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PLANNING OFFICE

Rebecca Horner, AICP, CZA Director of Planning

February 22, 2019

- **TO:** Planning Commission
- **FROM:** Meika Daus, AICP Planning Office
- RE: Proffer Amendment #REZ2017-00027, Kaiser South Occoquan Magisterial District
- I. <u>Background</u> is as follows:
 - A. <u>Request</u> To amend the proffers and plans associated with #PLN2009-00339 to allow a maximum of 335,000 sq. ft. of office and employment uses, structured parking, and approve waivers and modifications within Land Bay III.

Uses/Features	Allowed/Previously Approved for per #PLN2009-00339 for Subject Land Bay	Proposed for Land Bay III	
Zoning	PMD, Planned Mixed District	PMD, Planned Mixed District	
Land Bay	O(M), Office Mid-Rise	O(M), Office Mid-Rise	
Designation	B-1, General Business	O(H), Office High-Rise	
Use(s)	Up to 55,000 sq. ft. of retail uses ±304,900 sq. ft. of office and employment uses	Up to 335,000 sq. ft. of office and employment uses	
Number of Stories	3-5 stories	3-6 stories*	
Max. Building Height	85 feet	95 feet	
Max. Floor Area Ratio (FAR)	0.65	0.65	
Max. Lot Coverage	80 percent	80 percent	

* The proffers state that the parking garage may include up to seven levels.

- B. <u>Location</u> The ± 14.69 -acre site is located on the south side of Minnieville Rd, ± 800 feet east of its intersection with Caton Hill Road; is addressed as 13285 Minnieville Road; and is identified on County maps as GPIN 8292-65-4454.
- C. <u>Comprehensive Plan</u> The subject site is designated REC, Regional Employment Center, and is located within the Parkway Employment Center Sector Plan.

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- D. <u>Zoning</u> The entire site is zoned PMD, Planned Mixed District, is located within the Data Center Opportunity Overlay District and falls within the Minnieville Road Highway Corridor Overlay District, established prior to February 20, 1996.
- E. <u>Surrounding Land Uses</u> The subject property is surrounded by the following land uses: commercial and office to the north (GC, General Commercial, and CEC, Community Employment Center); animal hospital and motor vehicle service/administation to the south (REC); multi-family residential, religious institution, and small office park to the east (REC); and commercial, vacant land, and single-family detached (REC and GC) to the west.
- F. <u>Background and Context</u> The subject site has the following approval history:
 - Original Rezoning With the approval of Rezoning #PLN2005-00407, Caton's Ridge, on October 24, 2006, a larger ±29.77 site was rezoned from A-1, Agricultural, to PMD, Planned Mixed Use District, to permit approximately 367,900 square feet of office development including up to 12.6% retail floor space, a maximum of 220 multi-family dwelling units, and a maximum of 20 live/work units.
 - 2. <u>Prior Proffer Amendment</u> On September 15, 2009, Proffer Amendment #PLN2009-00339, Caton's Crossing, was approved for a ±19.5-acre area, including the subject site, to allow for additional retail floor area and to allow retail uses on the ground floor of Building 1.

Within the original boundary of Caton's Ridge, a $\pm 63,000$ sq. ft. office building and the multi-family component of the development have been constructed. If the subject application is approved, it will supersede the prior approved proffers for the subject 14.69-acre site, Land Bay III, which is the undeveloped portion of the property.

II. <u>**Current Situation**</u> is as follows:

- A. <u>Planning Office Recommendation</u> The Planning Office recommends approval of Proffer Amendment #REZ2017-00027, Kaiser South, subject to proffers dated February 20, 2019, found in Attachment C, for the following reasons:
 - The proposed office use is recommended as a primary use within the REC designation.
 - The application proposes employment uses, which further the goals of the Parkway Employment Center Sector Plan.
 - The project aligns with the Strategic Plan goal to increase the commercial tax base as a percentage of overall tax revenue to 35%. The jobs generated by the proposed facility will be significant, and will support the goal of increasing at-place employment.
- B. <u>Planning Commission Public Hearing</u> A public hearing before the Planning Commission has been advertised for March 6, 2019.

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- **III.** <u>Issues</u> in order of importance are as follows:
 - A. <u>Comprehensive Plan</u>
 - 1. <u>Long-Range Land Use</u> Is the proposed use consistent with those uses intended by the REC, Regional Employment Center, as well Parkway Employment Center Sector Plan designations?
 - 2. <u>Level of Service</u> How does the proposal address the mitigation of impacts to existing levels of service?
 - B. <u>Strategic Plan</u>
 - 1. <u>Robust Economy</u> 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. <u>Community Input</u> Have members of the community raised any issues?
 - D. <u>Other Jurisdictional Comments</u> Have other jurisdictions raised any issues?
 - E. <u>Legal Uses of the Property</u> What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
 - F. <u>Timing</u> When must the Planning Commission take action on this application?
- IV. <u>Alternatives</u> beginning with the staff recommendation are as follows:
 - A. <u>Recommend approval</u> of Proffer Amendment #REZ2017-00027, Kaiser South, subject to the proffers dated February 20, 2019, found in Attachment C.
 - 1. Comprehensive Plan Consistency Analysis:
 - a) <u>Long-Range Land Use</u> The site is designated REC, Regional Employment Center, in the Comprehensive Plan. The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. Primary uses in the REC are mid-rise and/or high-rise office, research and development facilities, lodging, and mixed-use projects. The proposal furthers the goals of the REC by proposing revisions that will help implement medical offices, and employment uses on the subject site. The subject land bay will allow uses consistent with the O(M), Office Mid-Rise, and O(H), Office High-Rise, zoning districts.
 - b) <u>Parkway Employment Center Sector Plan</u> The Land Use Concept Map in the Parkway Employment Center Sector Plan (the Sector Plan) recommends research and development on the majority of the site, and also retail. The O(M)/O(H) districts and the proposed proffers would allow: research and development, labs, facilities; and accessory uses,

which would include retail and restaurant. The intended use is a medical care facility, which is the type of employment use encouraged in the Sector Plan.

- c) <u>Level of Service</u> The proposed proffer amendment will not have any additional impact on levels of service. The previously approved rezoning was proffered according to the policy guidelines in effect at the time, and includes approved monetary contributions that are carried forward with this proffer amendment. No additional gross floor area is proposed with this proffer amendment.
- 2. <u>Strategic Plan</u>:
 - a) <u>Robust Economy</u> The Kaiser Permanente South Nova Hub project aligns with the Strategic Plan goal to increase the commercial tax base as a percentage of overall tax revenue to 35%. The jobs generated by the proposed facility will be significant, and will support the goal of increasing at-place employment.
- 3. <u>Community Input</u> Notice of the application has been transmitted to adjacent property owners within 500 feet of the site. The Applicant also met with members of the Lake Ridge Occoquan Coles Civic Association (LOCCA) on November 13, 2018. As of the date of this writing, staff has not received any input from adjacent property owners, and is not aware of any opposition to this proposal.
- 4. <u>Other Jurisdictional Comments</u> The site is not within the required notification area of adjacent jurisdictions.
- 5. <u>Legal Uses of the Property</u> If the application is approved, those uses allowed in the PMD zoning district would be permitted subject to the proposed proffers. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
- 6. <u>Timing</u> The Planning Commission has until June 4, 2019, 90 days from the first public hearing date, to take action on this proposal. Approval of the proffer amendment would meet the 90-day requirement.
- B. <u>Recommend denial</u> of Proffer Amendment #REZ2017-00027, Kaiser South.
 - 1. <u>Comprehensive Plan</u>
 - a) <u>Long-Range Land Use</u> If the proffer amendment were denied, the property would remain part of the REC designation, as currently proffered.
 - b) <u>Parkway Employment Center Sector Plan</u> The Land Use Concept Map in the Sector Plan recommends research and development on the majority of the site, and also retail. If the application is denied, the Sector Plan designations would remain, and the property could be

developed in accordance with #PLN2009-00339, Caton's Crossing, which allows retail, and office and employment uses.

- c) <u>Level of Service</u> Denial would not have an impact on the existing level of service.
- 2. <u>Strategic Plan</u>:
 - a) <u>Robust Economy</u> If the proffer amendment is denied, the site could be developed with office, employment, and retail uses, subject to the previously approved proffers. While any future non-residential development on the site would be consistent with the Strategic Plan objective of increasing the commercial tax base, and increasing atplace employment, it would make it difficult to implement the Kaiser Permanente South Nova Hub project on the subject site.
- 3. <u>Community Input</u> Notice of the application has been transmitted to adjacent property owners within 500 feet of the site. The Applicant also met with members of the Lake Ridge Occoquan Coles Civic Association (LOCCA) on November 13, 2018. As of the date of this writing, staff has not received any input from adjacent property owners, and is not aware of any opposition to this proposal.
- 4. <u>Other Jurisdictional Comments</u> The site is not within the required notification area of adjacent jurisdictions.
- 5. <u>Legal Uses of the Property</u> Those uses allowed in the PMD zoning district would be permitted subject to the previously approved proffers. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.
- 6. <u>Timing</u> The Planning Commission has until June 4, 2019, 90 days from the first public hearing date, to take action on this proposal. Denial of the proffer amendment would meet the 90-day requirement.
- V. <u>Recommendation</u> is that the Planning Commission accept Alternative A and recommend approval of #REZ2017-00027, Kaiser South, subject to the proffers dated February 20, 2019.
- Staff: Meika F. Daus, AICP x7901

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proffer Statement
- D. Proffers with Strikethroughs and Underlines
- E. Master Zoning Plan
- F. Design Guidelines
- G. Environmental Constraints Analysis
- H. Historical Commission Resolution



Attachment A – Maps AERIAL MAP







Part I. Summary of Comprehensive Plan Consistency

<u>Staff Recommendation</u>: Approval

This 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	
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 Future Land Use Map Designation	Zoning
North	Commercial	GC & CEC	B-1 & A-1
South	Animal hospital and motor vehicle repair/administration use across Caton Hill Road	REC	B-1 & A-1
East	Multi-family Residential	REC	PMD
West	Commercial and Residential	GC & REC	B-1, A-1 & O(M)

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 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.

This site is located within the Development Area, and is classified as REC, Regional Employment Center, on the Long Range Land Use Map. The following table summarizes the uses and densities intended within the REC designation:

Long Range Land	Intended Uses and Densities			
Use Map Designation				
0 0	The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid- rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multi-family, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in REC			
	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. A minimum office building height of 4-6 stories is preferred.			

