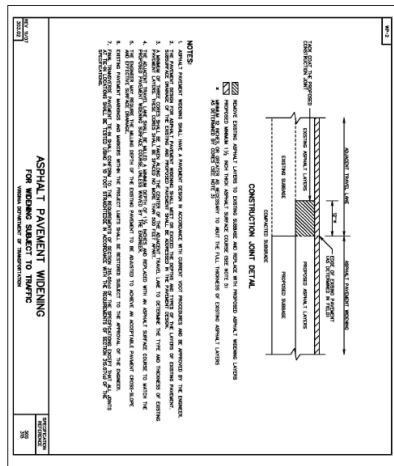
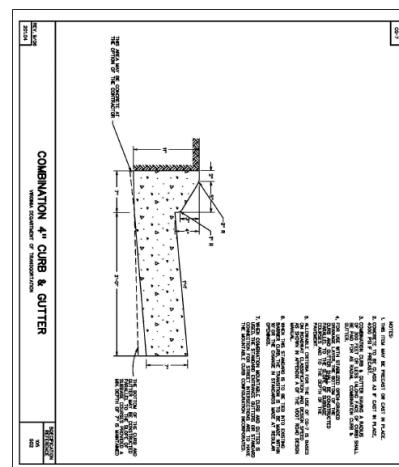
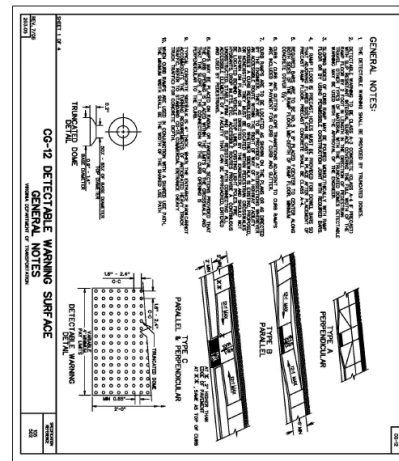
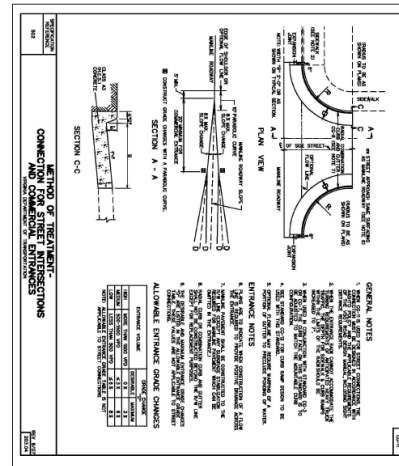
#REZ2016-00027, Potomac Corner Center
Page E-2



Attachment E – Generalized Development Plan (GDP)



Attachment E – Generalized Development Plan (GDP)



CASE NO REZ2016-00027

SHEET NO. 5 OF 8

TYPICAL SECTION
POTOMAC CORNER CENTER
OCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

