

# **VOLUNTARY CONCESSIONS, COMMUNITY BENEFITS, TERMS AND CONDITIONS**

Spectrum Development LLC/Mason Row

AMENDED JULY 27, 2018

In association with the rezoning approved January 11, 2016, and requested amendment to the special exception granted January 11, 2016 to allow the redevelopment of 110, 112, 112A, 212 & 212A North West Street, 916, 920, 922, 924, 926, 928, 930, 932, and 934 West Broad Street, and 919, 921 and 925 Park Avenue (Real Property Code numbers 51-02-009 through 51-202-015, 51 202-003, 51-202-004, 51-202-005, 51-202-028 and 51-202-028 outlot) (the “Subject Property”), Mason Row Apartments LLC (the “Owner”) voluntarily proffers the following for the benefit of the community and the City of Falls Church (the “City”). The Owner acknowledges that through the special exception approval, it has been granted certain bonuses, including height and increased residential uses, and other benefits in return for its agreements as set forth below, to provide certain features, design elements, uses, services, or amenities desired by the City, including but not limited to, site design, public improvements, environmentally sustainable and energy-efficient building design, affordable housing creation, and capital contributions to City parks, library, and schools as part of the development. As used herein “Owner” shall refer to the applicant, any contract owner, the property owner, and any successors or assigns:

**1. Conceptual Development Plan:**

The Owner agrees to develop the Subject Property in conformance with (1) the Conceptual Development Plan (CDP) dated July 27, 2018 as prepared by Walter L. Phillips, Inc.; (2) the Special Exception Application Submission 08 (Drawings), including Option A for treatment of the East Façade, as shown on drawing A.2.1.a, and the Architectural Elevation Drawings (“Elevations”) dated July 27, 2018 as prepared by WDG Architecture; and (3) the Transportation Management Plan (TMP) dated July 10, 2015 prepared by Wells & Associates. The Owner agrees that the project will include no more than 394 units in total, of which at least 72 will be age-restricted (“Active Adult 55+”) and 27 will be affordable as provided for in Section 3 and Section 5 of these Voluntary Concessions. The Owner further agrees that the residential gross floor area (apartments, lobbies, amenity space and core space) in the project is capped at 465,000 square feet, and that if residential space includes loft, the loft area will be counted in determining the amount of total gross floor area for the residential portion on the project. Of the total residential space at least 88,000 square feet shall be located in a separate age-restricted apartment building (“Active Adult 55+ Community”) as depicted on the Conceptual Development Plan and provided for in the concessions in Section 3 below. The City Manager may approve minor deviations from conformance with these documents, as requested by the Owner, provided the deviations do not conflict with what is specifically agreed to in these Voluntary Concessions, are consistent with the purpose and intent of the City Council’s approval of the Special Exception, and are either (i) necessary to permit reasonable construction of the project, or (ii) as determined by the City Manager, improve the project’s overall functioning or benefit

to the City. The Owner may appeal an adverse decision by the City Manager to the City Council.

**2. Uses:**

The Owner agrees that the uses allowed on the Subject Property shall be limited to the following: a multifamily use which includes an Active Adult 55+ Community as set out in the concessions in Section 3 below and all of which are intended to be rental, but can be converted to condominiums at the discretion of the Owner; a movie theater use; an office use on the second level; and a commercial use on the ground floor. Uses shall be approximately as shown in the building square foot amounts and in the locations on the CDP. The Owner agrees to set back the townhouse apartment building on Park Avenue two feet further from the property line than is currently shown on the originally approved CDP and the Drawings.

**3. Commercial Space:**

The Owner acknowledges and agrees that the area(s) shown as commercial use(s) on the CDP cannot be converted to residential use(s) without City Council approval. In addition, commercial areas designated on the CDP shall not be used for office uses other than as specifically designated on the CDP. The Owner agrees to provide a movie theater as set out in the concessions below. Additionally the Owner commits to use commercially reasonable efforts to market the first floor commercial spaces as described in the attached "Mason Row; Retail Project Plan" prepared by the Owner and retail consultant, Streetsense (referred to as the "Retail Plan"). The Owner does hereby commit that a minimum of 25,000 square feet of the commercial gross leasable area on the ground level will be leased to food and beverage retailers, and further agrees that there shall be a restaurant on the ground floor of the Active Adult 55+ Community.