The Applicant provided the following summarized description of the proposed development and the proffer amendment request:

The Applicant seeks to amend the plans and proffers associated with PRA #PLN2009-00339 to allow for a new program that supports construction of a premier urgent and specialty care

medical center. Specifically, the Applicant seeks to initially build an approximately 250,000 square-foot medical center with a combination of surface and structured parking spaces on the recently-acquired property. Kaiser is reserving the right to incorporate a future expansion of approximately 85,000 square feet.

The proposed development will be Kaiser's sixth medical hub in the Mid-Atlantic region alone. The Kaiser hub model has proven to fill a major gap in the current health care landscape, as it offers specialty care for issues that are too complex for a doctor's office but do not require a multiple-day hospitalization. The hub model has succeeded throughout the country in providing 24/7 urgent care with significantly less wait times than average emergency departments. Patients can stay in a hub facility for up to 23 hours for any issue that does not require ambulance transport and/or admission into a hospital.

The proposed development will offer a wide-range of health care services, including adult and pediatric care, women's health services and pharmacy, as well as a lab, optometry and outpatient surgery. The facility also features virtual visit technology, a state-of-the-art MRI suite and consult rooms to support one-on-one counseling and care advice for families and individuals.

The master zoning plan (MZP) includes a conceptual layout for the medical campus on the ± 14.69 acre site. The proposed medical center building is planned at approximately 6-stories and a proposed structured parking facility that is approximately 5-7 stories in height, as viewed from Minnieville Road, is planned to the east of the medical center building. An open space area, referred to as a health park, is planned in the western portion of the site. The health park will include features for recreation such as, trails, lawn areas, hardscape/pavers and landscape areas, outdoor furniture, benches/seating areas, work out stations and/or similar amenities.

The primary visitor's entrance into the site is planned from Minnieville Road. Additional access will be available from Caton Hill Road and Southern Oak Way. A comprehensive pedestrian network is planned throughout.

Proposal's Strengths

- Zoning and Long-Range Land Use Compatibility The property is currently zoned PMD and is designated REC in the Comprehensive Plan. The subject site is a portion of a larger mixed-use development that was previously approved as Caton's Crossing. The previously approved master zoning plan identified the subject site as Land Bay I and designated it for O(M), Office Mid-Rise, and B-1, General Business, uses. With the subject proffer amendment, the master zoning plan identifies the subject site as Land Bay III, and designates it for O(M), Office Mid-Rise, and O(H), Office High-Rise, uses. The application proposes 335,000 sq. ft. of office and employment development with a parking garage. The proposed office and employment use is recommended as a primary use within the REC designation.
- <u>Parkway Employment Center Sector Plan Long-Range Land Use</u> The Land Use Concept Map in the Parkway Employment Center recommends research and development on the majority of the site, and also retail. The O(M) and O(H) districts and the proposed proffers allow: research and

development, labs, facilities; and accessory uses, which would include retail and restaurant. The intended use is a medical care facility, which is encouraged in the Sector Plan.

• <u>Consistency with Sector Plan Phasing</u> – The Parkway Employment Center Sector Plan recommends that specific mile posts, i.e. phases, be followed for the development of the area. Specifically, at least 775,000 square feet of new employment uses are desired prior to development of any additional residential and retail uses. While residential uses have been allowed to be constructed in the past, the application proposes employment uses, which further this Sector Plan's goals.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, this proffer amendment 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.

Proposal's Strengths

- <u>Design Guidelines</u> The proffer amendment includes design guidelines for the proposed Kaiser Permanente South Nova Hub that include concepts for the quality of development that is proposed, as well as specific design standards that will be enforced by the County. The design guidelines include architectural guidelines, sample building elevations, and landscape design standards.
- <u>Health Park</u> The Applicant proposes to provide a health park on the subject site that will include features for recreation such as, trails, lawn areas, hardscape/pavers and landscape areas, outdoor furniture, benches/seating areas, work out stations and/or similar amenities.
- <u>Building Height</u> The Comprehensive Plan recommends a minimum office building height of 4-6 stories in the REC designation. Buildings on the subject property will be a minimum of three (3) and maximum of six (6) stories, not to exceed ninety-five feet (95') in height. The proffers clarify that the parking garage may include up to seven levels. This is consistent with

REC guidance.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, this proffer amendment 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.

Phase I archaeological studies are generally required at submission of rezoning and SUP applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, SUP, Comprehensive Plan amendment, and public facility review applications.

Proposal's Strengths

• <u>No Further Work</u> – This application was sent to the Historical Commission for review and comment. At their August 8, 2017, meeting, the Historical Commission determined that no further work was necessary.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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

• <u>Targeted Industry</u> – The Department of Economic Development (DED) reviewed this proffer amendment application and fully supports approval of the application. DED has worked on this project since early 2016 and conferred Targeted Industry Status on this project. This project will invest \$200 million and create 185 new jobs in a targeted industry (i.e., medical networks) This helps the County meet several goals of the Strategic Plan, including: growing the commercial tax base; increasing the number of jobs in targeted industries, and increasing at-place employment.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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.

None of the site is mapped as Environmental Resource (ER) or Resource Protection Area (RPA). The site has been previously graded in portions of the parcel. There are forested areas, small areas with slopes greater than 25%, and jurisdictional wetlands onsite.

Proposal's Strengths

- <u>Tree Preservation Plan</u> The Applicant has committed to provide a tree preservation plan for all trees with a 12-inch-diameter or larger in the natural open space areas. These commitments will provide for adequate preservation of the existing vegetation across the site and address the utility conflicts within existing natural open space and tree save areas.
- <u>Retention of Environmental Proffers</u> This proffer amendment retains environmental proffers, including to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality, stream restoration projects, and/or drainage improvements.
- <u>Leadership in Energy and Environmental Design (LEED)</u> The Plan encourages energy conservation at non-government facilities and residences. The Applicant is highly committed to sustainable design/construction and intends to attain at least LEED Silver certification for the project. Thus, the development will include a variety of energy efficient and environment friendly features and strategies. At this proffer amendment stage of development, specifics regarding the exact elements that will fulfill these LEED requirements are not available.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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 providing timely response to fire, medical, hazardous material and natural disaster emergencies. The Plan includes recommendations relating to equipment and facility needs to meet desired levels of service and encouraging the use of fire and safety features beyond the minimum required by the Virginia Uniform Statewide Building Code.

The site is closest to the Dale City-Prince William Commons Fire and Rescue Station #20. It is estimated that there are approximately 2,139 responses per tactical unit at this station, which is within the station workload capacity of 2,200 incidents. The site is within the recommended 4.0-minute response time for fire suppression and basic life support and within the recommended 8.0-minute response time for advanced life support.

Proposal's Strengths

- <u>Monetary Contribution</u> The application retains the commitment to make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. Said contribution will be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking).
- <u>4.0 Minute Travel Time</u> The site is within the recommended 4.0-minute travel time for fire suppression and basic life support.
- <u>8.0 Minute Travel Time</u> The site is within the recommended 8.0-minute travel time for advanced life support.
- <u>Station Workload</u> The average incidents per tactical unit from the closest station is within the recommended standard.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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. This 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.

Proposal's Strengths

• <u>No Issues/Comments</u> – This proffer amendment was referred to the Police Department, Crime Prevention Unit, and they raised no issues.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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.

The site is located within the Development Area of the County and is required to utilize public water and sewer to develop. Public water is available on-site from existing 12-inch water mains located along Southern Oak Way, Minnieville Road, and along the eastern property boundary. Appropriate looping will be coordinated during the site plan review process.

Proposal's Strengths

• <u>Potable Water</u> – The site has been and will continue to be developed using public water with the Applicant responsible for all associated costs, including any modifications that result from the proposal.

Proposal's Weaknesses

• None identified.

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

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The 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. Public sewer exists along the southern property line. Stub outs to adjacent properties shall be provided with appropriate easements for both water and sewer extensions.

The site is located within the Development Area of the County and is required to utilize public water and sewer to develop. Public sewer is available from existing 8-inch gravity sewer mains located along Green Ash Loop and Southern Oak Way.

Proposal's Strengths

• <u>Public Sewer</u> – The site has been and will continue to be developed using public sewer with the Applicant responsible for all associated costs, including any modifications that result from proposal.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, this application is found to be consistent with the relevant components of the 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 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.

A Traffic Impact Analysis (TIA) was required for this application submission as the proposed use would generate enough trips (per the DCSM) to require a TIA. The proposed Kaiser development in the TIA totals 335,000 square feet. Based on the information in the traffic study from existing Kaiser Hub facilities, the property would generate a total of 579 AM peak hour, 579 PM peak hour, and 7,048 weekday daily vehicle trips. It includes a 2017 existing condition, 2020 background (without the proposed development) and 2020 build (with the proposed development) conditions.

ROADS SERVING THE SITE

<u>Minnieville Road (VA Route 640)</u> – Minnieville Road is a four-lane divided road in the vicinity of the site with a 45 MPH posted speed limit. It includes a separate left turn lane into the site at a median break at the proposed Southern Oak Way entrance. There is a sidewalk in place along the site frontage. Based on the latest available 2017 VDOT traffic counts, this segment of Minnieville Road carries 23,000 annual average daily vehicle (AADT) trips. The portion of Minnieville Road along the site frontage is included in the Comprehensive Plan as 4 lanes to an MA-1 standard within

128' of right-of-way with a Class 1 trail on the west side. Other than turn lanes, no additional widening is planned on this segment of Minnieville Road. In addition to a proposed signalized entrance for Southern Oak Way at Minnieville Road opposite Holly Acres, the Applicant proposes a right in/right out entrance approximately 250' west of Southern Oak Way and a proposed right turn out only emergency vehicle exit approximately 400' to the east on Minnieville Road.

<u>Caton Hill Road (VA Route 849)</u> – Caton Hill Road is a four-lane divided local road with a posted speed limit of 50 MPH in the vicinity of the site. It includes an unsignalized intersection and median break at Southern Oak Way. Based on the latest available 2017 VDOT traffic counts, this segment of Caton Hill Road carries 24,000 annual average daily vehicle (AADT) trips. It includes separate right and left turn lanes into Southern Oak Way and a sidewalk along the north side. A PRTC bus stop is located on the north side of Caton Hill Road approximately 300 feet east of Southern Oak Way. The portion of Caton Hill Road along the site frontage is included in the Comprehensive Plan as 4 lanes to an MA-1 standard within 120' of right-of-way with a Class 1 trail on the south side. Other than turn lanes, no additional widening is planned. The Applicant proposes signalization at the Caton Hill Road/Southern Oak Way intersection.

