

March 17, 2025

The attached packet is provided for review and comment from the following agencies:

Cemetery Preservation Coordinator
Parks and Recreation (EA795)
Planning Case Planner
School Board (EA790)
Transportation Department (DS990)
Watershed Management (DS930)
Zoning Administrator (DS940)

RE: REZ2023-00008, Sweetspire Rezoning
REZONING, RESIDENTIAL

MAGISTERIAL DISTRICT: 30 - Occoquan

REQUEST: This is a request to rezone ±7.1 acres from PMD, Planned Mixed Development, A-1, Agricultural, and O(M) Office Mid-Rise to PMR, Planned Mixed Residential to allow for the development of 164 multifamily units in three buildings

GPIN(s): 8193-01-2294 8093-92-9812 8093-91-9595
8093-92-9013

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Christopher Perez**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **March 24, 2025**. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

SUPERVISOR - KENNY A. BODDYE
COMMISSIONER - RAHEEL SHEIKH
BOARD CHAIRMAN - DESHUNDRA JEFFERSON
COMMISSIONER AT LARGE - MARK SCHEUFLE
DIRECTOR OF PLANNING - TANYA WASHINGTON
COUNTY ATTORNEY
PLANNING COMMISSION CHAIRMAN - JUAN McPHAIL

#REZ2000-00132 PROFFER ANALYSIS

The purpose of the proffer/condition analysis is to assure that any remaining properties subject to the previous rezoning will remain viable after the subject property is rezoned. County Center is fully developed except for the subject property and a single half acre commercial pad site. The proffered conditions and obligations were completely met as County Center developed.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Proffer Condition #	Condition Category	Sub-Category	Proffer/SUP Condition	Proffer Trigger	Proffer/Condition Status	Comments/Clarifications	County Comments
1.A.1	Transportation	Ridgefield Road	The Applicant shall dedicate, from the subject Property, right of way up to 120 feet in width for Ridgefield Road in the location as shown on the Master PMD Zoning Plan/General Development Plan subject to final field engineering. Said right of way, consisting of approximately 8.7 acres, shall be dedicated at no cost to Prince William County or Virginia Department of Transportation (VDOT).	Final Site Plan	N/A		
1.A.2			Provided that all necessary Prince William County and VDOT approvals are obtained and notwithstanding the right of way reservation referenced in subparagraph (2) above, the Applicant shall construct within the right of way to be dedicated pursuant to paragraph 1.A.(1) above, a four lane divided roadway section designed within the 120' right of way in accordance with the Prince William County ML-2 standard. The Applicant shall be required to design, permit, bond and build only that segment of Ridgefield Road needed to serve land bays developed within this site in accordance with established Prince William County and VDOT standards until such time that Ridgefield Road is connected through to Dale Boulevard. Notwithstanding the above, the Applicant will construct Ridgefield Road as a four-lane divided roadway through the Property to the northern and western property boundaries of this site by the time of or concurrent with the last phase of development unless the Prince William Board of County Supervisors has taken action to preclude construction of Ridgefield Road from the western boundary of the Property to Dale Boulevard ("Dale Boulevard Link") in which case the Applicant will not be obligated to construct Ridgefield Road to the western boundary of the Property. Further, in the event funds are committed for the construction of the Dale Boulevard Link prior to the last phase of development, the Applicant shall accelerate the on-site construction of Ridgefield Road to coincide as soon as practical with the construction of the Dale Boulevard Link.	Final Site Plan	N/A		
1.A.3			Provided that all necessary Prince William County and VDOT approvals are obtained, the Applicant shall commence construction on Ridgefield Road concurrently with construction of that portion of the project to be served by said roadway segment. The need for construction of the various segments of Ridgefield Road will be based on a traffic analysis submitted in conjunction with each phase of development.	Final Site Plan	N/A		
1.A.4			The Applicant's obligation to construct Ridgefield Road as referenced in paragraph 1.A.(2) above is specifically conditioned upon the Applicant obtaining the two (2) at grade intersections with Ridgefield Road as identified on the Master PMD Zoning Plan/General Development Plan and a site entry at Davis Ford Road directly opposite the existing entrance to the McCoart Government Center as of May 24, 1990. The Applicant shall have no other entrances to Ridgefield Road for any of the properties subject to this rezoning other than at the two identified crossovers.	Final Site Plan	N/A		

1.A.5			In the event that the two (2) crossovers referenced in paragraph I.A.(4) above are not approved, the Applicant shall be obligated to construct within the Ridgefield Road right-of-way only that roadway standard which would otherwise be required to serve this project in accordance with all Prince William County and VDOT standards. The Applicant shall have no obligation to reserve or dedicate right of way as referenced in paragraph I.A.(1) in excess of that required to serve this project.	Final Site Plan	N/A		
1.B.1	Transportation	Prince William Parkway (formerly known as Davis Ford Road)	The Applicant shall construct, within existing right of way, left turn lanes on Prince William Parkway at each entrance to the Property as shown on the Transportation Improvement Plan. Each such left turn lane shall be installed when the traffic counts from this site warrant construction.	At the time of development	N/A		
1.B.2			The Applicant shall construct along the Prince William Parkway frontage of the Property only, within existing right of way or such additional right of way as may be required from the subject property, a full lane of frontage improvement to include curb and gutter such that the half section of Prince William Parkway along the Property frontage shall be constructed to a full three (3) lanes. This additional lane construction by the Applicant shall fulfill any and all requirements for right turn/deceleration lane construction by the Applicant along Prince William Parkway.	Final Site Plan	N/A		
1.C.1	Transportation	Signalization	The Applicant shall fund the cost (to include the cost of hardware, labor and poles) of providing a traffic signal at the intersection of Prince William Parkway and the main entrance to the Property, said entrance to align with the existing entrance to the County Government Complex, with the first phase of development or as soon thereafter as warrants for signalization are met as determined by VDOT. In the event a traffic signal is installed prior to development of the Property, the Applicant shall fund the cost of upgrading said signal to accommodate the traffic flow generated by development of the Property.	As determined by traffic counts	N/A		
1.C.2			The Applicant shall fund the cost (to include the cost of hardware, labor and poles) of providing a traffic signal at each of the two proposed median breaks along Ridgefield Road within the boundaries of the Property at the time warrants for signalization are met as determined by VDOT	At the time of development	N/A		
1.C.3			The Applicant shall contribute fifty percent (50%) of the cost of a traffic signal at the intersection of Prince William Parkway and Ridgefield Road at the time warrants for signalization are met as determined by VDOT. Said contribution shall be made within sixty (60) days of written request from Prince William County or VDOT provided the County or VDOT provides evidence that warrants for said signalization have been met.	within sixty (60) days of written request from Prince William County or VDOT	N/A		
1.C.4			The Applicant shall fund the cost of installation of traffic signals within the nonresidential portion of County Center if the warrants for signalization are met, as determined by VDOT, prior to ultimate build-out of the Property.	Prior to site build-out	N/A		
1.C.5			It is the Applicant's intent and willingness to work with VDOT to accomplish the objective that all proffered monetary contributions toward traffic signalization and all proffered traffic signals be "smart" signals which are designed to be synchronized with signals at other major intersections in the area.	At the time of development	N/A		
1.D.1	Transportation	Site Access	The main entrance to the Property from Prince William Parkway shall be aligned with the existing entrance to the Government Center Complex as shown on the Master PMD Zoning Plan/General Development Plan and Transportation Improvement Plan.	Final Site Plan	N/A	"	"