The Owner agrees that the following commercial uses that may otherwise be allowed in the B-1 zoning district shall not be permitted without the express agreement of the City Manager or on an appeal of said City Manager's decision to City Council.

**Prohibited Uses:**

- Disco
- Gun stores or firearm dealers, or shooting ranges
- Roller rink
- Amusement arcade
- Adult pornographic book store
- Adult pornographic theatre or amusement facility
- Facility selling or displaying pornographic materials or having such displays
- Second hand store
- Auction house
- Flea market
- Martial arts studio
- Blood bank
- Funeral home
- Outdoor housing or raising of animals

- Industrial uses (including, without limitation, any manufacturing, smelting, refining, chemical manufacturing or processing, or other manufacturing uses)
- Mining or mineral exploration or development except by non-surface means
- Car wash
- Carnival, amusement park or circus
- Off track betting establishment
- Bingo hall
- Church, temple, synagogue, mosque, or other house of worship
- Facility for the sale of paraphernalia for use with illicit drugs

The Owner further agrees that the following commercial uses that may otherwise be allowed in the B-1 zoning district shall not exceed, in total, 16% (approximately 9,400 sf) of the total commercial gross leasable area (approximately 59,000 sf not including the movie theater space) on the ground level of Mason Row without the express agreement of the City Manager or on an appeal of said City Manager's decision to City Council.

**Conditional Uses:**

- Food catering (as a separate commercial tenant)
- Small pet shop/dog training
- Hair styling
- Antiques
- Used clothing
- Used electronics and used video games
- Comic books
- Yoga and Pilates studio
- Spa treatments and acupuncture
- Urgent medical care
- Non-profit organizations (those not included on the prohibited list above)
- Private wealth management office
- Insurance office
- Accounting and tax services
- ABC liquor store
- Packaging and shipping store
- Copy store
- Cleaners
- Office supplies
- Child learning center
- Child fitness center/gym
- Shoe repair
- Travel services
- Wholesale merchants (as defined for BPOL taxation)

**Design Requirements:**

The Owner agrees that the following design standards shall be met for all retail space identified as part of the GLA in the project:

- Retail ceiling heights: the ground floor retail spaces shall be constructed with a minimum interior ceiling height in at least 85% of the retail space (measured “slab to slab”) of 16 feet in height..
- A minimum of two table service restaurants shall be located at Mason Row and no less than 50% (approximately 28,500 sf) of the total commercial gross leasable area located on the ground level (not including the movie theater space) shall have access to a ventilation shaft through the roof that meets all City Building Code requirements for restaurant use, prior to issuance for a certificate of occupancy for tenant occupancy for such spaces.
- The Owner agrees that the ground floor retail or other ground floor commercial space wall fronting Mason Avenue, Market Square, W Broad Street or N. West Street shall have an average 70% transparency (meaning a clear view from the outside to the interior space and activity and not obstructed by drapes or blinds, or by any other window coverings) for the area of any wall facing said streets that is between three (3) feet and eight (8) feet above grade. This provision is not intended to prohibit merchandise displays that are viewed from the street within the transparency area or restaurants that utilize blinds or curtains to intermittently shade customers from unwelcomed sunlight.
- The Owner agrees that all retail businesses that front W. Broad Street east of Mason Avenue and all retail businesses that front N. West Street north of the building shall have retail storefront entrances that provide retail customers ingress and egress to and from either (i) W. Broad Street or N. West Street, or (2) Market Square or Mason Avenue. Additionally, the first floor of the Active Adult 55+ Community shall also have a minimum of one retail entrance on either W. Broad Street or N. West Street.
- The Owner agrees that loading and trash removal space for the Active Adult 55+ Community will not require use of the public street unless the Owner has obtained a separate approval from the City Council The final design and the location of the loading and trash pick-up area and trash room on Park 0 Plan will be approved through the site plan process.
- The Owner agrees that it will use its best efforts to provide a landscaped buffer along the entire eastern façade of the project, unless the open area on the site is insufficient to provide such landscaped buffer and the adjacent property owner(s) along that façade will not agree to an easement on reasonable terms that will permit the installation of such buffer.