<u>Southern Oak Way</u> – Southern Oak Way is an undivided private street providing access to Caton's Crossing north of Caton Hill Road and to the Department of Motor Vehicles Woodbridge facility south of Caton Hill Road. North of Caton Hill Road, the cross section from back-of-curb to back-of curb of Southern Oak Way is approximately 54 feet which can accommodate two (2) lanes in each direction. South of Caton Hill Road, Southern Oak Way is approximately 28 feet which provides for one-lane in each direction.

DAILY LEVEL OF SERVICE ANALYSIS

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the speed of traffic versus the expected speed of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns for various segments of the County population and to help understand the impacts of large land use changes and large scale roadway changes within the County. The daily LOS from the County model is not to be confused with a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes.

The following table provides information concerning the most current AWDT (average weekday daily traffic) and levels of services of roadways relevant to this development:

Roadway Name	Lanes	2017 VDOT Count	2015 Daily LOS
Minnieville Road	4	23,000 VPD	С
Caton Hill Road	4	24,000 VPD	С

Proposal's Strengths

• <u>Entrance Improvements</u> – The Applicant will prepare Signal Justification Reports ("SJRs") for the full access entrance to the property located at the median crossover on Minnieville Road

(aligned with Holly Acres site entrance) and the entrance to the Subject Property located at a median crossover on Caton Hill Road (aligned with Great Oaks Drive). In the event the SJRs conclude that certain improvements, including but not limited to traffic signals, are justified at either of the said entrance intersections, the Applicant will construct the improvements at no cost to the County or VDOT. Under the previous application (#PLN 2009-00339), traffic signal warrant studies for the Minnieville Road and Caton Hill Road entrances for the site were completed and the signals were warranted.

• <u>Bus Shelters</u> – The Applicant agrees to construct bus shelters on Minnieville Road and Caton Hill Road along the frontages of the property, as recommended by Potomac and Rappahannock Transportation Commission.

Proposal's Weaknesses

• None identified.

<u>On balance</u>, 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 aspects of the proposal relative to the Strategic Plan are as follows:

Increase commercial tax base

• The commercial uses will support the goal of increasing the commercial tax base as a percentage of overall tax revenue to 35%.

Increase at-place employment

• Future non-residential uses on the site support the goal of increasing growth in at-place employment by more than 3,300 jobs per year.

Proffer Analysis

This section of the report is intended to provide additional comments regarding the proffer statement, as drafted:

• <u>Removal of Satisfied Proffers</u> – The subject proffer statement proposes to strike proffers that have been satisfied since the approval Proffer Amendment #PLN2009-00339, Caton's Crossing, on September 15, 2009; and proffers that are not specifically relevant to Land bay III. This is consistent with Planning Office policy.

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the Applicant submits detailed site development information prior to the issuance of permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

• None identified.

Waivers and Modifications

Pursuant to Section 32-700.25 of the Zoning Ordinance, a planned development zoning district may include waivers and/or modifications to specific standards of the Subdivision Ordinance, the Zoning Ordinance, or the Design and Construction Standards Manual (DCSM). The waivers and modifications incorporated into the Applicant's Proffer Statement. The proffer amendment includes waiver requests, as follows:

- Modification of Sections 250.31 and 405.04(4) of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses and to modify the buffer between the Subject Property and the adjacent properties to the west identified with GPINs #8292-55-7551 and 8292-55-9234 and to modify the PMD perimeter buffer in accordance with the following:
 - Modify the buffer width and planting standard along the western boundary of the Property. A minimum buffer width of twenty feet (20') shall be provided and said buffer shall be planted in accordance with the Open Space/Buffer Plan.
 - Waive the buffer along the Minnieville Road frontage of the Subject Property. A landscaped area a minimum of thirty feet (30') in width shall be provided along said frontage and shall be planted with a minimum of 180 plant units per 100/ft using a mix of trees and shrubs with perennials and ornamental grasses in a design generally compatible with the design used with the Caton's Ridge apartment complex. The shared

utility easement shall be located outside the landscaped area but may be located in the parking area adjacent to the landscape area.

• Modify the buffer along the southern boundary adjacent to GPIN #8292-75-2419 of the Subject Property in accordance with the Open Space/Buffer Plan.

Comment: The requested waiver was previously approved with the original approval. The Applicant has updated the waiver request with the subject proffer amendment and clarified the planting commitment with the proposed revision. Staff recommends approval of the updated waiver and modification request.

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:

County Archaeologist DPW- Environmental Services Economic Development Fire and Rescue Planning Office, Case Manager and Zoning Administration Police Department PWC Historical Commission PWC Service Authority PWC Transportation VDOT

PROFFER STATEMENT Kaiser South Proffer Amendment #REZ 2017- 00027

Profiler Amendment #REZ 2017- 00027

Applicant:Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.Project Name:Kaiser SouthProperty:GPIN: #8292-65-4454 (the "Subject Property")Occoquan Magisterial District14.69 Acres, Planned Mixed Use District (PMD)

Date: February 20, 2019

The undersigned hereby proffers that the use and development of the Subject Property shall be in accordance with the following proffered conditions (the "Proffer Statement"), which shall supersede all other proffers with respect only to the Subject Property, including PRA #PLN2009-00339. In the event the above-referenced proffered condition amendment (the "PRA") is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void, and the proffer statement associated with PRA #PLN2009-00339 shall remain in full force and effect as to the Subject Property. Notwithstanding anything to the contrary herein, in no event shall this Proffer Statement and all plans and exhibits included therein and any amendments thereto, apply to, encumber or obligate the property owner (currently Caton's Ridge Office Park, LLC), or their members, managers, officers, assignees, successors or lessees, of GPIN # 8292-65-6518, which property shall remain subject only to those certain proffers under PRA #PLN2009-00339.

The headings of the proffers set forth below have been prepared for convenience or 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 the portion of the site served by the improvement, unless otherwise specified. The term "Applicant" shall include all future owners and successors in interest.

References in this Proffer Statement to plans and exhibits shall include the following:

- 1. "Master Zoning Plan Kaiser Permanente South Northern Virginia Hub," prepared by Dewberry Consultants LLC, and dated February 6, 2019 consisting of the following sheets (the "MZP"):
 - a. MZP Land Use Plan (the "Land Use Plan");
 - b. MZP Open Space/Buffer Plan (the "Open Space Plan"); and
 - c. MZP Transportation and Utilities Plan (the "Transportation Plan").
- 2. "Kaiser Permanente South Nova Hub Design Guidelines," prepared by HKS Architects, Inc., and dated February 4, 2019 (the "Kaiser Design Guidelines"). The Kaiser Design Guidelines hereby supersede in full the "Caton's Ridge Design Guidelines," prepared by Niles Bolton Associates, and dated March 2005, last revised October 16, 2006 as to the Subject Property.

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

TRANSPORTATION

- 1. The Applicant shall construct a right turn/deceleration lane at each entrance to the Subject Property along the Minnieville Road frontage. Said improvements shall be constructed in conjunction with the improvements shown on the final site plan that includes each said entrance and shall include the dedication of additional right-of-way, if necessary, to accommodate said turn lanes.
- 2. The Applicant shall prepare Signal Justification Reports ("SJRs") for the full access entrance to the Subject Property located at the median crossover on Minnieville Road (aligned with Holly Acres site entrance) and the entrance to the Subject Property located at a median crossover on Caton Hill Road (aligned with Great Oaks Drive) and shall submit said study to the County and VDOT for review and approval prior to final site plan approval. In the event the SJRs conclude that certain improvements, including but not limited to traffic signals, (the "Intersection Improvements") are justified at either of the said entrance intersections, and if so requested by the County and VDOT and not otherwise provided in connection with the construction of other developments in the area, the Applicant shall construct the Intersection Improvements, at no cost to the County or VDOT. Subject to VDOT approval, the Intersection Improvements located at the median crossover on Minnieville Road shall include pedestrian-activated crosswalks providing pedestrian access across the entrance to the Subject Property and across Minnieville Road. Both Intersection Improvements, if in the form of a traffic signal, shall include controllers suitable to synchronize the cycles. In the event funds have been proffered or paid by others, except the County or VDOT, for either of the Intersection Improvements in connection with other approved zonings, the Applicant shall make a monetary contribution to the Board in an amount equal to its pro-rata share based on the traffic generated from the Subject Property as a percentage of the total traffic at each such intersection. In the event said Intersection Improvements are not justified based on the SJRs, the Applicant shall have no obligation to contribute funds and no further obligation with reference to the Intersection Improvements. Compliance shall be demonstrated prior to and as a condition of final site plan approval. All required improvements shall also be shown on the final site plan.
- 3. If it is determined by the Potomac and Rappahannock Transportation Commission ("PRTC") that the Minnieville Road frontage of the Subject Property is an appropriate location for a bus stop, the Applicant shall construct a bus shelter, at a cost to the Applicant not to exceed \$45,000 within the existing right of way along the Minnieville Road frontage of the Subject Property. The design of the bus shelter shall conform to the applicable transit company standards and be constructed at a location acceptable to the Applicant and to

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

PRTC. The Applicant shall contact a representative of PRTC to determine whether a bus shelter shall be located along Minnieville Road fronting the Subject Property and, if so, the appropriate location, as coordinated with the County and PRTC, shall be identified on the first final site plan for the Subject Property. In the event PRTC determines at the time of the first final site plan for the Subject Property that a bus shelter along Minnieville Road fronting the Subject Property is not warranted, the Applicant shall have no further obligation to construct or contribute funds for said bus shelter.

If it is determined by PRTC that the existing Caton Hill Road bus stop along the frontage of GPIN # 8292-65-6518 is an appropriate location for a bus shelter, the Applicant shall construct a bus shelter, at a cost to the Applicant not to exceed \$45,000, within the existing right of way along Caton Hill Road in the location of this existing bus stop. The design of the bus shelter shall conform to the applicable transit company standards. The Applicant shall contact a representative of PRTC to determine whether a bus shelter shall be located along Caton Hill Road as described above and, if so, said bus shelter shall be identified on the first final site plan for the Subject Property. In the event PRTC determines at the time of the first final site plan for the Subject Property that a bus shelter along Caton Hill Road adjacent to the Subject Property is not warranted, the Applicant shall have no further obligation to construct or contribute funds for said bus shelter.