1.D.2			The Applicant shall provide a roadway onsite to the western Property boundary to connect with the Turk loop road as contemplated with Rez #88-08 (Turk Application). Said roadway shall have the general alignment as shown on the Master PMD Zoning Plan and will be designed to intersect with the Turk loop road as approved by Prince William County.	N/A	N/A		
1.D.3			The Applicant will provide a roadway connection from the Property to the western Property boundary at a location to align with Quate Lane into Dale City. Said connection will not be opened until such time that the segment of Ridgefield Road from the Property to Dale Boulevard is constructed and opened to the public. Further, the Applicant shall provide a sign at the Quate Lane connection which notifies the public that the roadway is planned as a through road. Notwithstanding the above, in the event Ridgefield Road is not constructed by others from the southern Property boundary to Dale Boulevard, the Quate Lane connection may be opened following three (3) years from the date of approval of this rezoning application.	Final Site Plan	N/A		
1.D.4			There shall be no connections from the Property to Klondike Street and Kelly Road unless directed and approved by the Board of Supervisors of Prince William County.	Final Site Plan	N/A		
1.D.5			The Applicant shall reserve right of way from within the Property for future dedication upon request of Prince William County for a roadway connection from the Property to Quell Lane in the event Prince William County determines that such a connection is needed.	Upon Development of connecting road	N/A		
1.D.6			The Applicant will provide for a travel lane connection from Land Bay D to the parcels located to the northwest of the Property, the exact location of said connection to be determined by the Applicant at the time of final site plan for the respective land bay.	Final Site Plan	N/A		
1.D.7			The on-site public road network as depicted on the Master PMD Zoning Plan/General Development Plan will be provided generally as shown subject to final engineering, design details, and Prince William County and Virginia Department of Transportation approval. Application of Prince William County and Virginia Department of Transportation standards shall preserve the character and design integrity of the layout as shown on the Master PMD Zoning Plan/General Development Plan.	Final Site Plan	N/A		
1.E.	Transportation	Bus Shelters	The Applicant will provide a minimum of two (2) bus shelters on the Property. The design, locations and maintenance of such shelters shall be determined by the Applicant in consultation with the County and/or Potomac & Rappahannock Transportation Commission (PRTC).	At the time of development	N/A	The required bus shelters have been provided.	
2.A.	Site Development	Site Access	Reference is hereby made to those pod areas of the Property identified on the Master PMD Zoning Plan/General Development Plan as "Land Bay A", "Land Bay B", "Land Bay C", "Land Bay D", "Land Bay E", "Land Bay F", "Land Bay G", and "Land Bay H". Said areas have been designated for purposes of applying the restrictions in this proffer statement, and the exact boundaries of said pod areas may be shifted to a reasonable degree at the site plan stage in order to accommodate engineering or market factors.	No Trigger	N/A		
2.B.	Site Development	Site Access	The overall density of development within Land Bay D shall not exceed a floor area ratio (FAR) of .33. For purposes of this proffer, FAR is defined as the ratio of gross square footage of the area of buildings to be constructed in Land Bay D, exclusive of parking structures except for any retail space located therein, to the gross square footage of land area of the property in Land Bay D prior to the dedication of any public land, right of way or easements.	Final Site Plan	N/A		

2.C.	Site Development	Site Access	The overall combined density of development within Land Bays C, E, F, G and H shall not exceed a floor area ratio (FAR) of .75. For purposes of this proffer, FAR is defined as the ratio of gross square footage of the area of all buildings to be constructed in Land Bays C, E, F, G and H, exclusive of parking structures except for any retail space located therein, to the gross square footage of the combined land area of the property in Land Bays C, E, F, G and H prior to the dedication of any public land, right of way or easements.	No Trigger	N/A		
2.D.1	Site Development	Site Access	Maximum building heights within the PMD, exclusive of rooftop mechanical equipment and associated screening materials, elevator penthouses, architectural features, and the like shall be in accordance with the following: (1) Land Bays A and B: Four stories or forty-five (45') feet, whichever is less.	Final Site Plan	Subject Site	The height of building #1 exceeds the proffered maximum however the setback exceeds the required minimum. Additionally, the height of building 2 & 3 are under the 45 foot maximum. This is consistent with the newly adopted comprehensive plan.	
2.D.2			Land Bay C: Six stories or ninety feet (90'), whichever is less.	Final Site Plan	N/A		
2.D.3			Land Bay D: Three stories or forty-eight feet (48'), whichever is less.	Final Site Plan	N/A		
2.D.4			Land Bay E: Four stories or sixty-two feet (62'), whichever is less.	Final Site Plan	N/A		
2.D.5			Land Bay F: Five stories or seventy-six feet (76'), whichever is less.	Final Site Plan	N/A		
2.E.	Site Development	Site Access	Notwithstanding the maximum building heights referenced in subparagraph C above, no parking structures shall exceed a maximum height of fifty feet (50'), exclusive of elevator penthouse and architectural features provided; however, in no event shall any structures or features extend more than twenty-five feet (25') above the top of the parking structure.	Final Site Plan	N/A		
3.A.	Uses		Except as restricted herein below, the Applicant shall have the right within the Planned Mixed Use District (PMD) to all uses as set forth in the PMD ordinance at the time of this rezoning, said ordinance incorporated herein by reference, and any additional uses which may be allowed by future amendments except that light industrial uses shall be prohibited on the Property.	At time of rezoning	N/A		
3.B.	Uses		The residential component of the PMD shall be located in Land Bays A and B.	Final Site Plan	N/A		
3.C.	Uses		Land Bay D shall be developed primarily as a retail shopping center; however, the Applicant reserves the right to locate non-retail commercial uses within this Land Bay without limitation.	Final Site Plan	N/A		
3.D.	Uses		Land Bays C, E, F, G and H shall be developed primarily as office uses and personal service uses, such uses may include child day care and a health club. The Applicant reserves the right to locate retail sales and service uses on the first floor of each building. Upon ultimate buildout of the Property, a minimum of sixty percent (60%) of the cumulative square footage of building area shall be devoted to office, personal service, and/or commercial non-retail uses. Further, upon ultimate buildout, at least fifty percent (50%) of the cumulative square footage of combined building area for Land Bays E and F shall be devoted to office, personal service, and/or commercial non-retail uses.	Final Site Plan	N/A		
3.E.	Uses		The Applicant reserves the right to locate retail uses within parking structures in Land Bays C, F, G and H in those areas shown on the Urban Design Plan.	Final Site Plan	N/A		
3.F.	Uses		The Applicant shall have the right to locate a freestanding day care center within Land Bay D in a location as generally shown on the Master PMD Zoning Plan/General Development Plan.	Final Site Plan	N/A		

4.A.	Landscaping, Urban Design Features, Architecture Aesthetics		As part of the landscaping package, the Applicant shall implement a streetscape plan in general accordance with the illustrative concepts presented in the Urban Design Standards. The Applicant reserves the right to modify specific design elements illustrated in the standards provided that the overall concept of a hierarchical streetscape which distinguishes between Entry Boulevard, Monument Circle, Shopping Street, Residential Street, Residential Square and Local Street is implemented and all such modified design elements result in an equivalent concept and standards.	Final Site Plan	N/A		
4.B.	Landscaping, Urban Design Features, Architecture Aesthetics		A twenty foot (20') wide landscaped area shall be provided along the Prince William Parkway frontage of the Property. The landscaping within this 20' wide area may include either deciduous or evergreen trees. In the event deciduous trees are planted, said trees shall be planted at the rate of one tree for every 30 feet of frontage and shall have a minimum caliper of 2 1/2 inches when planted. In the event evergreen trees are planted, said trees shall be planted at the rate of one tree for every 20 feet of frontage. The Applicant reserves the right to cluster the plantings to allow for visibility of the buildings to be constructed on the Property, to allow for proper site distance at entrances and to allow for the preservation of existing plant material as may be reasonably feasible based upon final engineering and building design.	Final Site Plan	Subject Site	The proposed landscaped area along Prince William Parkway subject to this application exceeds the 20' minimum on average. See the Design Guidelines provided with this application for planting assortment.	
4.C.	Landscaping, Urban Design Features, Architecture Aesthetics		The Applicant shall incorporate urban design features to include street furniture, pedestrian walkways, architectural lighting fixtures, bollards, monumentation, and up-graded landscaping. In addition, as further depicted and described in the Urban Design Plan and Urban Design Standards, the Applicant shall provide the entry circle/focal point if approved by VDOT and the County to the extent any approvals are required. The Entry Boulevard opposite the McCoart Center entrance as well as the Monument Circle Shopping Street, Residential Square and all streets within Land Bays C, D, E, F, G and H shall be private streets within public access easements to be owned and maintained by an association to be established by the Applicant for the ownership and maintenance of all common areas, amenities and streets within the Property. The thickness of pavement of these private streets shall conform with public street design standards.	Final Site Plan	N/A		
4.D.	Landscaping, Urban Design Features, Architecture Aesthetics		The Applicant shall provide interior parking lot landscaping areas for all surface parking lots located within the commercial area equal to two (2) percent of the paved area of each parking lot.	Final Site Plan	Subject Site	Parking lot landscaping will exceed the stated minimum for interior parking lot landscaping.	
4.E.	Landscaping, Urban Design Features, Architecture Aesthetics		The Applicant shall cooperate with the County Arborist, if one exists and to the extent made available for such consultation, in the selection of plant material and the installation and maintenance of such material to effectuate Applicant's landscaping program. To the extent reasonably possible subject to final engineering and design, the Applicant will take reasonable measures to preserve existing significant hardwood trees on the Property. In the event a County Arborist is not available, the Applicant shall retain a professional landscaper, nurseryman/ arborist to effectuate the Applicant's landscaping program .	Final Site Plan	Subject Site	There are no changes to the landscaping requirements for the remaining properties because of the restrictive nature of the rezoning proposal, and the recent updates to the comprehensive plan. The application is consistent with the design of the existing County Center design.	
4.F.	Landscaping, Urban Design Features, Architecture Aesthetics		All rooftop mechanical equipment shall be screened so as not to be visible from the public rights of way immediately adjacent to the site.	Final Site Plan	N/A	No change	
4.G.	Landscaping, Urban Design Features, Architecture Aesthetics		All dumpster pads shall be located on the Property as unobtrusively as reasonably possible and shall be screened.	Final Site Plan	N/A	No change	
4.H.	Landscaping, Urban Design Features, Architecture Aesthetics		The exterior of all nonresidential buildings shall be composed of brick, architectural precast concrete, architectural metal, stone, stucco, traditional siding, or glass. Other materials may be used as approved by the Zoning Administrator or his designee.	Final Site Plan	Subject Site	Building exterior will be comprised of high-quality brick materials as seen on the rendering and elevations exhibit.	