**Site Specific Uses:**

- Theater Condition:

The Owner agrees that approval of the Special Exception by the City Council shall not be final until the City Manager states in writing to the City Council that he has determined there exists an executed copy of a lease with a movie theater tenant for a theater brand that is part of an established chain of theaters operating in multiple locations throughout the United States. The lease shall be of a term no less than ten years for the operation of a movie theater in the space shown on the approved CDP, and that such lease shall provide for a rent commencement date that is a specific number of days, but no more than 15 months, after the Owner delivers possession of the movie theater premises to the movie theater tenant. The movie theater premises will be 20,000 to 35,000 sf; will have 6 to 8 auditoriums; and will seat 750 to 850 persons, and have sufficient parking for the seats in the final design.

The Owner agrees that building permits for tenant improvements for the movie theater will be obtained and that construction of such tenant improvements will be substantially under way before issuance of a certificate of occupancy for the last twenty (20) residential units. Furthermore, the Owner agrees to provide completed cold dark shell retail spaces available for retail tenant improvements for the entirety of the project prior to issuance of a certificate of occupancy for the last twenty (20) residential units.

**4. Active Adult 55+ Community Condition:**

The Owner agrees to construct an Active Adult 55+ apartment building as shown on the approved CDP that will be managed and operated to provide housing for those persons 55 years of age or older. The Active Adult 55+ Community shown in the CDP shall have no more than 72 apartments. The Owner further agrees that the Active Adult 55+ Community will at all times be managed and operated so that it meets all of the requirements of the Federal and Virginia laws as set forth in the Housing for Older Persons Act of 1995 under the Fair Housing Act and as set forth in Title 18, Administrative Code of Virginia, §135-50-210. This Act imposes the requirement that at least 80 percent of the occupied Active Adult 55+ units include at least one resident who is verified to be over the age of 55. Furthermore, this Act permits the Owner to establish a minimum age requirement for residents of the building. The Owner shall promulgate a set of written management standards for the operators of the Active Adult 55+ building that requires the lease for each apartment unit to include a restriction on individuals 18 years of age or younger from residing in the building, and the Owner and any designated operator shall enforce such lease restriction.

**5. School Capital Contribution**

The Owner agrees to make a contribution to the City of Falls Church to offset increased school capital costs resulting from the additional residential density in the development approved through the Special Exception process, as school capital costs are outlined in the City's Adopted Capital Improvement Program. The contribution will equal \$5.24 per square foot of gross residential apartment unit area in the project (excluding Active Adult 55+ and affordable dwelling units), adjusted as hereinafter provided. The total

contribution will be paid prior to issuance of the first residential certificate of occupancy. The Capital Contribution shall be locked as of the beginning of construction, otherwise adjusted each January 1 by the Percentage Increase in the “Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average-All Items (1982-1984=100),” published by the Bureau of Labor Statistics of the United States Department of Labor. “Percentage Increase” shall mean the percentage change in the Index published on the preceding January 1 to the Index published on the current January 1. The Cap for a reimbursement period that is less than one year shall be prorated.