USE & SITE DEVELOPMENT

- 4. Development of the Subject Property shall be in substantial conformance with the MZP. Minor modifications, including the exact location of travelways, roads, and parking and buildings footprints shall be determined at the time of final site plan approval. More substantial variations from the MZP shall be permitted provided the integrity of the overall site layout is not compromised and subject to review and approval by the Planning Director, or her designee. Compliance shall be demonstrated on the final site plan.
- 5. For purposes of calculating density on the Subject Property, the maximum density as set forth on the Land Use Plan shall apply to the entirety of Land Bay III and shall not affect the density calculation for any given building within said Land Bay. Compliance shall be demonstrated on the final site plan.
- 6. The Applicant may develop the Subject Property in phases with up to a maximum of 335,000 square feet, along with surface and structured parking. The first phase of development may contain up to 250,000 square feet ("Phase I"), with the option to add up to 85,000 square feet of additional development in a second phase ("Phase II") without the need for approval of a proffer amendment or other legislative or administrative approval by the Board, provided that Phase II is in substantial conformance with this Proffer Statement. Substantial conformance shall be demonstrated on the final site plan.

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

- 7. The uses located on the Subject Property shall be primarily employment and office uses. For purposes of this proffer, employment uses shall include, but shall not be limited to the following: data and computer services; medical and dental offices, clinics or labs; medical care facility, specialized; pharmacy; optical and eye care facility; offices; research and development (non-hazmat); business, professional and trade schools, colleges and university; business equipment sales and servicing; any secondary and/or accessory uses permitted under the Office Mid-Rise District (including, but not limited to cafeteria, snack bar, food truck, quick service food store and restaurant uses); and other uses determined by the Planning Director and the Director of Economic Development to be bona fide employment uses and/or whose primary customers are businesses, consistent with the goals of the Economic Development Plan. The Applicant may, in its sole discretion, provide within the Health Park (as defined in Proffer 16 below) and surface parking areas on the Subject Property, festivals, fairs, contests, sports events, music events, public gathering functions, or similar activities, including without limitation, farmers' markets and flea markets.
- 8. The buildings on the Subject Property shall be a minimum of three (3) and maximum of six (6) stories, not to exceed ninety-five feet (95') in height. Building heights shall be identified on the final site plan(s) for the Subject Property.
- 9. The Applicant shall provide structured parking on the Subject Property generally as shown on the MZP. Said structured parking shall be provided in structures containing a minimum of two levels with the option to construct up to seven levels. The Applicant reserves the right to provide surface parking in the locations of the parking structure until such time that the amount of parking required for the development dictates construction of the parking structures. Compliance shall be demonstrated on the final site plan.
- 10. The Applicant shall provide bicycle rack(s) on the Subject Property to accommodate a minimum of 25 bicycles proximate to the main entrance of the building or the parking structure. The bicycle rack(s) shall be shown on the first site plan for the Subject Property and installed and available for use prior to the issuance of the first occupancy permit for the building which the bicycle rack(s) serve.
- 11. The Applicant shall install, as a part of its initial construction of the parking structure, electric vehicle charging stations for at least two (2) parking spaces. The location of said charging stations shall be shown on the first site plan for the Subject Property and shall be available for use prior to the issuance of the first occupancy permit for the building which the parking structure serves.

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Proffer Statement

Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

12. The Applicant reserves the right to install solar collectors, fuel cells, battery storage/microgrids and other innovative energy and environmental technologies adjacent to, and on top of the proposed buildings and /or parking structure beyond the heights for such buildings and parking structure shown on the MZP consistent with Section 32-400.03(3) of the Zoning Ordinance.

COMMUNITY DESIGN

13. All development on the Subject Property shall be in substantial conformance with the design concepts and details set forth in the Kaiser Design Guidelines, which shall supersede the "Caton's Ridge Design Guidelines," prepared by Niles Bolton Associates, and dated March 2005, last revised October 16, 2006 as to the Subject Property. Compliance with the Kaiser Design Guidelines shall be demonstrated on the final site plan. The existing Caton's Ridge Design Guidelines shall continue to apply to GPIN #8292-65-6518 as outlined in PRA #PLN2009-00339. The existing Caton's Ridge Design Review Committee ("DRC"), in addition to implementing the Caton's Ridge Design Guidelines for GPIN #8292-65-6518, shall implement the Kaiser Design Guidelines for the Subject Property and the DRC shall continue to consist, at a minimum, of a representative of the Applicant, an architect, a landscape architect and an engineer. The DRC shall be responsible for the review and approval of all plans for development on the Subject Property to ensure that such plans are in substantial conformance with the design concepts and details set forth in the Kaiser Design Guidelines. Minor modifications, including the exact location of travelways, roads, parking, building locations, may be made at the time of final site/subdivision plan. More substantial modifications to the Kaiser Design Guidelines may be approved by the DRC provided the overall concept and intent of the Kaiser Design Guidelines is met. Final DRC approval of such modifications is subject to approval of the Planning Office as follows: prior to final approval by the DRC, each amendment, revision or waiver to the Kaiser Design Guidelines shall be forwarded to the Prince William County Planning Director, or her designee, who shall notify the DRC whether she has determined said amendment, revision or waiver to be substantially consistent or inconsistent with the Kaiser Design Guidelines, in accordance with Zoning Ordinance Section 32-700.30(6). The Planning Director's or her designee's written determination shall include specific references to those portions of the Design Guidelines or conditions of the zoning which are the basis for such determination. The DRC shall not approve any such substantive amendment found to be inconsistent by the Planning Director or her designee. However, if the Planning Director or her designee determines an amendment to be consistent with the Design Guidelines and the conditions of the zoning the DRC shall be entitled to either approve or not approve said amendment in its sole discretion.

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

- 14. Landscaping provided on the Subject Property shall include, but not be limited to, native species appropriate to the location and climate of the area and landscaping shall be drought resistant. Compliance shall be demonstrated on the final site plan.
- 15. The Applicant shall provide pedestrian connections throughout the Subject Property, to adjacent uses and to the wet pond/open space amenity areas as generally shown on the Transportation and Utilities Plan. The on-site pedestrian network shall include painted and/or alternative pavement crosswalks at locations to be determined by the Applicant. The pedestrian network shall be shown on the final site plan for the portion of the Subject Property on which said pedestrian connections are located.
- 16. The Applicant shall provide an open space area for active and passive recreation to the east of the building in substantially the same location shown on Open Space/Buffer Plan (the "Health Park"). The Health Park shall include features for recreation such as, trails, lawn areas, hardscape/pavers and landscape areas, outdoor furniture, benches/seating areas, work out stations and/or similar amenities. The exact type and location of vegetation, the location of trails and the design of the open spaces and features/amenities comprising the Health Park shall be determined by the Applicant in its sole discretion. Compliance shall be demonstrated on the final site plan.
- 17. The Applicant may develop a comprehensive sign plan for the Subject Property (the "CSP"). The CSP shall be in accordance with all applicable ordinances, unless otherwise approved by the County, and shall be submitted to the Planning Director, or her designee, for review and approval.
- 18. The Applicant shall remove any graffiti from the Subject 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. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- 19. The Applicant shall meet with The Lake Ridge Occoquan Coles Civic Association ("LOCCA") prior to final site plan approval. The purpose of the meeting will be to provide LOCCA a courtesy review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Compliance with this proffer shall be demonstrated by including a copy of the written request to meet with LOCCA or a letter from LOCCA confirming the outcome of the meeting in the submission package for the final site plan approval.

ENVIRONMENTAL

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

- 20. The Applicant shall make a monetary contribution to the Board in the amount of \$75.00 per acre for water quality monitoring. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the acreage reflected on each such approved plan.
- 21. The Applicant shall preserve trees on the Subject Property that are larger than 12" in diameter, as determined by a tree survey performed by Dewberry Consultants LLC and in coordination with the County Arborist, within the preservation areas identified on the Open Space/Buffer Plan as "Natural Open Space Areas" to the greatest extent feasible, provided, however, that the Applicant shall not be required to preserve the trees if the exposed face of a retaining wall higher than four (4) feet is required. The Applicant shall prepare a tree preservation plan(s) for said trees to outline the appropriate protective measures the Applicant shall undertake during development of the Subject Property to help ensure preservation of said trees. The tree preservation plans(s) shall be in accordance with the Prince William County Design and Construction Standards Manual ("DCSM") and shall be submitted to the County Arborist for review with the first submission of each site plan in the event the Subject Property is developed in sections. By way of example and not limitation, such protective measures may include the services of a professional arborist, installation of protective fencing at the drip line of the tree and trimming/pruning of the tree. Said trees and associated save area shall be incorporated into the open space area. This proffer shall not prohibit the removal of any of the said trees if they should die or become damaged or hazardous or threaten surrounding structures.
- 22. The Applicant shall limit clearing and grading on the Subject Property to those areas depicted on the MZP, subject to minor revisions in accordance with final engineering considerations at the time of site plan review and approval. No clearing or improvements shall be made outside of the clearing and grading on the Subject Property with the exception of: (a) the removal of noxious vegetation, as well as dead, dying or hazardous trees at the Applicant's discretion; (b) the installation and/or maintenance of water, sanitary sewer, or other utilities; (c) the installation and/or maintenance of pedestrian trails; and (d) the installation of supplemental plantings as approved by the County.

FIRE & RESCUE

23. The Applicant shall make a monetary contribution to the Board in the amount of \$0.61 per square foot of gross floor area, excluding the parking structures, to be used for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Subject Property and the amount paid shall be based on the gross floor area in each nonresidential building shown on the applicable site plan(s).

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

24. The Applicant shall provide fire sprinkler systems for fire suppression purposes in all buildings constructed on the Subject Property, excluding the parking structures.

WATER & SEWER

- 25. The Subject Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Subject Property.
- 26. Acceptance and approval of this PRA by the Board authorizes extension and construction of water and sewer lines and facilities necessary to serve the Subject Property pursuant to Virginia Code Section 15.2-2232 and Prince William County Code Section 32-201.12(a)(2). The possible locations of these facilities are as shown on the Transportation & Utilities Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.

MISCELLANEOUS

27. In the event the monetary contributions set forth herein are paid to the Board within eighteen (18) months of the approval of this PRA, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this PRA 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 eighteen (18) months after the approval of this PRA to the most recently available CP1-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

WAIVERS/MODIFICATIONS

28. Modification of Sections 32-250.31 and 32-405.04(4) of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses and to modify the buffer between the Subject Property and the adjacent properties to the west identified with GPINs #8292-55-7551 and 8292-55-9234 and to modify the PMD perimeter buffer in accordance with the following:

Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

- a. Modify the buffer width and planting standard along the western boundary of the Subject Property. A minimum buffer width of twenty feet (20[°]) shall be provided and said buffer shall be planted in accordance with the Open Space/Buffer Plan.
- b. Waive the buffer along the Minnieville Road frontage of the Subject Property. A landscaped area a minimum of thirty feet (30') in width shall be provided along said frontage and shall be planted with a minimum of 180 plant units per 100 linear feet using a mix of trees and shrubs with perennials and ornamental grasses in a design substantially compatible with the design used with the Caton's Ridge apartment complex. The shared utility easement shall be located outside the landscaped area but may be located in the parking area adjacent to the landscaped area.
- c. Modify the buffer along the southern boundary adjacent to GPIN #8292-75-2419 of the Subject Property in accordance with the Open Space/Buffer Plan.