4.I.	Landscaping, Urban Design Features, Architecture Aesthetics		The architectural styling of all nonresidential buildings and parking structures shall be compatible and shall be based upon a unified traditional architectural theme throughout as generally depicted on the Architectural Renderings.	Final Site Plan	Subject Site	Building exterior will be comprised of high-quality brick materials. More detail can be seen in the renderings and elevations exhibit.	
4.J.	Landscaping, Urban Design Features, Architecture Aesthetics		The architectural styling of all residential buildings shall be compatible and shall be based on a unified traditional architectural theme throughout as generally depicted on the Architectural Renderings. Specific architectural elements allowable include peaked roofs, chimneys, balconies or decks, porches, detached garages and an alley-way system for some or all of the townhouses, and common or individual exterior entries to multi-family buildings in the PMD zone.	Final Site Plan	N/A		
5.A.	Buffers, Screening and Setbacks		The Applicant shall provide a fifty foot (50') wide buffer between the residential lot lines on the Property and adjacent single family lots existing at the time of this rezoning as shown on the Master PMD Zoning Plan/General Development Plan. Within said buffer areas, the Applicant shall minimize disturbance of existing vegetation to the extent possible except for installation of utilities, stormwater management and drainage, walkways and roadways where necessary and will supplement where necessary to create a landscaping/screening effect substantially equivalent to that depicted on the Buffer Plan.	Final Site Plan	N/A		
5.B.	Buffers, Screening and Setbacks		Notwithstanding the minimum buffer width referenced in subparagraph A. above, the Applicant shall provide a minimum building setback of seventy-five feet (75') between the western property boundaries of Lots 48, 49 and 50 located on Kentwood Lane and the closest townhouse unit constructed on the Property.	Final Site Plan	N/A		
5.C.	Buffers, Screening and Setbacks		At the request of the respective property owners, the Applicant shall install a six foot (6') high board on board fence along the common boundary of the Property and adjacent Lots 43, 48, 49 and 50 located on Kerrydale Road and Kentwood Lane. Said request shall be made at the time of construction of the residential units in the section(s) abutting said Lots.	At time of construction	N/A		
5.D.	Buffers, Screening and Setbacks		With reference to the buffer/landscaped area along the southern Property boundary from a point approximately two hundred and eighty feet (280') east of Kelly Road to the western Property boundary, the Applicant shall provide the following:	N/A	N/A		
5.D.1			The area located at the end of Kelly Road which was cleared and graded with the installation of Kelly Road by others, as shown on the Buffer Plan dated January 31, 1990, will be replanted. Said plantings will consist of deciduous trees having a minimum caliber of 1 1/2" to 2" at the time of planting and evergreen trees having a minimum height of 6' to 7' at the time of planting. Said trees will be planted on staggered twenty foot (20') center and will be installed in such a manner as to preserve the existing vegetation to the extent reasonably possible. The embankment where the planting occurs will be mulched. The above-referenced plantings will be provided the time the adjacent portion of the Property is developed.	Final Site Plan	N/A		

5.D.2			The buffer area will be a minimum of sixty-five feet (65') in width and an eight foot (8') high board on board fence will be installed within a portion of said buffer area. The fence will be located approximately forty feet (40") north of the common boundary of Lots 13 and 14 located on Kelly Road and the subject Property and will begin at a point within Lot 13 approximately one hundred feet (100') west of Kelly Road and extend for a distance of approximately four hundred and fifty feet (450') in an easterly direction parallel to Lot 14. A six foot (6') high black vinyl chain link fence will be provided from the terminus of the board on board fence to the existing fences on Lot 14 and at the eastern corner of Lot 83, respectively, or, at the Applicant's sole discretion, the board on board fence may be extended to the above-referenced existing fences in lieu of the chain link fence. The above referenced fence(s) will be provided at the time of construction of the proffered public road through the townhouse development.	Final Site Plan	N/A		
5.D.3			At the time of site plan, the Applicant will examine the feasibility of increasing the buffer width to the extent possible based on final engineering and design but in no case will the buffer be reduced to less than sixty-five feet (65') in width.	Final Site Plan	N/A		
5.D.4			The Applicant will minimize disturbance of existing vegetation within said buffer area to the extent possible except for installation of utilities, stormwater management and drainage, walkways and roadways where necessary.	Final Site Plan	N/A		
5.E	Buffers, Screening and Setbacks		The Applicant shall provide a minimum building set back along Prince William Parkway (including parking structure) of fifty feet (50') from the public right of way. To the extent feasible based upon final engineering and architectural design and approvals, the Applicant will save existing hardwoods in clusters along the Prince William Parkway frontage of the Property.	Prior to rezoning approval	The building is setback approximately 35 feet from the sidewalk along Prince William Parkway and has a set back that is comparable and uniform with the office located within County Center located at 12701 Marlestone Drive. The road widening of Prince William Parkway in 2003 made this proffer impossible to satisfy the 50' requirement.		
6.A.	Environmental		The Applicant shall conduct a wetland survey prior to site plan submission and, in the event it is determined that wetlands exist on the site, all applicable permits will be obtained from the Army Corps of Engineers.	prior to site plan submission	N/A		
6.B.	Environmental		The Applicant shall abandon all existing wells on the property at the time of development in accordance with Prince William County and Health Department standards.	at time of development	N/A		
6.C.	Environmental		The Applicant will comply with all applicable stormwater management code requirements and criteria at the time of development.	Final Site Plan	N/A		
7.A.	Recreation		(A) The Applicant shall provide the following recreation facilities for the development :	N/A	N/A		
7.A.1			(1) One (1) 25-meter · swimming pool and a community center building/bathhouse having a minimum size of 2,000 gross square feet for use by all residents within Prince William Town Center. A second pool having a minimum size of 20' X 40' and bathhouse will be provided to serve the multi-family units located north of Ridgefield Road within Prince William Town Center.	Final Site Plan	N/A		