**6. Affordable Housing Contribution:**

The Owner agrees to provide affordable housing on the following terms:

- (a) As the Owner and the City agree is consistent with the City of Falls Church Affordable Housing Policy, the Owner will provide affordable dwelling units (“ADUs”) in the project equal to six (6) percent of the total number of dwelling units (rounded up to the nearest whole number) plus three additional ADUs for a projected total of 27ADU’s. The proportion of ADU’s for studio; one bedroom and two bedrooms will follow the same proportionate mix for the market rate units in the project. The ADU size will be in keeping with the typical unit size in the project for each similar unit type. All ADUs will be dispersed throughout the project. If the Owner provides parking for market-rate units, the Owner shall provide at least one parking space for each comparable ADU unit. If a parking fee is imposed, the same parking fee shall apply to comparable ADU units. The Owner shall have the right to require the payment of security deposits and other deposits or fees for ADU units (with the exception of Amenity Fees for the twenty-four 60% AMI ADUs) that are also charged to market-rate Units. Tenants of the twenty-four 60% AMI ADUs shall have access to the same amenities as market rate tenants.
- (b) The Owner agrees to record Restrictive Covenants among the land records of the Clerk of the Circuit Court of Arlington County, which shall define terms and conditions of the ADUs as such terms and conditions are agreed to in these Voluntary Concessions regarding issues including, but not limited to, price control periods and owner/renter occupancy and the matters agreed to in these voluntary concessions. These Covenants shall run with the land and be an encumbrance on the ADUs. The Covenants shall be recorded with the City’s land records in Arlington County, and evidence of such recordation will be provided to the Zoning Administrator before a Certificate of Occupancy is issued for any dwelling unit in the project.
- (c) The Owner will rent the ADUs directly or through its designated agent to qualified tenants, as determined by the City. The City will regulate and establish ADU qualification priorities and evaluate and qualify prospective applicants in accordance with the Affordable Unit Program official administrative procedures and regulations.
- (d) The monthly rent for the ADUs will be set by the Housing Commission with reference to the U.S. Department of Housing and Urban Development (“HUD”) Washington Primary Metropolitan Statistical Area (“PMSA”) area median household income (“AMI”). The ADU’s that are included in the six (6) percent of total units shall be offered for rents that are affordable to households whose income is no more than 60% of HUD PMSA

AMI. The three (3) additional ADU's shall be offered for rents that are affordable to households whose income is no more than 80% of HUD PMSA AMI. Such rents, subject to changes permitted by this **Voluntary Concession 5(d)** will be in effect for the life of the Project. ADU monthly rent shall include an additional amount as calculated by the percentage increase in AMI, but not less than the original ADU monthly rents listed above.

- (e) If any ADU rental units are marketed for sale as individually and separately owned condominiums within 20 years after the certificate of occupancy is issued for the residential building, then such ADU units will become home ownership units subjected to the conditions in **Voluntary Concession 5(g)** below. The City will be notified a minimum of 120 days prior to the time of sale of any condominium that is part of the project and is an ADU. All ADUs which the Owner desires to sell will be made available for sale within the six-month period. Tenants of individual ADU units will be given the right to purchase their individual unit at prices established under **Voluntary Concession 5(g)**. ADU tenants opting not to purchase will receive relocation benefits from the Owner as outlined in the City of Falls Church Voluntary Relocation policy.
- (f) If sold as a condominium, the Owner agrees to use commercially reasonable efforts to reduce and minimize condominium fees for such ADUs as allowed by the Virginia Condominium Act and applicable law. Upon written notification by the Owner (as outlined by the City) that an ADU is available for sale, the City or its designee will have the right of first offering to purchase the for-sale ADU for a 60-day purchase offer period following delivery of such written notification to the City Manager. In the event the City does not exercise such right to purchase the ADU or ultimately to close on the sale of the ADU, the ADU shall be offered for sale exclusively to City qualified and designated non-profit organizations for a period of 30 days.
- (g) In the event that the ADU is not sold as outlined above, the Owner will be entitled to sell the ADU without further restrictions, except as set forth in these Voluntary Concessions document at market rates. Net sale proceeds received by the Owner in excess of the ADU price will be divided equally between the City and the Owner. The Owner agrees that the ADU sales price will be set by the Housing Commission with reference to the HUD PMSA AMI at a sales price that are affordable to households whose income is no more than 65% of HUD PMSA AMI for twenty ADU's and 80% of HUD PMSA AMI for three ADU's.
- (h) The ADU sales price will include an additional amount as calculated by the percentage increase in HUD median income at the time building permits are issued, but not less than the original sales prices listed above. The limitations on sale of ADUs will apply for a period of twenty years following the initial sale and with resale within that first twenty years of each subsequent ADU owner's date of purchase.
- (i) ADU tenants/owners will have the same duties, rights and privileges as all other tenants/owners in the project, except as such ADU duties, rights and privileges are expressly altered by these voluntary concessions.
- (j) A minimum of one of the ADU units shall be accessible as defined by federal law.