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PROFFER STATEMENT

 Kaiser South

 Proffer Amendment #REZ 2017- 00027

 RE:
 PRA #PLN2009 00339, Caton's Crossing

 Record Owner:
 Caton's Ridge Office Park, LLC and LSI2, LLC

 Applicant:
 Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

 Project Name:
 Kaiser South

 Property:
 GPINs
 GPIN: #8292-65-4858 and 8292-65-70154454 (the "Subject Property")

 Occoquan Magisterial District
 Occoquan Magisterial District

 19.5 ±
 14.69 Acres, Planned Mixed Use District (PMD)

Date: September 11, 2009February 20, 2019

The subject Property as defined with this Proffer Amendment is identified with Prince William County Geographic Parcel Identification Numbers 8292-65-4858 and 8292-65-7015 and is further identified as that land designated for nonresidential use under the approved zoning for Caton's Ridge (#PLN2005-00407). The portion of the Caton's Ridge property identified with Prince William County Geographic Parcel Identification Number 8292-75-2071 and designated primarily for residential use with a perimeter buffer of land designated for nonresidential use under the approved zoning for Caton's Ridge (#PLN2005-00407) shall remain subject to the proffers approved with REZ #PLN2005-00407.

The undersigned hereby proffers that the use and development of the <u>subjectSubject</u> Property shall be in <u>strict conformanceaccordance</u> with the following <u>proffered</u> conditions <u>and(the "Proffer</u> <u>Statement")</u>, which shall supersede all other proffers <u>made prior heretowith respect only to the</u> <u>Subject Property</u>, including <u>REZPRA</u> #PLN20052009-0040700339. In the event the <u>above</u> referenced profferabove-referenced proffered condition amendment (the "PRA") is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void, and <u>REZthe</u> proffer statement associated with PRA #PLN20052009-0040700339 shall remain in full force and effect- as to the Subject Property. Notwithstanding anything to the contrary herein, in no event shall this Proffer Statement and all plans and exhibits included therein and any amendments thereto, apply to, encumber or obligate the property owner (currently Caton's Ridge Office Park, LLC), or their members, managers, officers, assignees, successors or lessees, of GPIN # 8292-65-6518, which property shall remain subject only to those certain proffers under PRA #PLN2009-00339.

The headings of the proffers set forth below have been prepared for convenience or 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 below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The termsterm "Applicant" and "Developer" shall include all future owners and successors in interest.

References in this Proffer Statement to plans and exhibits shall include the following:

 <u>+</u> "Master <u>PMD-Zoning Plan – Caton's Ridge Kaiser Permanente South Northern</u> <u>Virginia Hub,</u>" prepared by <u>The Engineering Groupe</u>, <u>IneDewberry Consultants LLC</u>, and

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dated March 4, 2005, last revised October 16, 2006, February 6, 2019 consisting of the following sheets (the "MZP"):

- a. <u>Master Zoning Plan</u> Land Use Plan Exhibit (sheet 1 of 1), dated January 14, 2009, last revised June 17, 2009 ("Land Use Plan")
- <u>a.</u> b. Transportation & Utilities Plan (sheet 5 of 7) ("Transportation<u>MZP Land</u> Use Plan (the "Land Use Plan"):
- <u>b.</u> e. <u>MZP</u> Open Space/Buffer Plan (sheet 6 of 7) (the "Open Space Plan"); and
- <u>c.</u> <u>MZP Transportation and Utilities Plan (the "Transportation Plan").</u>
 <u>2.</u> <u>Caton's Ridge</u> <u>Illustrative Layout prepared by The Engineering Groupe,</u>
- Inc. and dated March 4, 2005, last revised October 16, 2006 ("Illustrative Plan") "Kaiser Permanente South Nova Hub Design Guidelines," prepared by HKS

2. 3. <u>"Kaiser Permanente South Nova Hub Design Guidelines," prepared by HKS Architects, Inc., and dated February 4, 2019 (the "Kaiser Design Guidelines"). The Kaiser Design Guidelines hereby supersede in full the "Caton's Ridge Design Guidelines," prepared by Niles Bolton Associates, and dated March 2005, last revised October 16, 2006 ("Design Guidelines") as to the Subject Property.</u>

TRANSPORTATION

1. The Applicant and record owners shall dedicate the right of way and easements for Minnieville Road across the frontage of the Property at no cost to the County in accordance with Prince William County Public Improvement Plan #RB 02 011. At the County's request, the Applicant and record owners shall sign any appropriate documents, including petitions, agreements and orders to vest indefeasible title in those property interests obtained by the County pursuant to those Certificates of Taking recorded as Instruments #200506160097951, #200506160097923, #200508050132088, #200506160097958, #200506160097925, 4200506160097934, and #200506160097938, among the land records of Prince William County, Virginia. Such petitions, agreement and orders also shall direct that any sums deposited with the Court in connection with such Certificates of Taking shall be disbursed to Prince William County.

- 2. The Applicant shall construct a right turn/deceleration lane at each entrance to the propertySubject Property along the Minnieville Road frontage-of the Property. Said improvements shall be constructed in conjunction with the improvements shown on the final site plan that includes each said entrance and shall include the dedication of additional right-of-way, if necessary, to accommodate said turn lanes. In the event said turn lanes are constructed at the same time that the County is constructing. Minnieville Road improvements, the Applicant shall coordinate construction of said turn lanes with the County's construction. In lieu of construction of said turn lanes and with the approval of the County, the Applicant may make a monetary contribution to the Prince William Board of County Supervisors in an amount equal to the cost of said improvements.
- 3. Applicant shall have the right to the access points located along the Minnieville Road and Caton Hill Road frontages of the Property as shown on the Transportation Plan. In the

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event the right in/right out access located along the Minnieville Road frontage of the Property as shown on the Transportation Plan is not approved at the time of the final site plan for that portion of the Property that includes said entrance, the Applicant shall have the right to maintain the existing right in/right out access along the Caton Hill Road frontage of the Property, subject to said Caton Hill Road access being designed to comply with safety standards. In the event neither of said access points are approved, the Applicant shall have the right to construct both of said access points as right in only entrances to the Property.

4. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,258 per multi family unit constructed on the Property to be used for transportation improvements. The proffered monetary contributions shall be applied to capital projects in the area of the subject rezoning that are identified in the Capital Improvement Program, 6 year road plan or other capital improvements projects adopted by the Board. The Board may also budget and appropriate these contributions or portion thereof to other specific capital projects. Said contribution shall be paid prior to and as a condition of the approval of the first final residential subdivision/site plan and shall be a lump sum payment based on the total number of residential units approved on the Preliminary Plan for the residential development.

If requested by the County and VDOT at any time during the development of the 5. <u>2.</u> Property, the Applicant shall conduct traffic signal warrant studies for the westernmost The Applicant shall prepare Signal Justification Reports ("SJRs") for the full access entrance to the Subject Property located at the median crossover on Minnieville Road (aligned with Holly Acres site entrance) and the entrance to the Subject Property located at a median crossover on Caton Hill Road (aligned with Great Oaks Drive) and shall submit said study to the County and VDOT for review and approval prior to final site plan approval. In the event the warrant study concludes that aSJRs conclude that certain improvements, including but not limited to traffic signal is warranted signals, (the "Intersection Improvements") are justified at either of the said entrance intersections, and if so requested by the County and VDOT and not otherwise provided in connection with the construction of other developments in the area, the Applicant shall provide the funds required for the provision and installation of said signals or shall construct said signals the Intersection Improvements, at no cost to the County or VDOT, Said signalization shall include a controller. Subject to VDOT approval, the Intersection Improvements located at the median crossover on Minnieville Road shall include pedestrian-activated crosswalks providing pedestrian access across the entrance to the Subject Property and across Minnieville Road. Both Intersection Improvements, if in the form of a traffic signal, shall include controllers suitable to synchronize the cycles. In the event funds have been proffered or paid by others, except the County or VDOT, for signalization at either of the entrances Intersection Improvements in connection with other approved zonings, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in an amount equal to its pro-rata share based on the traffic generated from the Subject Property as a

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percentage of the total traffic at each such intersection. In the event said signalsIntersection Improvements are not warrantedjustified based on said warrant studiesthe SJRs, the Applicant shall have no obligation to contribute funds and no further obligation with reference to said signalization. the Intersection Improvements. Compliance shall be demonstrated prior to and as a condition of final site plan approval. All required improvements shall also be shown on the final site plan.

6. If requested by the County or VDOT at any time during development of the Property, the Applicant shall provide the funds necessary for any upgrades or shall construct any upgrades required to the traffic signal at the entrance to the Property on Minnieville Road at Oak Farm Drive in order to accommodate the traffic generated from the Property. Said upgrades shall be provided at the time the entrance connection from the Property is made to Minnieville Road at Oak Farm Drive.

If during the course of development of the Property, it is determined by the operator <u>3.</u> 7. of the intra or inter County bus system that the Potomac and Rappahannock Transportation Commission ("PRTC") that the Minnieville Road frontage of the Subject Property is an appropriate location for a bus stop, the Applicant shall construct a bus shelter, at a cost to the Applicant not to exceed \$45,000 within the existing right of way along the Minnieville Road or Caton Hill Road frontage of the Subject Property-conforming. The design of the bus shelter shall conform to the applicable transit company standards and be constructed at a location acceptable to the Applicant and to the bus system operator for the use of the patrons of the bus system PRTC. The Applicant shall contact a representative of the applicable transit company at the time a preliminary plan is filedPRTC to determine whether a bus shelter shall be located on thealong Minnieville Road fronting the Subject Property and, if so, the appropriate location, as coordinated with the County and PRTC, shall be identified on the first final site plan for the residential use. Subject Property. In the event PRTC determines at the time of the first final site plan for the Subject Property that a bus shelter along Minnieville Road fronting the Subject Property is not warranted, the Applicant shall have no further obligation to construct or contribute funds for said bus shelter.