7.A.2		(2) Two (2) tennis courts	Final Site Plan	N/A		
7.A.3		(3) Three (3) tot lots	Final Site Plan	N/A		
7.A.4		(4) Volleyball/multi-purpose court	Final Site Plan	N/A		
7.A.5		(5) To the extent allowable by restrictions on trails within the wetlands or Resource Protection Areas (RPA's), the Applicant shall install a PAR exercise course/stations in conjunction with the trail through Central Park of Prince William Town Center, said trail being located generally as shown on the Pedestrian Access and Trail Network Plan.	Final Site Plan	N/A		
7.B.	Recreation	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors for improvements for the Ridgefield Village Park in accordance with the following schedule:	N/A	N/A		
7.B.1		(1) One hundred thousand dollars (\$100,000) to be paid at the time of preliminary plan approval. Within sixty (60) days following final rezoning of the Property, the Applicant shall file with Prince William County and shall diligently pursue in good faith preliminary plan approval for the entire Property or any portion thereof as determined by the Applicant.	Preliminary site plan approval	N/A		
7.B.2		(2) Seventy-nine thousand dollars (\$79,000) to be paid one year from the date of payment pursuant to subparagraph (1) above.	Preliminary site plan approval	N/A		
8.	School Contribution	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$860.00 per residential townhouse unit and \$365.00 per apartment/condominium unit containing two or more bedrooms for school site acquisition and construction purposes. The contribution shall be made on a per unit basis at the time of issuance of the building permit for each residential unit to be constructed.	Preliminary site plan approval	N/A		
9.A.	Phasing of Non-Residential and Residential	The Applicant agrees to undertake the processing of a site plan for the first phase of non-residential development of the Property concurrently with or prior to the processing of plans for the first phase of residential development.	Upon first phase of development	N/A		
9.B.	Phasing of Non-Residential and Residential	The Applicant shall not be entitled to receive building permits for more than 425 residential units prior to initiation of development of a minimum of 100,000 square feet of non-residential building area on the Property.	Building Permit Issuance	N/A		
9.C.	Phasing of Non-Residential and Residential	Applicant shall not be entitled to receive building permits for more than 750 dwelling units prior to initiation of development of a minimum of 300,000 square feet of nonresidential building GFA.	Building Permit Issuance	N/A		
9.D.	Phasing of Non-Residential and Residential	The Applicant shall not be entitled to receive building permits for more than 425 residential units prior to construction of a minimum of 50,000 square feet of non-residential building area and shall not be entitled to receive a building permit for the 900th residential unit prior to construction of an additional 50,000 square feet of nonresidential space on the Property. This commitment to construction of nonresidential space shall be interpreted to include space referenced in subparagraphs B and C above on which development has been initiated.	Upon Site Development	N/A		
9.E.	Phasing of Non-Residential and Residential	No more than 100,000 s.f. of retail space will be constructed prior to initiation of development of a minimum of 50,000 square feet of office space.	Upon Site Development	N/A		
9.F.	Phasing of Non-Residential and Residential	For purposes of this paragraph 9, initiation of development shall mean the filing of a final site plan and due diligent pursuit of its approval and construction shall mean a building under roof with the exterior building skin in place.	No Trigger	N/A	"	"
10.A.	Signage	All freestanding project identification signs shall be of a monument style.	No Trigger	N/A	"	"
10.B.	Signage	All signage shall be coordinated, in terms of design and materials, within the portion of the Property served by each said sign.	No Trigger	N/A		

10.C.	Signage		Applicant reserves the right to locate project identification signs at all entrances to the Property from Prince William Parkway and on all four corners at the intersections of dedicated streets within Prince William Town Center with Ridgefield Road in locations as shown on the Urban Design Plan.	No Trigger	N/A		
11.A.	Pedestrian Circulation		The Applicant shall provide for pedestrian circulation throughout the Property in general accordance with the standards contained in the Urban Design Guidelines.	Final Site Plan	N/A	Applicant will provide for pedestrian circulation as seen on the MZP	
11.B.	Pedestrian Circulation		Trail system to supplement sidewalks along roadways and the concrete walkway system will be provided generally as shown on Pedestrian Access and Trail Network Plan.	Final Site Plan	N/A	Trail system is provided as seen on the MZP	
12.A.	Miscellaneous		The Applicant shall install two street lights at the main entrance to the Property at Prince William Parkway and at each of the two intersections along Ridgefield Road as required by the Prince William Design and Construction Standards Manual (DCSM). Street lights shall be selected by the Applicant and shall be compatible aesthetically with the architectural style of the buildings and Urban Design Standards to the extent possible subject to review and approval by Prince William County and VDOT. With reference to the two (2) street lights to be provided at the main entrance to the Property at Prince William Parkway, the Applicant agrees to make every reasonable effort to provide said lights at the earliest possible time after final rezoning of the Property. To this end, thirty-one (31) days after final rezoning the Applicant will take action to secure permits for installation of said street lights and, upon issuance of the required permits, will fund the installation or install said street lights	Upon Issuance of Building Permit	N/A		
12.B.	Miscellaneous		Sprinklers: The Applicant shall install a sprinkler system for fire prevention purposes in all non-residential buildings excluding parking structures and in all residential buildings which are four stories or greater. For purposes of determining building height pursuant to this proffer, parking levels are excluded.	Final Site Plan	N/A	Applicant will comply with all fire code requirements	
12.C.	Miscellaneous		Handicapped parking: Handicapped parking shall be provided in accordance with Prince William County standards.	Final Site Plan	N/A	Handicap parking will be in accordance with Prince William County standards.	
12.D.	Miscellaneous		One or more home owner association(s) or owner(s) of specific parcels will be responsible for the maintenance of common areas. This does not preclude the formation of an umbrella association for the residential and nonresidential components of the development.	No Trigger	N/A		
12.E.	Miscellaneous		Security: The Applicant shall cooperate with and initiate efforts to establish a Neighborhood Watch Program through the participation of the HOA/Community Association. The County police shall be utilized to the extent possible to cultivate and perpetuate community participation in this Neighborhood Watch Program.	No Trigger	N/A	Applicant shall cooperate with the County Center HOA and initiate efforts regarding a Neighborhood Watch Program	
12.F.	Miscellaneous		Construction Traffic: Applicant shall use best efforts through provisions in construction contracts, barricades and signage and onsite supervision to restrict construction traffic associated with land development and building construction at County Center to the use of Prince William Parkway for access to and from the site and to prevent the use of residential streets adjoining the Property including Klondike Street, Kelly Road and Quate Lane for construction traffic associated with the development of County Center.	During Time of Development	N/A		

12.G.	Miscellaneous		Prior to submission of final site plans for the residential sections abutting the Kelly Road subdivision to the Department of Development Administration (DDA) for review, the Applicant will contact in writing the owners of Lots 13, 14, and 15. The owners will be given the opportunity to review the final plans and make comments regarding silt control, drainage, buffer widths, building heights and engineering details. Other Kelly Road homeowners will not be precluded from participating in this review process. The Applicant will consider the requested changes and make reasonable revisions where possible consistent with the SR-6 zoning of the Property, county ordinances and standard engineering practice. ODA approval of these plans is not contingent on approval by the homeowners .	Final Site Plan	N/A		
12.H.	Miscellaneous		The Applicant agrees to consult with representatives from LOCAL/PELT and DACCA/PELT periodically throughout the development process regarding the status of the project, the architectural styling of the buildings and landscape plans. County approval of the respective plans will not be contingent upon approval by the citizen representatives.	No Trigger	Subject Site	Applicant is actively engaging the community throughout the rezoning process.	
12.I.	Miscellaneous		As a part of the information disseminated in connection with the marketing program for the sale of property within County Center, the Applicant agrees to include information regarding the possible future road improvements contemplated by the reservation of additional right of way as referenced in paragraph I .A) above. Applicant further agrees to incorporate said information in each contract for the sale of property.	No Trigger	N/A		
12.J.	Miscellaneous		The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of ten thousand dollars (\$10,000) to be used for fire and rescue services in the area. Said payment will be made at the time of issuance of the first building permit for the Property.	Upon Issuance of Building Permit	N/A		
13.A	Town Center SUP Option		In the event SUP #00-00133, applicable to a portion of the Property, is approved and implemented by the Applicant, the parameters set forth below shall apply. All references to SUP #00-00133 (hereinafter "SUP") shall be interpreted to include all plans, exhibits, conditions and waivers approved as a part of the SUP. For purposes of interpretation of this proffer, implementation of the SUP shall be determined to have occurred on the earlier of the following: (1) the issuance of the first development permit for the SUP Property, or (2) the day following the last day upon which the Board of County Supervisors' decision granting the SUP as applied for by the Applicant, including SUP conditions acceptable to the Applicant, may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision by the Board of Supervisors which has not been appealed or, if appealed, the day following which the decision has been affirmed on appeal. In the event SUP #00-00133 is not implemented, the entire Property shall be subject to and regulated by Proffers # 1 through #12 above.	Not Triggered for Parcel A. This proffer describes the context of the SUP in the future development of the property. First it clearly acknowledges that the SUP is an option and is subject to implementation by the Applicant. The SUP has the affect of conveying additional rights, and, modifications and waivers to the applicant. In the case of 12700 Marblestone Drive, none of the additional rights, modifications or waivers have been triggered. It is the applicant's request to rezone the property, withdrawing it from the SUP.	N/A Parcel A	The SUP has the affect of conveying additional rights, and modifications and waivers to the development standards. The proffered conditions identify Parcels A through F. Only parcels A and B were designated exclusively for commercial uses. Parcel A has not developed at all and so has not implemented any of the additional rights, modifications and/or waivers provided under the SUP. Parcel B is partially but not completely developed. Parcel C, D and E permitted both residential and commercial uses. These Parcels are now completely developed, but a very small percentage of commercial floor area relative to the amount of residential was developed. Parcel F is exclusively residential. Recreational uses and open spaces ancillary to the residential community exists throughout the residential areas. Parcels C, D, E and F are fully developed and took full advantage of the additional rights, and, modifications and waivers to the development standards available pursuant to the SUP. A property owner may apply to rezone its property (32-700.03.1.(c)).Proffered conditions can be amended though the same process as rezoning (32-700.30.3.).	