Additionally, as provided by federal law, all ADU and market-rate units shall be ADA adaptable.

- (k) The Owner will comply with all applicable fair housing laws.
- (l) Prior to issuance of the first residential occupancy permit for the project, and again upon the Twenty (20) year anniversary of the issuance of the first residential occupancy permit and prior to the Twenty One (21) year anniversary, and upon the written agreement of the City, the Owner may make a cash contribution to the City's housing trust fund in lieu of providing some or all of the ADUs described in this Voluntary Concession. The amount of the cash shall be mutually agreed upon by the City and the Owner. If the City and the Owner cannot mutually agree upon a contribution amount, then the Owner will provide ADUs in conformance with this Voluntary Concession.

## **7. Pedestrian Oriented Design Elements:**

### **Streetscape**

The Owner agrees that, in order to create a more pedestrian-oriented environment, to help preserve and protect the character of the neighborhood, and to beautify W. Broad Street, N. West Street and Park Avenue, streetscape improvements will be constructed and furnished by the Owner along W. Broad Street (pursuant to the City's adopted Streetscape Plan for W. Broad Street), N. West Street and Park Avenue and will be located on property on which the City has a fee interest for public street purposes, or on property which is owned by the Northern Virginia Regional Park Authority. In the event the existing dedicated area is insufficient to provide such streetscape, the Owner agrees to dedicate, or place in an easement, sufficient property, as shown in the CDP for public street purposes, prior to issuance of the first certificate of occupancy for the project. The improvements will conform to what is called for in the CDP. The Owner further agrees that a building setback of at least 20 feet from the face of curb will be maintained on all street frontages on W, Broad Street and N. West Street. The owner agrees there will be a 10 foot clear area for pedestrian travel ("Clear Sidewalk") along the entire streetscape on W, Broad Street and N. West Street; provided however, in instances where outdoor dining is to be located, and obstructions such as tree pits prevent the required Clear Sidewalk, modifications to the streetscape or a decrease in the required Clear Sidewalk to not less than 6 feet shall be permitted to allow a restaurant tenant a commercially reasonable amount of space for outdoor dining.

The Owner agrees to maintain the streetscape improvements (including street trees but excluding the maintenance of and cost of electricity for City standard streetlights) constructed as part of this project as long as the project remains. The terms of such maintenance responsibilities will be set forth in a Streetscape Maintenance Agreement to be negotiated between the Owner and the City, which agreement will be finalized, approved by the City Manager, and executed by the Owner prior to issuance of a Certificate of Occupancy for any occupiable space in the project.

The Owner agrees to provide two, 2" empty conduits for fiber optic cable, for use by the



City, to run under the West Broad Street sidewalks and crosswalks constructed by the Owner.

### **Market Square**

The Owner agrees to construct and maintain the surface level plaza and public space labeled Market Square in the CDP with the proposed features and amenities in Market Square to be defined with final Site Plan Design. The Owner also commits to providing a water feature in the Market Square as approved by the Planning Commission in the final Site Plan.