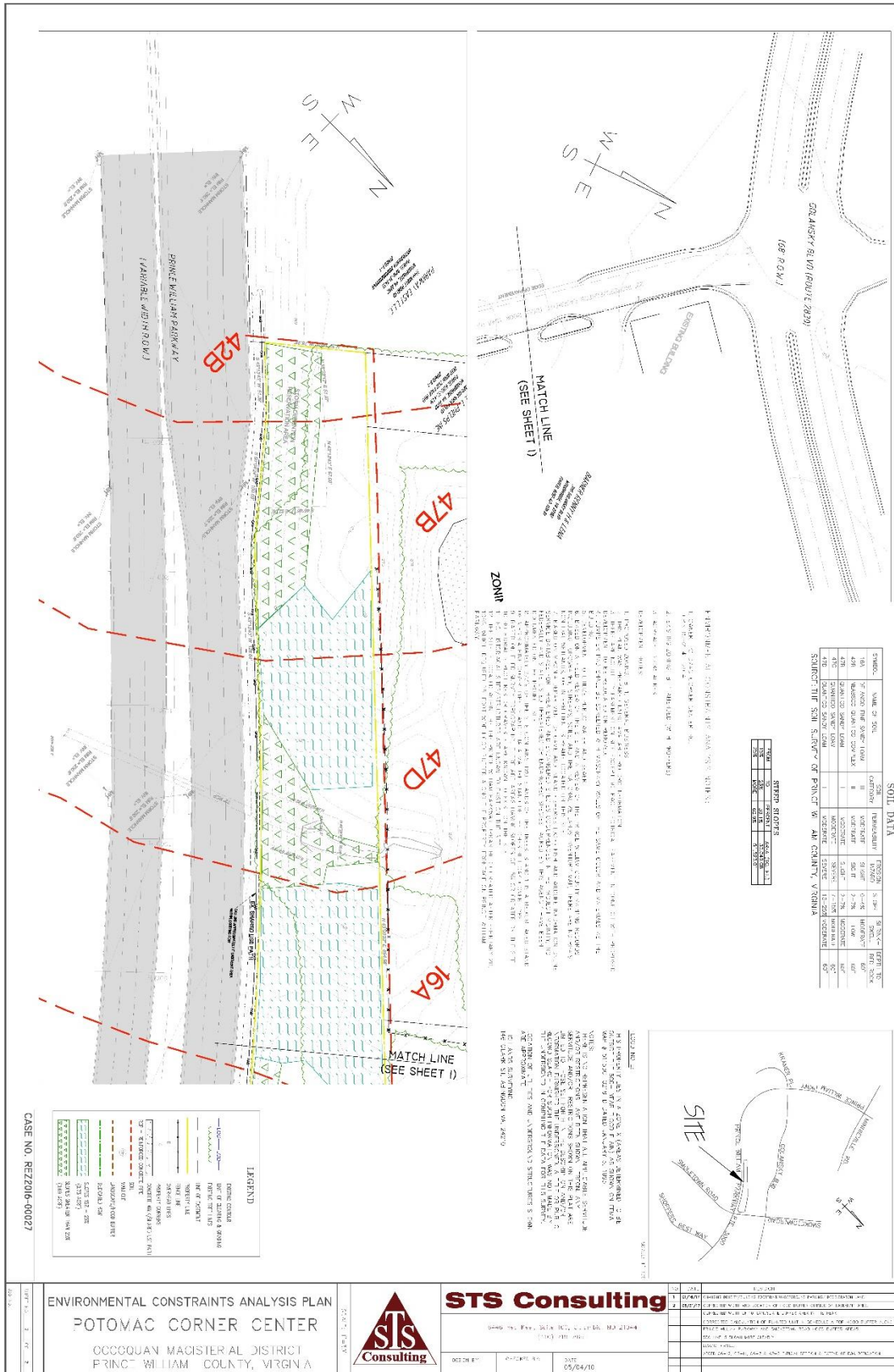


STS Consulting
6449 Red Keel, Suite 100, Columbia, MD 21044
(410) 718-8680

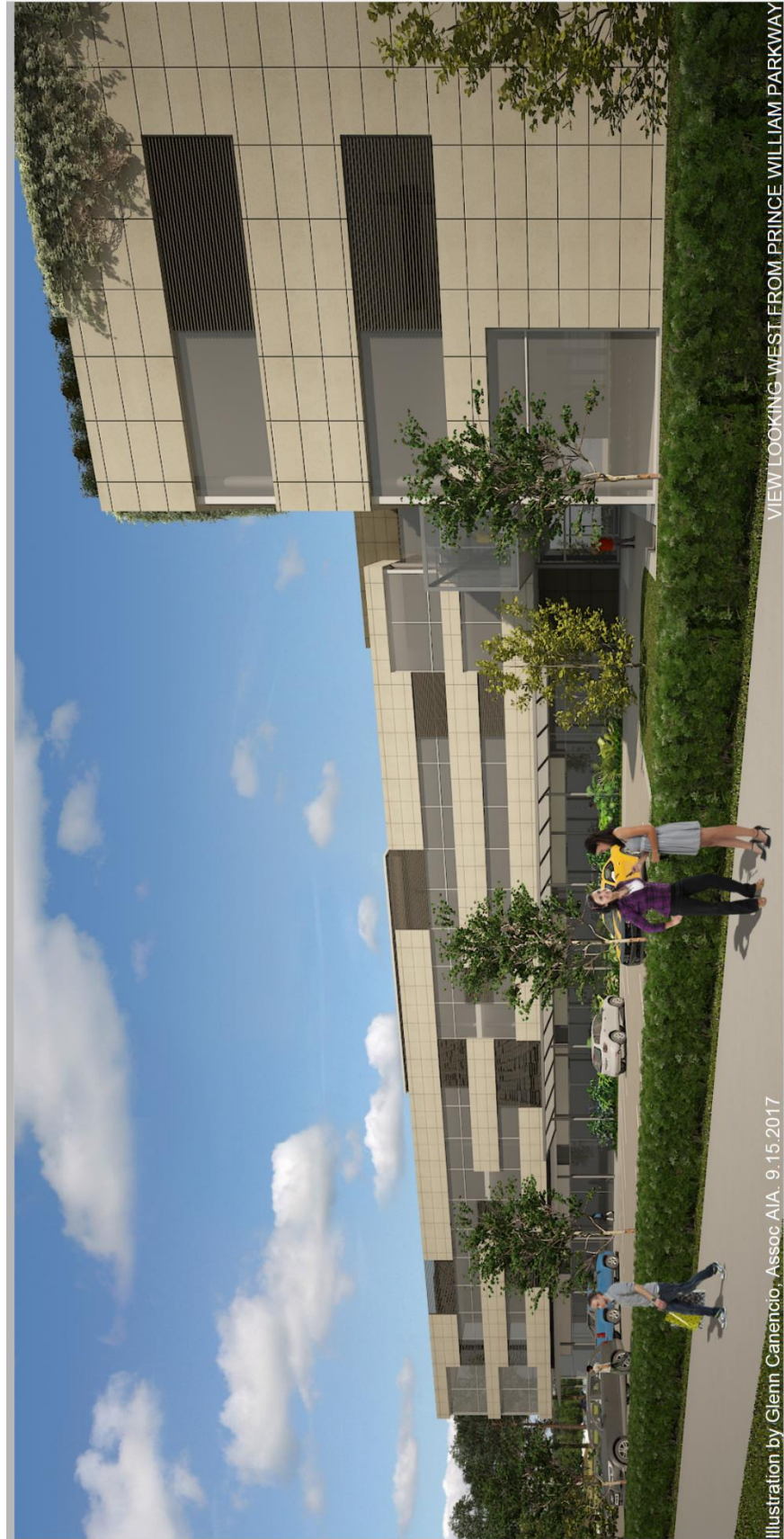
DESIGNER: DATE: 10/31/17

Attachment F – Environmental Constraints Analysis (ECA) Exhibit





Attachment G – Proposed Building Elevations



Attachment G – Proposed Building Elevations



Attachment G – Proposed Building Elevations



Attachment G – Proposed Building Elevations



Attachment G – Proposed Building Elevations



Attachment H – Historical Commission Resolution

HISTORICAL COMMISSION RESOLUTION

MOTION: VAN DERLASKE

**September 13, 2016
Regular Meeting
Res. No. 16-041**

SECOND: SMITH

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PLN2014-00190	Carter's Mill	Request applicant provide a large kiosk interpreting the Battle of Thoroughfare Gap, Manassas Stations Operations and the Battle of Buckland Mills, including battlefield map, and histories of the Towns of Thoroughfare, Antioch and Haymarket. Contents to be reviewed by the Historical Commission. Investigate whether Federal funds or permits are incorporated in the project.
PFR2016-00023	Western Transportation Facility 2 nd Submission	No further work
PFR2016-00023	Western Transportation Facility 2 nd Submission with revised Letter of Commitment	No further work

Attachment H – Historical Commission Resolution

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<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00023	Eco-Nize Office Revised	No further work
REZ2016-00025	Featherstone Square – Addition/Proffer Amendment	No further work
REZ2016-00027	Potomac Corner Center Proffer Amendment	No further work
REZ2016-00030	Innovation Town Center Rezoning	Table
SUP2016-00031	Innovation Town Center Special Use Permit	Table
REZ2017-00002	Potomac Town Center PMD (Proffer Amendment)	No further work
REZ2017-00003	Potomac Town Center Office Rezoning	No further work
REZ2017-00005	Innovation South Rezoning	Table
SUP2017-00004	Yorkshire 7-Eleven – Minor Modifications	No further work
SUP2017-00005	Staples Mill Sign Modification	No further work
SUP2017-00006	Gold Cup Fowl	No further work
SUP2017-00008	Dominion Virginia Power – Vint Hill Substation	No further work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Anderson, Johns, Wright

MOTION CARRIED

CERTIFIED COPY


Secretary to the Commission