13.A.1+A95:G95		(1) The area of the Property subject to the SUP shall include Landbays A, B, C, D, E and F in their entirety, as described on the Town Center Schematic Land Use Plan ("SUP Property"), and shall be referred to hereinafter as the town center district. The balance of the Property not subject to the SUP shall continue to be subject to and governed by the proffers set forth above in Proffers #1 through # 12.	Land Bays A, B, C, D, E and F are evident in the present property boundaries. The configuration of the land bays was monitored and enforced as a routine requirement of the site/subdivision plan review and approval process.	Complete	The Sweetspire rezoning application proposes amending the earlier rezoning and proffered conditions in their entirety. The change in zoning proposed also withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. Teh previous owner/developer of County Center failed financially and no longer exists. The present owner of Parcel A has unsuccessfully marketed the property for office uses for many years.
13.A.2		(2) The maximum number of residential units permitted on the SUP Property shall not exceed 687. With reference to the landbays located outside the town center district, the maximum - number of residential units to be constructed in each such landbay shall be as authorized by the zoning.	The total number of dwelling units in compliance with this proffered condition were monitored as a routine requirement of the site/subdivision plan review and approval process.	N/A Parcel A	The Sweetspire rezoning application proposes amending the earlier rezoning and proffered conditions in their entirety. This proffered condition will no longer be relevant to Parcel A.
13.A.3		(3) The on-site roads within the town center district shall be provided in accordance with the SUP Street Grid Plan. The balance of the on-site roads shall be subject to the standards, design and related specifications as set forth in these proffers.	Street Grid Plan is complete.	Complete	The on-site roads in County Center have already been constructed in accordance with the site plan approvals granted by the county. The Sweetspire proposal is building within the parameters of the Street Grid Plan. GPIN 8193-01-1331 is the primary instrument setting the street grid. and provides access to Parcels C through F. Easements are provided on Parcels A and B for Marblestone Drive. The easements allow ingress and egress to Marblestone Drive throughout the community.
13.A.4		(4) In the event there is an inconsistency or conflict between the above Proffers # 1 through #12 and the following: this Proffer #13 and the Town Center SUP (SUP #00-00133), this Proffer #13 and SUP #00-00133 and associated conditions shall govern.	No Trigger	N/A	
13.A.5		(5) Notwithstanding Proffer #8, the monetary contribution to the Prince William Board of County Supervisors for school site acquisition and construction purposes shall be \$1,270.00 per single family detached unit constructed on the Property. Said contribution shall be made on a per unit basis at the time of issuance of the building permit for each residential unit constructed.	Building Permit Issuance	N/A Parcel A	Monetary contributions for the residential uses referenced in this proffered condition have already been collected "on a per unit basis." The potential impacts of the proposed Sweetspire community are subject to the current review policies and enabling legislation.

#PLN2000-00133, SUP CONDITIONS ANALYSIS

The purpose of the proffer/condition analysis is to assure that any remaining properties subject to the previous rezoning will remain viable after the subject property is rezoned. County Center is fully developed except for the subject property and a single half acre commercial pad site. The proffered conditions and obligations were completely met as County Center developed.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Condition #	Condition Category	Sub-Category	Proffer/SUP Condition	Proffer Trigger	Proffer/Condition Status	Comments/Clarifications	County Comments
1.	Site Development		The Property shall be developed in accordance with Section 280.30 et al. Town Center Provisions as further defined and modified by the conditions set forth hereinbelow.	Final Site Plan	N/A		
2.	Site Development	Plans	The Property shall be developed in substantial conformance with the following plans prepared by Greenhome & O'Mara dated April 5, 2001, last revised June 8, 2001:	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel A has not developed	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. The previous owner/developer of County Center failed financially and no longer exists. The present owner of Parcel A has unsuccessfully marketed the property for office uses for many years. The property is in multiple ownerships and each ownership entity is responsible for complying with their respective site/subdivision plan approval.	
2.a.	Site Development	Plans	Schematic Land Use Plan (sheet 2 of 5)	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel has not developed	The parcel configurations in County Center have already been established in accordance with the site and subdivision plan approvals granted by the county. The Sweetspire proposal is consistent with the property configurations in the Schematic Land Use Plan. The rezoning will redefine the proffered conditions directly applicable to the use and development within Parcel A.	
2.b.	Site Development	Plans	Street Grid Plan (sheet 3 of 5)	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel has not developed	The on-site roads in County Center have already been constructed in accordance with the site plan approvals granted by the county. The Sweetspire proposal is building within the parameters of the Street Grid Plan. GPIN 8193-01-1331 is the primary instrument setting the street grid. and provides access to Parcels C through F. Easements are provided on Parcels A and B for Marblestone Drive. The easements allow ingress and egress to Marblestone Drive throughout the community.	
3.	Site Development	Design Guidelines, Details and Development Standards	The Property shall be developed in substantial conformance with the design guidelines, details and development standards set forth in the following documents and exhibits:	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel has not developed	The design of the buildings and landscaping are consistent with the earlier details and development standards. The building shape and forms proposed are also consistent, but are updated to meet present day architectural preferences and expectations.	
3.a.	Site Development	Design Guidelines, Details and Development Standards	Design Guidelines and Development Standards prepared by Lessard Architectural Group, RTKL Associates, Inc. and Greenhome & O'Mara, Inc. and dated August 29, 2001 ("Design Guidelines"), attached hereto as Exhibit 1.	Final Site Plan	N/A		
3.b.	Site Development	Design Guidelines, Details and Development Standards	Private Street Standards prepared by Greenhome & O'Mara and dated April 5, 2001, last revised August 7, 2001 ("Private Street Standards"), attached hereto as Exhibit 2.	Final Site Plan	N/A		
3.c.	Site Development	Design Guidelines, Details and Development Standards	Design Details prepared by Lessard Architectural Group dated June 8, 2001 ("Design Details"), attached hereto as Exhibit 3.	Final Site Plan	N/A		

3.d.	Site Development	Design Guidelines, Details and Development Standards	Evidence of Design Review Committee (DRC) approval for conformance with the Design Guidelines and Development Standards referenced hereinabove shall be provided to Prince William County prior to County approval of site plan, subdivision plan, and building plan applications. Such approval shall reference any waivers granted by the DRC, in accordance with the standards outlined in the Design Guidelines. The County shall make the determination of whether there is substantial compliance with the Design Guidelines and Development Standards consistent with this paragraph.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. The previous ownership entity/overall developer of County Center failed financially and no longer exists. The overall developer was the principal in the DRC for developing properties. Design criteria that is more specific than what was provided to the county in the previous zoning proffers and SUP have provided to the County with the proposed rezoning.	
4.	Site Development	Waivers and Modifications	The Property may be developed utilizing waivers and modifications of the standards set forth in the Zoning Ordinance, Design and Construction Standards Manual and other applicable County regulations and ordinances as set forth in the County Center Modifications and Waivers, dated November 16, 2001, the Private Street Standards, dated April 5, 2001, last revised August 7, 2001, attached hereto and incorporated herein by reference and the Development Code included in the Design Guidelines. All waivers and modifications shall be subject to the accompanying justification text. All waivers and modifications shall be included on all site plan/subdivision plans submitted to the County. With regard to the waivers, written approval shall be obtained from the Department of Fire and Rescue prior to approval for each site/subdivision plan to address concerns outlined in the comment letter (REZ PLN2000-00132 and SUP PLN2000-00133) from Lt. Tom Pearson - Department of Fire and Rescue dated October 12, 2001.	Final Site Plan	N/A		
5.	Site Development	Waivers and Modifications	All commercial buildings constructed on the Property shall be constructed at a minimum in accordance with the Type 3 construction classification as defined by the BOCA National Building Code, or its successor as adopted by the Virginia Uniform Statewide Building Code.	Final Site Plan	N/A		
6.	Block Development		The Property shall be developed in substantial conformance with the development parameters for each Land Bay as set forth in Section One of the Design Guidelines.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. Predictions for office space made in 2000 were aggressive even at the time, but could not have anticipated the technological changes that have changed the real estate market since. The originally proposed office use in Land Bay A is no longer viable. The 2022 Comprehensive recognizes this and recommends multifamily. The Sweetshire proposal is consistent with the future land use recommendation, but does a superior job in addressing the context and transitioning that is suggested in the Government Complex Activity Center.	
7.	Block Development	Boundary Line Adjustment	The boundary line between two contiguous land bays located with the Property may be adjusted provided such adjustment does not increase the size of either land bay by more than ten percent (10%) of the area of the larger land bay.	Final Site Plan	N/A		
8.	Block Development	Block Face	Each block face in Land Bays C, D and E which fronts on the Center Green shall maintain a consistent setback or building line from the street which may vary up to two feet (2'). Bay windows, awnings, canopies, cornices, porches, roof overhangs, signs, recessed entryways or other secondary building elements may vary from this building line.	Final Site Plan	N/A		
9.	Block Development	FAR and Density tabulations	At the time each site plan/subdivision plan is submitted to the County, a cumulative total of all land use activities on the Property (i.e. residential and non-residential FAR and density tabulations) shall be provided.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed.	