### **Bus Stop**

The Owner agrees to construct a bus stop including a shelter with appropriate signage, shelter, and landing pad amenities at a location as generally shown on the CDP, but with the final location to be determined in coordination with the City Manager as being consistent with the City's Bus Stop & Shelter Plan during Site Plan approval. The bus stop design and amenities shall be included in the Site Plan approval, and will be in conformance with the City's adopted Bus Stop & Shelter Plan, which provides specifications and target locations for such bus stops. The shelter shall include conduit and electrical service to allow for installation of a real time bus information sign. The Owner further agrees that, in lieu of building the shelter, and at the discretion of City, the Owner shall pay the City \$30,000 prior to the issuance of building permits for the project, as its contribution toward a bus shelter elsewhere in the City.

### **Undergrounding of Utilities**

The Owner agrees to place all on-site utilities underground except for switchgear equipment and transformers as provided below. The Owner agrees to obtain the City Manager's approval of a utility undergrounding plan and layout that meets the standards of this condition and that meets any requirements of the applicable public utility and the City, before issuance of any Building Permit for the Project. The Owner agrees to work directly with the Utility Companies to contract and arrange for the undergrounding of overhead utilities. In addition, the Owner will coordinate its efforts with the City's plans for undergrounding utility poles in the vicinity of the subject property. The final location of switchgear equipment and transformers in underground vaults, adjacent to buildings or above ground will be determined during Site Plan Approval among the Owner, City Public Works and Virginia Dominion Power. The Owner agrees that any switchgear equipment or transformers placed above ground will have vegetative or other decorative screening sufficient that the switchgear equipment and transformers cannot be seen from the right of way.

The Owner agrees to underground the three utility poles off site along a portion of the north side of N. West Street between Grove Avenue and the W&OD trail crossing on N. West Street subject to permission being granted by the Northern Virginia Regional Park Authority ("NVRPA"). The Owner agrees to restore W&OD landscaping disturbed by the Project's utility undergrounding and pedestrian improvements, and plant 2.5-inch caliper trees at 30-foot spacing adjacent to all sidewalks constructed by the Project on the

north sides of N. West Street, replacing existing landscaping where necessary to install the new trees. The trees shall match the Project's Park Avenue street trees, if compatible with remaining utilities.

**Pedestrian Improvements, Connection and Ways**

The Owner agrees to construct ADA-compliant pedestrian improvements as shown on the CDP which will include: (i) installation of crosswalks at N. West and Park Avenue intersection, (ii) installation of new crosswalks on two legs of the 4-way N. West and W. Broad intersection; iii) installation of crosswalk across W. Broad at the eastern vehicular access point of the property, and iv) construct improvements to the W&OD trail crossing on Grove Avenue and N. West Street.

**8. Environmental Improvements:**

**Green Building Criteria: National Green Building Standard ("NGBS")**. The Owner agrees to have the Subject Project designed such that it will achieve a green building certification level of NGBS Silver for the standard multi-family portion of the project, and NGBS Gold for the Active Adult 55+ multifamily portion of the project. Prior to release of the final site plan, the Owner will provide the City with evidence of the hiring of an accredited verifier ("Verifier") who has registered the project with Home Innovation Research Labs. The Owner will provide evidence to the City of submission of design information to the Verifier and scheduling of a mandatory inspection prior to installation of drywall. Prior to issuance of the first certificate of occupancy for residential tenant occupancy of the Subject Property, the Owner will provide evidence to the City of submission of materials for the construction phase to Home Innovation Research Labs, the scheduling of the final inspection and the necessary documentation to seek official NGBS Silver and NGBS Gold certifications within six months of obtaining the final certificate of occupancy for residential tenant occupancy of the Subject Property. The Owner agrees that evidence of such submission will be provided to the Zoning Administrator as required in this **Voluntary Concession 7**. Prior to the issuance of the first certificate of occupancy for tenant occupancy, the Owner will provide the City with a **\$50,000** letter of credit which includes terms approved in advance by the City Manager to assure the City that the Owner will satisfy its obligations under this paragraph to achieve NGBS Silver and NGBS Gold certifications. Such letter of credit will be returned to Owner if the intended NGBS Silver and NGBS Gold certifications are achieved within one year after the issuance of a certificate of occupancy for the last residential unit. If the project does not achieve the intended NGBS Silver and NGBS Gold certifications within one year after the issuance of a certificate of occupancy for the last residential unit, the City will redeem the letter of credit to be used for environmental improvements in the City.