If it is determined by PRTC that the existing Caton Hill Road bus stop along the frontage of GPIN # 8292-65-6518 is an appropriate location for a bus shelter, the Applicant shall construct a bus shelter, at a cost to the Applicant not to exceed \$45,000, within the existing right of way along Caton Hill Road in the location of this existing bus stop. The design of the bus shelter shall conform to the applicable transit company standards. The Applicant shall contact a representative of PRTC to determine whether a bus shelter shall be located along Caton Hill Road as described above and, if so, said bus shelter shall be identified on the first final site plan for the Subject Property. In the event PRTC determines at the time of the first final site plan for the Subject Property that a bus shelter along Caton Hill Road adjacent to the Subject Property is not warranted, the Applicant shall have no further obligation to construct or contribute funds for said bus shelter.

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USES ANDUSE & SITE DEVELOPMENT

8. Development of the Property will be in substantial conformance with the MZP. The exact boundaries and acreage of the Land Bays may be increased or decreased at the time of site plan/subdivision, not to exceed ten percent (10%) of the gross area of the larger Parcel impacted by each such change. Notwithstanding, no such Land Bay boundary adjustment shall result in the residential designation exceeding thirty five percent (35%) of the total area of the Property.

<u>4.</u> 9. <u>All development on the Development of the Subject</u> Property shall be in substantial conformance with the layout set forth in the Illustrative PlanMZP. Minor modifications, including the exact location of travelways, roads, and parking and buildings and building footprints shall <u>hebe</u> determined at the time of final site plan<u>approval</u>. More substantial variationvariations from the Illustrative PlanMZP shall be permitted provided the integrity of the overall site layout is not compromised and subject to the concurrence of review and approval by the Planning Director, or <u>hisher</u> designee. <u>Compliance shall be demonstrated on the final site plan</u>.

10. The maximum number of residential units constructed on the Property shall not exceed 200 units.

- For purposes of calculating density in Land Bay Ion the Subject Property, the maximum density as set forth on the Land Use Plan shall apply to the <u>entireentirety of</u> Land Bay III and shall not affect the density calculation for any given building or parcel-within said Land Bay. <u>Compliance shall be demonstrated on the final site plan.</u>
 Phasing
- 6. The Applicant may develop the Subject Property in phases with up to a maximum of 335,000 square feet, along with surface and structured parking. The first phase of development may contain up to 250,000 square feet ("Phase I"), with the option to add up to 85,000 square feet of additional development in a second phase ("Phase II") without the need for approval of a proffer amendment or other legislative or administrative approval by the Board, provided that Phase II is in substantial conformance with this Proffer Statement. Substantial conformance shall be demonstrated on the final site plan.
 - a. The first phase of development of the Property shall include the uses, infrastructure improvements and amenities as set forth herein below.
 - (1) Construction of a minimum of 60,000 square feet of office gross floor area (gfa). A site plan for the said nonresidential building shall be submitted to the County prior to or at the time the first final site/subdivision plan for the residential buildings is submitted and the nonresidential building shall be under roof with the exterior building skin in place (building shell) prior to the issuance of the building permit release letter for the first residential building on the Property.
 - (2) Construction of infrastructure in Land Bay I in order that Land Bay I is available for immediate nonresidential development, said improvements to

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include, at a minimum, the on site road connection between Caton Hill Road and Minnieville Road (Main Street), including the on street parallel parking (to the back of eurb) and three roundabouts, as generally shown on the Transportation Plan. Said Main Street improvements shall be completed and open for use, subject to reasonable traffic control measures to accommodate ongoing development of the Property, prior to the issuance of a building permit release letter for the 186th residential unit constructed on the Property. In addition, water, sanitary sewer and stormwater management facilities shall be constructed to serve development within Land Bay I. The Main Street connection to Minnieville Road shall not be required to be opened until such time that there is a user located in any building located on Main Street.

- (3) A maximum of 200 residential units shall be constructed with associated clubhouse, pool and amenity area for the residential units.
- (4) Notwithstanding the uses identified above, the Applicant shall have the right to construct the balance of the nonresidential uses on the Property at any time.
- b. No building permit release letter shall be issued for any residential units on the Property prior to construction of the Minnieville Road improvements (as said improvements are shown on Prince William County Public Improvement Plan #RB-02-011) across the frontage of the Property from Caton Hill Road to Oak Farm Drive or February 2008, whichever occurs first. For purposes of interpreting this proffer, construction of Minnieville Road improvements shall mean that said road is constructed to a four lane divided road section from Caton Hill Road across the frontage of the Property to Oak Farm Drive. This proffer shall not preclude the processing of plans through the County but shall only apply to the issuance of a building permit release letter for residential units.
- <u>7.</u> 13. The uses located in Land Bay Ion the Subject Property shall be primarily employment and office uses. For purposes of this proffer, employment uses shall include, but shall not be limited to the following: data and computer services; medical and dental offices-or, clinics; offices; brokerages; professional services such as lawyers, engineers, accountants; financial institutions, or labs; medical care facility, specialized; pharmacy; optical and eve care facility; offices; research and development (non-hazmat); business, professional and trade schools, colleges and university; business equipment sales and servicing; packaging center; artist and photographer studios; art galleries; civic clubs; governmental agenciesany secondary and/or accessory uses permitted under the Office Mid-Rise District (including, but not limited to cafeteria, snack bar, food truck, quick service food store and restaurant uses); and other uses determined by the Planning Director

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and the Director of Economic Development to be bona fide employment uses and/or whose primary customers are businesses, consistent with the goals of the Economic Development Plan. This restriction shall not preclude retail uses as otherwise permitted and set forth in proffer #14 below. The Applicant may, in its sole discretion, provide within the Health Park (as defined in Proffer 16 below) and surface parking areas on the Subject Property, festivals, fairs, contests, sports events, music events, public gathering functions, or similar activities, including without limitation, farmers' markets and flea markets.

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A maximum of 55,000 square feet of retail gfa shall be constructed on the Property. Said retail uses may be located in Buildings 1 through 10, inclusive, as said Buildings are shown on the Illustrative Plan. Building 2 shall contain a maximum of 6,500 square feet of retail gfa except that the gfa may be increased to a maximum of 10,000 square feet in the event Building 2 contains a full service, sit down restaurant. Retail uses located in Building 1 shall be restricted to those areas shown on the attached Exhibit A. Any retail uses located in Buildings 3 through 6 shall be restricted to a maximum of fifty percent (50%) of the first floor gfa of each said building and shall be oriented/located along the Main Street and Caton Commons frontages of said buildings. Any retail located in Buildings 7 through 10 shall be restricted to the first floor of said buildings and shall be oriented/located along the Minnieville Road and Caton Commons frontages of said buildings. The first 46,500 square feet of retail gfa shall be allowed subject only to the restrictions as set forth above. The last 8,500 square feet of retail gfa shall only be allowed on the Property subject to the restrictions as set forth above and shall further be restricted to be allowed only after the last of Buildings 3 through 6, as said buildings are shown on the Illustrative Plan, has been constructed on the Property. The cumulative total retail gfa shall be included on each final site plan submitted for the Property.

15. Buildings 2 and 3, as said buildings are shown on the Illustrative Plan, shall be connected upon construction of both buildings, however, either building may be constructed independently of the other provided the connection is made at the time the second building is constructed. Compliance with this proffer shall be demonstrated on the final site plan that includes the later of Building 2 or Building 3 to be developed.

- 8. 16. The nonresidential buildings identified on the Illustrative Planon the Subject Property shall be a minimum of three (3) and a-maximum of fivesix (56) stories, not to exceed a maximum height of 85°, with the exception of the Building 2, as said building is identified on the Illustrative Plan, which may be developed as one story for use as a full service restaurant, financial institution (with or without a drive thru) or child care facilityninety-five feet (95°) in height. Building heights shall be identified on the respective final site planplan(s) for each building the Subject Property.
- <u>9.</u> 17. The Applicant shall provide structured parking on the <u>Subject</u> Property in <u>locationsgenerally as</u> shown on the <u>Illustrative Plan to serve portions of the nonresidential uses on the PropertyMZP</u>. Said structured parking shall be provided in <u>deeksstructures</u> containing a minimum of two levels with the option to construct a third levelup to seven

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<u>levels</u>. The Applicant reserves the right to provide surface parking in the locations of the parking <u>decksstructure</u> until such time that the amount of parking required for the development dictates construction of the parking <u>decks.structures</u>. Compliance shall be <u>demonstrated on the final site plan</u>.

18. Handicapped parking spaces shall be provided in connection with development of the Property in accordance with the Prince William County Design and Construction Standards Manual.

10. The Applicant shall provide bicycle rack(s) on the Subject Property to accommodate a minimum of 25 bicycles proximate to the main entrance of the building or the parking structure. The bicycle rack(s) shall be shown on the first site plan for the Subject Property and installed and available for use prior to the issuance of the first occupancy permit for the building which the bicycle rack(s) serve.

19. All existing structures located on the Property that are demolished in connection with development of the Property shall be disposed of properly in accordance with applicable County, state and federal regulations.

- 11. The Applicant shall install, as a part of its initial construction of the parking structure, electric vehicle charging stations for at least two (2) parking spaces. The location of said charging stations shall be shown on the first site plan for the Subject Property and shall be available for use prior to the issuance of the first occupancy permit for the building which the parking structure serves.
- 12. The Applicant reserves the right to install solar collectors, fuel cells, battery storage/microgrids and other innovative energy and environmental technologies adjacent to, and on top of the proposed buildings and /or parking structure beyond the heights for such buildings and parking structure shown on the MZP consistent with Section 32-400.03(3) of the Zoning Ordinance.