10.	Block Development		The office building located in Land Bay A and Building I in Land Bay B, as said buildings are identified in Section One of the Design Guidelines, shall each provide a minimum of fifty percent (50%) of the gross floor area (gfa) of the ground floor of each respective building for retail uses. By way of example and not limitation, such uses shall include restaurants, deli, bank, ice cream store, coffee shop, card/gift shop, cleaners, beauty salon, jewelry store, flower shop, etc. Said retail space shall be made available for a period of two (2) years after the issuance of the first occupancy permit for each respective building after which time such space may be occupied by offices or other uses permitted by the designation. Notwithstanding the above, any unoccupied space reserved for retail uses may be occupied by offices and other permitted uses within the said two (2) year period with the approval of the Planning Director or his designee.	The proposed change in zoning withdraws Parcel A from the SUP.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. The previous proposal for office development on this parcel could not have anticipated the impacts of technology on business practices and the need for office space. However, the 2022 update to the comprehensive plan does recognize the shift in the market and also the present shortage of all types of housing. The proposal for multifamily development of , the originally proposed office is no longer viable and has been replaced with the proposed multifamily.
11.	Block Development		With reference to Building VI in Land Bay B, as said building is identified in Section One of the Design Guidelines, a minimum of seventy-five percent (75%) of the gfa on the ground floor of the building shall be occupied by restaurant or other retail" uses as described in Condition #10 above. In the event Building VI is occupied solely with a restaurant, such use shall include an outdoor seating/eating area as permitted by the County.	Final Site Plan	N/A	
12.	Block Development		Notwithstanding the live/work option set forth in the Design Guidelines, a minimum of six (6) of the fourteen (14) live/work units shall be used for such purposes and said units may be located in either or both of the Land Bays designated for live/work units (Land Bays C and D). In the event the six (6) said live/work units are located in a single Land Bay, they shall be located in Land Bay D.	Final Site Plan	N/A	
13.	Block Development		Notwithstanding the development regulations for townhouse development set forth in Section 280.61(2)(e) of the Town Center ordinance, no more than three (3) sticks of townhouses constructed on the Property shall contain ten (10) units.	Final Site Plan	N/A	
14.	Phasing	Bus Shelters	The first phase of development of the Property shall include the uses, transportation improvements and amenities as set forth herein below. No additional residential uses than that number set forth herein shall be permitted until the transportation improvements and amenities are provided in accordance with this schedule.	Final Site Plan	N/A	
14.a.	Phasing		Building permits issued for a maximum of 299 residential units.	At time of building permit issuance	N/A	
14.b.	Phasing		Final site plan filed for a minimum of 50,000 square feet of nonresidential gross floor area (gfa) prior to issuance of 1st building permit for residential unit.	At time of building permit issuance	N/A	
14.c.	Phasing		Construct Phase 1 street grid network with associated streetscape as set forth on the exhibit entitled "Street Phasing Plan" prepared by Greenhorne & O'Mara, Inc., dated June 8, 2001 ("Street Phasing Plan"), and attached hereto as Exhibit 4.	Final Site Plan	N/A	
14.d.	Phasing		Construct Ridgefield Road from the Prince William Parkway to the southernmost entrance to the Property as a four-lane divided roadway in accordance with Prince William County Public Improvement Plan #01-00070. The streetscape shown on the Design Details, as applicable, shall be implemented in conjunction with the construction of said roadway or, in the alternative, a minimum of thirty-five feet (35') of existing vegetation shall be preserved along the property frontage of said roadway until such time that the adjacent land bay develops at which time implementation of the streetscape shall take place within the said 35' adjacent to the right of way.	Final Site Plan	N/A	
14.e.	Phasing		Construct Prince William Parkway improvement as set forth in Condition #20. The streetscape shown on the Design Details, as applicable, shall be implemented in conjunction with the construction of said roadway or, in the alternative, a minimum of thirty-five feet (35') of existing vegetation shall be preserved along the property frontage of said roadway until such time that the adjacent land bay develops at which time implementation of the streetscape shall take place within the said 35' adjacent to the right of way.	Final Site Plan	N/A	
14.f.	Phasing		Grade and seed the Center Green as identified on the Schematic Land Use Plan.	Final Site Plan	N/A	
14.g.	Phasing		Construct the Center Green Park feature(s) and landscaping as generally set forth on the Design Details by the issuance of a building permit for the 200th residential unit.	At time of building permit issuance	N/A	
14.h.	Phasing		Construct entrance walls/entry features at the southernmost Ridgefield Road entrance to the Property as identified on the Design Details.	Final Site Plan	N/A	
14.i.	Phasing		Provide a structure in the southeast corner of Land Bay A for use as a Farmer's Market or other local community activities. Said structure may be temporary until such time that Land Bay A is developed, at which time a permanent structure shall be provided. The temporary Farmer's Market will provide for a minimum of ten (10) stalls in an open air structure with a roof, and shelving, as appropriate. Water and electric service will be made available to the use and the adjacent streets will be used for parking.	Final Site Plan	N/A	The Farmers Market stalls will be replaced with alternative community amenities as depicted in the Design Guidelines.

15.			The second phase of development of the Property shall include the uses, transportation improvements and amenities as set forth herein below. No additional residential uses than that number set forth herein shall be permitted until the transportation improvements and amenities are provided in accordance with this schedule.	Final Site Plan	N/A		
15.a.			Building permits issued for a maximum of 499 cumulative residential units.	Final Site Plan	N/A		
15.b.			Building permits shall be issued for a minimum of 7 live/work units	Final Site Plan	N/A		
15.c.			A minimum of 30,000 square feet of nonresidential gross floor area (gfa) shall be under construction prior to the issuance of a building permit for the 400th residential unit.	Final Site Plan	N/A		
15.d.			Construct the Center Green Pavilion feature(s) and landscaping as generally set forth on the Design Details by the issuance of a building permit for the 400th residential unit.	Final Site Plan	N/A		
16.			The third phase of development of the Property shall include the uses, transportation improvements and amenities as set forth herein below. No additional residential uses than that number set forth herein shall be permitted until the transportation improvements and amenities are provided in accordance with this schedule.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A These conditions have no relationship to Parcel A	The third phase of development in County Center has been completed for some time. However, the transportation impacts of Sweetshire have been compared to the office proposal and demonstrate a reduction in traffic volume as a result of changing the use to multifamily.	
16.a.			Building permits issued for a maximum of 599 cumulative residential units.	Final Site Plans have been reviewed and approved for the developed properties in County Center.	N/A These conditions have no relationship to Parcel A	N/A. Sweetshire is being reviewed through the rezoning process.	
16.b.			Building permits issued for a minimum of 14 cumulative live/work units.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A These conditions have no relationship to Parcel A	N/A	
16.c.			Construct Phase 2 street grid network with associated streetscape as generally set forth on Street Phasing Plan	Final Site Plans have been reviewed and approved for the developed properties and streets in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	Complete	N/A. Sweetshire is being reviewed through the rezoning process. The street design and streetscape is maintained through the proposed MZP and proffered conditions.	
16.d.			Site plan filed for a minimum of an additional 30,000 square feet of pffice gfa and, 5,000 square feet of restaurant/retail gfa under construction prior to the issuance of a building permit for the 550th cumulative residential unit.	Final Site Plan	N/A	N/A	
16.e.			Construct the Center Green Plaza feature(s) and landscaping as set forth on the Design Details by the issuance of a building permit for the 550th residential unit.	Final Site Plan	N/A	N/A	
17.			Notwithstanding the phasing set forth above, the construction of nonresidential gfa, transportation improvements and amenities set forth in each phase may be accelerated at the sole option of the Applicant.	Final Site Plan	N/A	N/A	
18.			For purposes of the phasing plan set forth herein . above, references to "under construction" shall include the following: (1) poured footings, (2) utilities available at the pad site, (3) finished grade on pad site and (4) under roof in the case of a single building and a minimum of thirty percent (30%) of an approved site plan under roof in the case of townhouse style nonresidential buildings.	Final Site Plan	N/A	N/A	
19.	Transportation	Transportation and Impact Analysis	Prior to development on the Property exceeding the residential and nonresidential levels analyzed in the Traffic Impact Analysis prepared by Vetta Company and dated January 21, 2000, the Applicant, if requested by the Department of Public Works, shall submit to the Department of Public Works, Transportation Division, an amended TIA reflecting adjustment in the residential and nonresidential development for purposes of confirming the adequacy of the road network on the Property. The Applicant shall be responsible for the construction of any improvements required to increase the capacity of the roads on the Property to serve the additional development, said improvements to be phased as necessary with the associated development.	Final Site Plan	Subject Site	A TIA has been provided pertinent to development of the subject site.	

20.	Transportation		Traffic Operations Study - At the time of issuance of an occupancy permit for fifty percent (50%) of the cumulative residential or nonresidential development targeted for the Property, the Applicant shall provide a TDMP operations study for the Property, acceptable to the Department of Public Works, to examine the traffic counts and flows within the street grid within the Property. Operational modifications such as striping, signage, signalization but excluding the provision or construction of additional or widened lanes or right-of-way, warranted by the study shall, at the request of the County and/or VDOT, be undertaken by the Applicant.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The properties currently owned by multiple entities and each is individually responsible for compliance.	N/A Parcel A has not developed.	N/A The great majority of development in County Center has been completed for some time. However, the transportation impacts of SweetSPIRE have been compared to the office proposal and demonstrate a reduction in traffic volume as a result of changing the use to multifamily.
21.	Street Improvements	Prince William Parkway	The Applicant shall construct along the Prince William Parkway frontage of the Property only, within existing right of way or such additional right of way as may be required from the subject Property, a full lane of frontage improvement to include curb and gutter such that the half section of Prince William Parkway along the frontage of the Property shall be constructed to a full three lanes. This additional construction shall fulfill any and all requirements for right turn/deceleration lane construction by the Applicant along Prince William Parkway. Said improvements shall be provided in connection with and at the time of development of the site/subdivision plan which includes a connection to the Parkway. In addition, the Applicant shall reserve for future dedication at the request of the County and at no cost to the County or VDOT, additional right of way up to a maximum of twelve feet (12') in width for the possible future construction by others of a right-turn/deceleration lane at the main entrance to the Property and at Ridgefield Road.	Final Site Plan	N/A	N/A
22.	Street Improvements	Prince William Parkway	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$55,000 to be used toward the cost of the additional left turn lane to be constructed by the County on the Prince William Parkway at Ridgefield Road. Said contribution shall be paid at the time of final site/subdivision plan approval for the first plan for the Property that includes a connection to Ridgefield Road.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The trigger for this monetary contribution has already occurred and would be the responsibility of the county to collect. The county has a fiduciary obligation to track the receipt of proffer contributions. The applicant for SweetSPIRE is unaware of a way of confirming that the county collected the contributions.	N/A Parcel A has not developed, but it appears that the proffer trigger has already been addressed or does not relate to Parcel A.	N/A
23.	Street Improvements	Ridgefield Road	The Applicant shall construct Ridgefield Road as a 4-lane divided roadway from the Prince William Parkway to the southernmost entrance to the Property with turn lanes as required by the County.	Final Site Plan	N/A	N/A
24.	Street Improvements	Ridgefield Road	Ridgefield Road - The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,200,000 to be used toward the cost of construction of Ridgefield Road from the southernmost entrance to the single family detached residential development located on the east side of Ridgefield Road across from the Property to the western property boundary. Said contribution shall be paid on a pro rata basis of \$1,747 per unit at the time each residential building permit is issued. In the event less than 687 residential units are constructed on the Property, the Applicant shall pay the balance due at the time the building permit is issued for the final unit to be constructed on the Property. Alternatively, the Applicant may negotiate a separate agreement with the Prince William County Department of Public Works with reference to the reimbursement of funds for the construction of Ridgefield Road. In the event such an agreement is approved by both parties prior to the issuance of the first building permit for a residential unit on the Property, said agreement shall supercede this condition and the Applicant shall have no further responsibility or obligation for payment of funds as set forth herein.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The "trigger" for this monetary contribution has already occurred and would be the responsibility of the county to collect. The county has a fiduciary obligation to track the receipt of proffer contributions. The applicant for SweetSPIRE is unaware of a way of confirming that the county collected the contributions.	N/A Parcel A has not developed, but it appears that the proffer trigger has already been addressed or does not relate to Parcel A.	N/A
25.	Street Improvements	Entrance Road	The Applicant shall construct the entrance road to the Property to align with the entrance to the McCoart Complex as generally shown on the Street Grid Plan. The Applicant shall have the right to construct said road with three (3) outbound lanes initially with additional right of way provided in the median to allow for the construction of a fourth outbound at a later time if required by the Department of Public Works.	Final Site Plans have been reviewed and approved for the developed properties in County Center. Marblestone Drive has been completed consistent with the county approvals which occurred 20 years ago	N/A Parcel A has not developed, but it appears that the proffer has been addressed.	N/A
26.	Street Improvements	Private Streets	The Applicant shall provide all streets within the Property as private roads, said roads to be constructed in accordance with the design and construction standards set forth in the Private Street Standards.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The street network internal to County Center is complete and has been in place for 15 to 20 years.	N/A Parcel A has not developed, but it appears that the proffer has been addressed.	N/A