COMMUNITY DESIGN

13. 20. All development on the <u>Subject</u> Property shall be in substantial conformance with the design concepts and details set forth in the <u>Kaiser</u> Design Guidelines. <u>A</u> which shall supersede the "Caton's Ridge Design Guidelines," prepared by Niles Bolton Associates, and dated March 2005, last revised October 16, 2006 as to the Subject Property. Compliance with the Kaiser Design Guidelines shall be demonstrated on the final site plan. The existing Caton's Ridge Design Guidelines shall continue to apply to GPIN #8292-65-6518 as outlined in PRA #PLN2009-00339. The existing Caton's Ridge Design Guidelines demonstrated for GPIN #8292-65-6518 as outlined in PRA #PLN2009-00339. The existing Caton's Ridge Design Guidelines and said committee shall for GPIN #8292-65-6518, shall implement the Kaiser Design Guidelines for the Subject Property and the DRC shall continue to consist, at a minimum, of a representative of the ownerApplicant, an architect, a landscape architect and an engineer. The DRC shall be responsible for the review and

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approval of all plans for development on the Subject Property to ensure that such plans are in substantial conformance with the design concepts and details set forth in the Kaiser Design Guidelines. Minor modifications, including the exact location of travelways, roads, parking, building locations-and community recreation area configuration, may be made at the time of final site/subdivision plan. More substantial modifications to the Kaiser Design Guidelines may be approved by the DRC provided the overall concept and intent of the Kaiser Design Guidelines is met. Final DRC approval of such modifications is subject to approval of the Planning Office as follows: Priorprior to final approval by the DRC, each amendment, revision or waiver to the Kaiser Design Guidelines shall be forwarded to the Prince William County Planning Director, or hisher designee, who shall have twenty (20) business days from receipt of such amendment, revision or waiver to-notify the DRC in writing that hewhether she has determined said amendment, revision or waiver to be substantially consistent or inconsistent with the Kaiser Design Guidelines-or zoning, in accordance with Zoning Ordinance Section 32-700.30(6). The Planning Director's or her designee's written determination shall include specific references to those portions of the Design Guidelines or conditions of the zoning which are the basis for such determination. The DRC shall not approve any such substantive amendment found to be inconsistent by the Planning Director. Failure of or her designee. However, if the Planning Director to provide such written notice shall automatically mean that he has determined such amendment, revision or waiver to be substantiallyor her designee determines an amendment to be consistent with the Design Guidelines and the conditions of the zoning and the DRC shall be entitled to either approve or not approve said amendment in its sole discretion.

21. As shown in the Design Guidelines, the facades of the nonresidential buildings on the Property shall be constructed primarily of brick with EFIS, concrete and/or other accent materials permitted.

- 14. Landscaping provided on the Subject Property shall include, but not be limited to, native species appropriate to the location and climate of the area and landscaping shall be drought resistant. Compliance shall be demonstrated on the final site plan.
- 15. 22. The Applicant shall provide pedestrian connections between uses on the throughout the Subject Property, to adjacent uses and connections to the wet pond/open space amenity areas as generally shown on the Open SpaceTransportation and Utilities Plan. The on-site pedestrian network shall include painted and/or alternative pavement crosswalks at locations to be determined by the Applicant. The pedestrian network shall be shown on the final site plan for the portion of the Subject Property on which said pedestrian connections are located.

23. Landscaping provided on the Property shall include, but not limited to, native species appropriate to the location and climate of the area and landscaping shall be drought resistant.

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- 16. The Applicant shall provide an open space area for active and passive recreation to the east of the building in substantially the same location shown on Open Space/Buffer Plan (the "Health Park"). The Health Park shall include features for recreation such as, trails, lawn areas, hardscape/pavers and landscape areas, outdoor furniture, benches/seating areas, work out stations and/or similar amenities. The exact type and location of vegetation, the location of trails and the design of the open spaces and features/amenities comprising the Health Park shall be determined by the Applicant in its sole discretion. Compliance shall be demonstrated on the final site plan.
- 17. 24. Comprehensive Sign Plan. The Applicant shallmay develop a comprehensive sign plan for the nonresidential development on the Subject Property. Said comprehensive sign plan (the "CSP"). The CSP shall be in accordance with all applicable ordinances, unless otherwise approved by the County, and shall be submitted to the Planning Director, or hisher designee, for review and approval prior to the issuance of the first sign permit. 25. The Applicant shall have the right to construct project identification signs, subject to the issuance of a sign permit, at the two primary entrances to the Property on Minnieville Road and the primary entrance to the Property on Caton Hill Road. Said signs shall be incorporated into the entrance wall feature and shall be of a design substantially as shown
- 18. 26. The Applicant shall remove any graffiti from the <u>Subject</u> Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. PARKS AND RECREATION
- 19. The Applicant shall meet with The Lake Ridge Occoquan Coles Civic Association ("LOCCA") prior to final site plan approval. The purpose of the meeting will be to provide LOCCA a courtesy review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Compliance with this proffer shall be demonstrated by including a copy of the written request to meet with LOCCA or a letter from LOCCA confirming the outcome of the meeting in the submission package for the final site plan approval.

27. Applicant shall provide recreational amenities for the residential units located on the Property, said amenities to include at a minimum a clubhouse, swimming pool and an activities court. The clubhouse building shall be substantially as shown in the Design Guidelines. The clubhouse and recreational amenities shall be shown on the first final site plan for the residential units.

28. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,679 per multi-family unit constructed on the Property to be used for parks and recreation purposes. Said contribution shall be made prior to and as

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in the Design Guidelines.

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a condition of the issuance of the building permit release letter for each residential building constructed on the Property and the amount paid shall be based on the number and units in each building.

ENVIRONMENTAL

20. 29. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the acreage reflected on each such approved plan.

30. The existing farm pond on the Property shall be modified and incorporated into the stormwater management/BMP facilities constructed on the Property to serve the development. An additional wet pond shall be provided on the Property at the Caton Hill Road entrance to the Property as generally shown on the Illustrative Plan. Both ponds shall be shown on the first final site plan for nonresidential uses on the Property.

- <u>21.</u> 31. The Applicant shall preserve the eight (8) specimen trees located on the Property in the general location showntrees on the Subject Property that are larger than 12" in diameter, as determined by a tree survey performed by Dewberry Consultants LLC and in coordination with the County Arborist, within the preservation areas identified on the Open Space/Buffer Plan as "Natural Open Space Areas" to the greatest extent feasible, provided, however, that the Applicant shall not be required to preserve the trees if the exposed face of a retaining wall higher than four (4) feet is required. The Applicant shall takeprepare a tree preservation plan(s) for said trees to outline the appropriate protective measures the Applicant shall undertake during development of the Subject Property to help ensure preservation of said trees. The tree preservation plans(s) shall be in accordance with the Prince William County Design and Construction Standards Manual ("DCSM") and shall be submitted to the County Arborist for review with the first submission of each site plan in the event the Subject Property is developed in sections. By way of example and not limitation, such protective measures may include the services of a professional arborist, installation of protective fencing at the drip line of the tree and trimming/pruning of the tree. Said trees and associated save area shall be incorporated into the open space area. This proffer shall not prohibit the removal of any of the said trees if they should die or become damaged or hazardous or threaten surrounding structures.- Details of applicable tree preservation measures shall be shown on the final site/subdivision plan for that portion of the Property where the said specimen trees are located.
- 32. The specific design of wet and dry ponds and the plant materials shall be determined at the time of final site plan approval for such ponds, however, the following parameters shall be applied:
 - a. In the event the SWM/BMP facilities are constructed as dry ponds, the perimeter of each such dry pond shall be landscaped with a minimum of fifty (50) plant units

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per one hundred linear feet around the perimeter of the pond exclusive of dam embankment.

- b. In the event wet ponds are constructed, landscaping for such ponds shall utilize a wetland bench for emergent vegetation, shrubs, ornamental trees and shade trees.
- 33. The existing wetlands on the Property shall be preserved in their existing natural condition and shall be undisturbed as delineated by the "limits of clearing" on the Open Space Plan. Compliance with this proffer shall be satisfied by identifying the limits of clearing on the first final site plan for nonresidential uses on the Property.

LIBRARIES

22. The Applicant shall limit clearing and grading on the Subject Property to those areas depicted on the MZP, subject to minor revisions in accordance with final engineering considerations at the time of site plan review and approval. No clearing or improvements shall be made outside of the clearing and grading on the Subject Property with the exception of: (a) the removal of noxious vegetation, as well as dead, dying or hazardous trees at the Applicant's discretion; (b) the installation and/or maintenance of water, sanitary sewer, or other utilities; (c) the installation and/or maintenance of pedestrian trails; and (d) the installation of supplemental plantings as approved by the County.

34. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$381 per multi family unit constructed on the Property to be used for library purposes. Said contribution shall be paid prior to and as a condition of the issuance of a building permit release letter for each residential building constructed on the Property and the amount paid shall be based on the number of units in each said building.

FIRE & RESCUE

- 23. 35. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$510 per multi-family unit constructed on the Property and \$0.560.61 per square foot of nonresidential gfagross floor area, excluding the parking structures, to be used for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the <u>Subject</u> Property and the amount paid shall be based on the number of units in each residential building and the gfa in eachgross floor area in each nonresidential building shown on the applicable site plan(s).
- 24. 36. The Applicant shall provide fire sprinkler systems for fire suppression purposes in all buildings constructed on the <u>Subject</u> Property, including the clubhouse but excluding the parking decksstructures.
 SCHOOLS

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Proffer Statement

Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

37. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2,342 per multi-family unit constructed on the Property to be used for school purposes. Said contribution shall be made on a per unit basis prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property and the amount paid shall be based on the number of units in each said building.

CULTURAL RESOURCES

38. The Applicant shall retain a qualified professional archeologist to perform a Phase I cultural resource investigation as defined by the Virginia Division of Historic Resources to identify all archaeological and architectural resources on the Property. Two (2) copies of the report documenting the results of the survey shall be submitted to the Planning Director no later than with the approval of the Sketch Plan or Preliminary Plan for development on the Property. In the event the findings of the Phase I study indicate that further investigation is warranted, a Phase II evaluation shall be conducted on the recommended site or sites. Three (3) copies of the Phase II report shall be submitted to the Planning Director prior to and as a condition of final site plan approval for the portion of the Property on which such site(s) is located. In the event the Phase II study determines a site is significant, and such site is to be disturbed, the Applicant shall conduct a Phase III data recovery on such site and submit three (3) copies of a report to the Planning Director documenting.

AFFORDABLE HOUSING

39. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per multi-family unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property and the amount paid shall be based on the number of units in each said building.

WATER AND SEWER

- 25. 40. The <u>Subject</u> Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the <u>Subject</u> Property.
- 26. 41. Acceptance and approval of this rezoning application<u>PRA</u> by the Board of County Supervisors authorizes extension and construction of water and sewer lines and facilities necessary to serve this property the Subject Property pursuant to the Virginia Code Section

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Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

15.2-2232 and the-Prince William County Code Section 32-201.13.1201.12(a)(2). The general possible locations of these facilities are as shown on the Transportation & Utilities Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.