27.	Street Improvements	Temporary Parking	With the approval of the Planning Office, said approval not to be unreasonably withheld, any undeveloped land bay except the Center Green may be used for parking until developed. No temporary surface parking lot shall be used for longer than three (3) years from the date of its construction, except as may be extended by the Planning Office.	Final Site Plan	N/A	N/A	
28.	Street Improvements	Parking	On-street parking shall be counted toward the required parking and required parking shall be allowed and provided in accordance with the standards set forth in the Design and Construction Standards Manual as modified by the Private Street Standards. The number of required parking spaces may be modified as approved by the Department of Public Works following the submission of a parking study in connection with such request for a parking modification.	Final Site Plan	N/A	N/A	
29.	Street Improvements	Handicapped Parking	Handicapped parking spaces shall be provided in accordance with the ADA requirements, including the number and location of spaces.	Final Site Plans have been reviewed and approved for the developed properties in County Center. It is the responsibility of the individual property owners to maintain compliance with the approved site/subdivision plan.	N/A Parcel A has not developed.	Handicapped parking will be provided in Sweetshire per Prince William County standards	
30.	Street Improvements	Covenants	The covenants on the Property shall prohibit the overnight on-street parking of service vehicles, recreational vehicles, boats, trailers, and heavy trucks within the Property. This shall not preclude parking and storage of construction vehicles during development of the Town Center	Final Site Plans have been reviewed and approved for the developed properties in County Center. It is the responsibility of the individual property owners to maintain compliance with the approved site/subdivision plan and covenants.	N/A Parcel A has not developed.	The referenced streets are not part of this application but all appear to be complete.	
31.	Street Improvements	Interparcel Connection	The Applicant shall reserve land for a travelway connection for mutual ingress/egress between Land Bay A and the parcels located to the northwest along the Prince William Parkway. The location of the access easement for said travelway connection shall be determined by the Applicant and conditioned on the following:	The proposed change in zoning withdraws Parcel A from the SUP. However, the Sweetshire rezoning does in-fact incorporate access to the reference properties.	N/A Parcel A has not developed.	These properties are addressed in the rezoning.	
31.a.	Street Improvements	Interparcel Connection	The travelway connection shall provide mutual ingress/egress between the Property and the adjacent parcels to the northwest and shall result in a connection through the adjacent parcels to another connection to the Prince William Parkway.	Final Site Plan	N/A	N/A	
31.b.	Street Improvements	Interparcel Connection	Development of the adjacent parcels to the northwest that benefit from the said easement and travelway connection shall be developed with like type uses as are developed in Land Bay A (i.e., office with potential first floor retail in multistory buildings).	The proposed change in zoning withdraws Parcel A from the SUP. However, it appears that this condition is placing a land use requirement on a property that is outside of the boundary of the SUP.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. The previous owner/developer of County Center failed financially and no longer exists. The present owner of Parcel A has unsuccessfully marketed the property for office uses for many years.	
31.c.	Street Improvements	Interparcel Connection	Development on the adjacent parcels shall be coordinated with development on the Property and shall be subject to similar design guidelines as they relate to design, architecture and materials to be as determined by the Applicant, its successors and assigns, and the Prince William County Planning Office.	The proposed change in zoning withdraws Parcel A from the SUP. However, it appears that this condition is placing a land use requirement on a property that is outside of the boundary of the SUP.	N/A Parcel A has not developed.	The proposed change in zoning withdraws Parcel A from the SUP. The Town Center envisioned for the subject property 20-plus years ago has failed. The previous owner/developer of County Center failed financially and no longer exists. The present owner of Parcel A has unsuccessfully marketed the property for office uses for many years.	
32.	Environmental	Water Quality Monitoring	The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per disturbed acre for water quality monitoring in the area. Said contribution shall be paid at the time of the issuance of the first building permit for each site/subdivision plan and shall be based on the disturbed acreage reflected on each such approved plan.	Final Site Plan	N/A	N/A	
33.	Parks and Open Space		On-site recreational amenities shall be provided in Land Bays C and F as generally shown on the Schematic Land Use Plan. The Applicant reserves the right to restrict the use of the facilities located in Land Bay F to the residents of said Land Bay except in the event the fitness trail/stations as set forth herein below is located in Land Bay F.	Final Site Plan	N/A	N/A	
33.a.	Parks and Open Space		The recreational amenities located in Land Bay C shall include at a minimum a tot lot and multi-purpose court. Said facilities shall be provided by the time a building permit is issued for fifty percent of the residential units to be located in Land Bay C as shown on the approved Preliminary Plan.	Final Site Plan	N/A	N/A	
33.b.	Parks and Open Space		Residents of Land Bay C, D and E shall have access rights to the recreational amenities provided for the County Center residential community located on the east side of Ridgefield Road.	Final Site Plan	N/A	N/A	

33.c.	Parks and Open Space		The recreational amenities located in Land Bay F shall include at a minimum a bathhouse and swimming pool. A building permit for said facilities shall be issued by the time a building permit is issued for fifty percent of the residential units to be located in Land Bay F as shown on the approved Preliminary Plan.	Building Permit Issuance	N/A	N/A	
34.	Parks and Open Space		Subject to the issuance of applicable permits, the Applicant shall construct a fitness trail on the Property, said trail to have a minimum of ten (10) fitness trail stations. The fitness trail and stations shall be maintained by the homeowners association and said association shall have the right to set rules for the use of the trail and stations including the right to restrict use of the trail and stations during maintenance. A public access easement shall be created over the property developed with the fitness trail/stations to allow public access to and use of the fitness trail/stations, said easement to be created at the time the site plan is approved which includes the land to be developed with said fitness trail/stations.	Final Site Plan	N/A	N/A	
35.	Parks and Open Space		The open green located immediately south of Land Bay B, referred to in the Design Guidelines as "Center Green Pavillion", shall be available for public use subject to reasonable rules and regulations issued by the owners association, and shall be available for scheduled public activities, consistent with the location and size of this area, as approved by the owners association. The non-residential property owners within the County Center will be part of the overall owners association responsible for the maintenance and upkeep of all common areas.	Final Site Plans have been reviewed and approved for the developed properties in County Center. It is the responsibility of the individual property owners to maintain compliance with the approved site/subdivision plan and covenants.	N/A This condition is not relevant to Parcel A but appears to have been addressed by relevant site/subdivision plans.	The applicant for Sweetspire is providing indoor and outdoor amenities for its residents and is proffering to share access to the residents of County Center. At this point in time, the County Center Owners Association has made it clear that it does not want to share its open space amenities with the residents of Sweetspire and so the applicant has no expectations of access to the open green or any other part of County Center that is not already obligated.	
36.	Fire and Rescue	Sprinklers	Fire sprinkler systems shall be installed in all buildings exceeding forty-five feet (45') in conformance with National Fire Protection Association (NFPA) standards.	Final Site Plan	N/A	N/A	
37.	Fire and Rescue	Contingency Plan	Prior to site plan approval, a contingency plan shall be submitted to the Fire Marshal's Office which specifically addresses the firefighting cleanup responsibilities for the Property in accordance with Section 32.280.35(7) of the Zoning Ordinance.	Prior to final site plan approval	Subject Site	No Change	
38.	Fire and Rescue		The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50,000, including the \$10,000 contribution set forth in Proffer #12.J of REZ #PLN2000-00132, to be used for fire and rescue services and facilities in the area. Said contribution shall be paid in accordance with the following:	Final Site Plans have been reviewed and approved for the developed properties in County Center. The "trigger" for this monetary contribution has already occurred and would be the responsibility of the county to collect. The county has a fiduciary obligation to track the receipt of proffer contributions. The applicant for Sweetspire is unaware of a way of confirming that the county collected the contributions.	N/A Parcel A has not developed.	N/A	
38.a.	Fire and Rescue		An initial payment of \$20,000, which includes the \$10,000 payment pursuant to the proffers with REZ #PLN2000-00132, shall be made at the time the first building permit is issued for any property subject to this special use permit or REZ #PLN2000-00132.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The "trigger" for this monetary contribution has already occurred and would be the responsibility of the county to collect. The county has a fiduciary obligation to track the receipt of proffer contributions. The applicant for Sweetspire is unaware of a way of confirming that the county collected the contributions.	N/A Parcel A has not developed.	N/A	

38.b.	Fire and Rescue		An additional \$10,000 annual payment shall be made no later than the anniversary date of the initial payment for three subsequent years.	Final Site Plans have been reviewed and approved for the developed properties in County Center. The "trigger" for this monetary contribution has already occurred and would be the responsibility of the county to collect. The county has a fiduciary obligation to track the receipt of proffer contributions. The applicant for Sweetshire is unaware of a way of confirming that the county collected the contributions.	N/A Parcel A has not developed.	N/A	
39.	Architecture/Aesthetics/Streetscape		Refuse containers shall be stored in an enclosed area and gates for refuse storage areas shall remain closed when refuse containers are not being accessed.	Final Site Plan	N/A	No Change	
40.	Architecture/Aesthetics/Streetscape		The streetscape treatment along the Prince William Parkway and Ridgefield Road frontages of the Property shall be in substantial conformance with the treatments shown on the Design Details. The Applicant shall have the right to determine the specific location and relationship of wall versus open/landscape areas based on the final location of buildings and related development in each adjacent land bay.	Final Site Plans have been reviewed and approved for the developed properties in County Center. It is the responsibility of the individual property owners to maintain compliance with the approved site/subdivision plan and covenants.	N/A Parcel A has not developed but the streetscape plantings are already in place.	Even though the rezoning will withdraw Parcel A from the County Center SUP, the architectural commitments proposed in the Sweetshire application surpass those in the County Center Design Guidelines.	
41.	Architecture/Aesthetics/Streetscape		A special feature shall be provided at the corner of the Prince William Parkway and Ridgefield Road and entry features shall be provided at the entrances to the Property on the Parkway and Ridgefield as shown on the Design Details.	Final Site Plan	N/A	N/A	
42.	Architecture/Aesthetics/Streetscape		Project identification and entry feature signage shall be provided in substantial conformance with the Design Details.	Final Site Plans have been reviewed and approved for the developed properties in County Center. It is the responsibility of the individual property owners to maintain compliance with the approved site/subdivision plan and covenants.	N/A Parcel A has not developed but the entrance feature signage is already in place.	Signage will be in substantial conformance with Design Guidelines	