MISCELLANEOUS

- 27. 42. In the event the monetary contributions set forth in the Proffer Statementherein are paid to the Prince William County Board of County Supervisors ("Board")Board within eighteen (18) months of the approval of this rezoningPRA, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoningPRA 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 eighteen (18) months after the approval of this rezoningPRA to the most recently available CP1-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.
- 43. As an additional contribution over the level of service for parks and recreation as set forth in proffer 428 above, the Applicant shall make a monetary contribution in the amount of \$100,000 to the Campaign for the Community Performing Arts Center to be located on the Prince William Campus of George Mason University. Said contribution shall be made six months following Final Rezoning of the Property by the Board of County Supervisors as requested by the Applicant. "Final Rezoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

44. Prior to and as a condition of approval of any final site/subdivision plan for the Property that includes a building, the Applicant shall notify LOCCA/PELT and the Occoquan Land Use Committee in writing and make itself or a representative available to meet with each group for a courtesy review of said plan. Compliance with this proffer shall be demonstrated by including a copy of the written request to meet or other similar correspondence to LOCCA/PELT and the Occoquan Land Use Oceoquan Land Use Committee in the submission package for the final site/subdivision plan approval.

WAIVERS/MODIFICATIONS

28. 45. Modification of Sections <u>32-</u>250.31, <u>280.14</u> and <u>32-</u>405.04(4) of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses on the Property, to waive the buffer around the community recreation

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Attachment D Proffers with Strikethroughs and Underlines

Proffer Statement Proffer Amendment #REZ 2017-00027: Kaiser South Applicant: Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Date: February 20, 2019

<u>complex,and</u> to modify the buffer between the <u>Subject</u> Property and the adjacent properties to the west identified with GPINs $\underline{\#}8292-55-\underline{74527551}$ and 8292-55-9234 and to modify the PMD perimeter buffer in accordance with the following:

- a. Modify the buffer width and planting standard along the western boundary of the <u>Subject</u> Property. A minimum buffer width of twenty feet (20') shall be provided and said buffer shall be planted in accordance with the Open Space/Buffer Plan.
- b. Waive the buffer along the Minnieville Road frontage of the <u>Subject</u> Property. A landscaped area a minimum of thirty feet (30²²) in width shall be provided along said frontage and shall be planted in accordance with the Open Space Plan and Design Guidelines. Alternating berm and decorative fencing with brick columns shall be provided in said landscape area with a minimum of 180 plant units per 100 linear feet using a mix of trees and shrubs with perennials and ornamental grasses in a design substantially compatible with the design used with the Caton's Ridge apartment complex. The shared utility easement shall be located outside the landscaped area but may be located in the parking area adjacent to the landscapelandscaped area.

e. Waive the buffer located along the Caton Hill Road frontage of the Property in accordance with the Open Space Plan and Design Guidelines. This area will be provided as an open space/landscaped amenity with a storm water management pond and preserved wetland area.

- <u>c.</u> d. Modify/waive the buffer along the southern boundary <u>adjacent to GPIN</u> <u>#8292-75-2419</u> of the <u>Subject</u> Property in accordance with the Open Space/Buffer Plan. The buffer is waived along the Land Bay I portion of the southern boundary and the width and planting standard is modified along portions of the Land Bay II southern boundary in accordance with the Open Space Plan.
- 46. Pursuant to Section 700.25 of the Zoning Ordinance, modified performance standards for the multi-family housing type is approved. The modified performance standards are set forth in the Design Guidelines, including a modification of Section 610.06 of the DCSM to allow an increased distance between parking and the front door of the building as specified in the Design Guidelines.

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Attachment E Master Zoning Plan







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GENERAL ARCHITECTURAL GUIDELINES

MEDICAL OFFICE BUILDING

Architectural Standards: The architectural standards are intended to be flexible, allowing for creativity. The standards describe the desired quality of the development.

The location and orientation of the building should respect existing roadways and climatic conditions.

- The medical building should be oriented toward the public roadway with entrances that are clearly identifiable and directly accessible
- Sides of buildings visible from public roadways shall be treated with same design and materials as front façade.
 - Service areas, major mechanical equipment, utilities and other accessory facilities should be screened.

The building should be designed to articulate mass and scale.

- The building should utilize details or changes in material pattern.
- The mass of the building should be reduced by changing building planes through offsets and recesses, changing building heights and/or varying parapet and roof heights.

provide visual interest while supporting a clear and unified image. The building should have architectural features and patterns that

Changes in building plane such as wall and window recesses and variation Purposeful variation or accents in materials, textures and colors.

in roof lines.

The building entrance should have design elements that provide orientation and aesthetically compliment the overall character of the building.

- Entrances should be clearly defined and highly visible from roadways, parking
 - areas and pedestrian paths. Entrances should provide shelter from inclement weather

Roof lines should have visual interest and features that complement the overall character of the building.

- Roof parapets should vary in heights.
- Rooftop penthouse enclosures, roof top central utility plant enclosures or roof top mechanical screening should be architecturally compatible with the building.

Building materials and colors should be harmonious and work to create a sense of place and hierarchy of massing.

- Permitted exterior finish materials are: brick, natural stone, cast stone, glazed curtain wall and window wall systems, architectural precast, metal panels, terracotta panels, HPL panels, fiber cement panels.
 - All other materials shall be a compliment or an accent panel.
- insulation and finish system (EIFS), plaster or concrete masonry units (CMU). Predominant exterior building materials should not include the exterior
- The use of clear, reflective and neutral colored glass is encouraged. Accent colors should complement the primary materials used on the building. Fenestrations should maximize the views and the allowable daylight into the building.

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GENERAL ARCHITECTURAL GUIDELINES

Any additions, renovations or parking structures should complement and enhance the overall character of the primary structure.

Parking structures should architecturally compliment the adjacent building.

Parking Accommodations:

- Surface parking
- Structured parking (5-7 levels)

UTILITIES & MECHANICAL/SERVICE SCREENING

Utilities:

All new pipes, conduit, cable, lines or equipment for transmission of electricity, telephone, water gas, sewage, drainage, steam or any other utility, energy or communication services within the property line shall be installed underground.

Mechanical/Service/Dumpster Screening:

- Minimize the visual impact of mechanical equipment on the public rightof-way.
- Service areas, storage areas, and refuse enclosures shall be screened from public areas.
- Utility cabinets and pedestals should not be located within parking lot landscape islands, public right-of-way where they cannot be screened, are exposed to damage from vehicles and/or present a hazardous visual obstruction.
 - Ground level mechanical equipment shall be screened to complement the design of the building through use of similar materials, colors or architectural detail.
- Dumpsters and recycling bins shall be screened from adjacent streets and the public view.
- Communication facilities and infrastructure shall be unobtrusive. If not underground, they shall be screened if possible.

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MAISER PERMANENTE

LEGEND:

- MEDICAL OFFICE BLDG.
 - PARKING GARAGE ENTRY/ DROP-OFF
- AMBULANCE DROP-OFF
 - LOADING DOCK
- EXISTING OFFICE BUILDING & PARKING
- EXISTING STORMWATER PONDS
 - FARMERS MARKET STAGING AREA
- MEDITATION GARDEN
 - A
 - HEALTH PARK OVERLOOK
- HEALTH PARK
- DRY STREAM BED e
 - 0
- 2nd FLOOR ROOF MEADOW
 - 3rd FLOOR ROOF MEADOW e
- RETAIN EXISTING VEGETATION 0
 - LOW MEADOW RAIN GARDEN 0 Θ
- - PROPERTY LINE

Attachment F **Design Guidelines**

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Attachment F Design Guidelines



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BUILDING ELEVATIONS



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BUILDING ELEVATIONS



BUILDING ELEVATIONS



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GENERAL LANDSCAPE GUIDELINES

MEDICAL OFFICE BUILDING

Landscape Standards:

The landscape standards are intended to be flexible, allowing for creativity. The standards describe the desired quality of the development.

The landscaping fronting Minnieville Road will be generally compatible with the existing, adjacent landscape buffer to the east and will include elements such as berms and/or group plantings.

The landscape and site development will compliment the architecture and provide both plantings and hardscape areas

Planting

- Plant materials will be natural and native grasses, shrubs and
- groundcovers encouraging a sustainable , low maintenance landscape Plant materials will be chosen for their appropriateness to orientation, use and maintenance requirements.
- Plant material and masses will be consistent with the scale of the buildings and adjacent structures
 - Plants to be varied to include both evergreen and deciduous species which bloom and exhibit color throughout the year.

Hardscape

- Hardscape design to include materials implemented elsewhere in the area and to compliment the design.
- Retaining walls to compliment the landscape design and materials may be stone veneer with limestone caps, brick veneer, retaining blocks or concrete
 - Gathering areas may be scored concrete, specialty stone
- Paths may be comprised of materials to compliment the landscape and materials may include recycled porous paving, porous asphalt, stone or similar suitable materials .

Site Lighting

- Contemporary lighting to compliment and coordinate with the architecture.
- High quality pedestrian scale LED lightings to provide safe and harmonious environment
- Low LED bollards may be used where appropriate at entrance or breakout
 - spaces
 - Parking lot lighting shall provide adequate lighting for security.
 - Parking lot lighting shall be a maximum of 24'. Pedestrian and pathway lighting shall be a maximum of 16'.

Site Furnishings

- Curvilinear and straight stone benches/seat walls will be included in the design to emphasize gathering zones at grade and at over structure gardens. Wood bench seat areas may be inset to these seat walls to provide warmth and comfort.
- Other site furnishings will be high quality furnishings such as Landscape Forms Inc. or similar; including benches, trash and recycling receptacles, and bike racks.
- stainless steel, but may be powder coated to match the other furnishings. steel and may have wood inserts or seating areas. Bike racks will likely be Benches and trash/recycling receptacles will likely be powder-coated
 - Wood used in site furnishings should be FSC Certified Ipe or Kebony Wood for durability and high quality character.

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Attachment F Design Guidelines

Attachment G Environmental Constraints Analysis



August 8, 2017 Regular Meeting Res. No. 17-037

HISTORICAL COMMISSION RESOLUTION

MOTION:	BISH	
SECOND:	DULEY	

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> REZ2017-00019	<u>Name</u> Madison Square Proffer Amendment - 2 nd Submission	Recommendation Amend existing Phase I to include research on Johnson House, Old Toll Road, and Buckland Mills Battlefield; Scope of Work to follow.
REZ2017-00027	Kaiser South Proffer Amendment	No further work
SUP2017-00056	Wellingford Concrete Plant	No further work
SUP2017-00057	Heathcote - 7-Eleven	No further work
SUP2018-00004	Panera Drive-Through on Prince William Parkway	No further work

August 8, 2017 Regular Meeting Res. No. 17-037 Page 2

Votes: Ayes: by acclamation Nays: none Absent from Vote: none Absent from Meeting: Brace, Cunard, Van Derlaske MOTION CARRIED

ATTEST: Antomet Secretary to the Commission

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