**Future Solar Panels:** The Owner agrees to aggregate rooftop mechanical systems to the best extent possible, and to take into consideration the possibility that in the future an opportunity may arise for installation of rooftop solar panels to capture solar energy to be sold to the grid, including the installation of conduit to allow for future solar panels. In such future event the Owner agrees to a good faith evaluation of the feasibility of allowing the

installation of solar panels for providing solar energy to the grid; provided however, the Owner reserves the right to the future installation of solar panels to provide solar energy to be consumed exclusively by the project.

**Electric Vehicle Charging Station:** The Owner agrees that a minimum of ten charging stations for electric vehicles will be provided in the project parking garage. The Owner further agrees to provide conduit for the future installation of ten additional charging stations for electrical vehicles. The location of the charging station will be determined at Site Plan Approval, but will include stations and conduit in both the residential and commercial portions of the project.

**Storm Drainage and Runoff:** The Owner agrees that the development will meet the water quantity and quality requirements by the State, effective July 1, 2014, to reduce the phosphorus runoff of the equivalent existing impervious area on the site by 20%, and for any additional impervious area beyond existing, to release a maximum phosphorus of 0.41 lbs/ac/yr. Additionally, the Owner agrees to reduce the overall runoff from the site to meet the Channel Protection and Flood Protection requirements from the State. These requirements will be met through water quality treatment utilizing approved BMP Clearinghouse methods, and with onsite detention.

**Removal of Contaminated Soil:** During construction, the Owner agrees to remove contaminated soils from the site and transport the same to a site authorized and able to handle such contaminated soils in accordance with applicable environmental state and federal regulations. The Owner agrees to provide documentation of compliance with this requirement to the City before issuance of any permit for above-grade construction.

9. **Installation of Vegetation:** The Owner agrees that the vegetation installed for the project will consist of native and regionally adapted species with a majority being from the City's list of recommended plants. Final sizes, species and placement will be determined at Site Plan Approval. Plant materials shall be at least the following sizes at installation:

- Evergreen trees (8 to 10 feet in height at planting)
- Shade trees (minimum 3.5 inch caliper, 16 feet in height at planting on W Broad Street and minimum 2.5 inch caliper otherwise)
- Shrubs (minimum spread 18 to 24 inches)

In the event a substitution of approved native plants is required to enable the Owner to meet NGBS criteria, the City Manager or his designee may approve a substitute plant or procedure called for in this **Voluntary Concession 8** to meet the requirements for NGBS certification, if he finds the substitute plant is as hardy and has a similar growth habit to the original plant. The timing of installation of vegetation shall be determined during the Site Plan Approval. The City Arborist may allow modification to the timing of installation based on the planting season, availability of plant materials, or weather, which may not permit installation of plant materials and/or street trees by the required timing.

10. **Lighting:** The Owner agrees that all exterior lighting for the Subject Property shall comply with the City Ordinances with respect to spill over to residential neighborhood north and

east of the project, and exterior lighting shall be shielded and directed away from any adjacent residential property. Any building mounted signs which face the residential neighborhood to the north and east shall not be internally illuminated with translucent panels. The lighting plan for exterior lighting on N. West Street and Park Avenue that is visible by residential neighborhoods will incorporate dark sky lighting principles in accordance with the standards of the International DarkSky Association.

11. **Stormwater & Sanitary Sewer Capacity Expansion:** The Owner agrees, at the Owner's expense, to reline or construct new 15 inch diameter storm sewer line(s) between existing storm structure 879 and existing storm structure 2266, to provide sufficient capacity for the development. Such sewer line design and construction will be built according to the specifications of the City Public Works Department, and will be completed before obtaining the first certificate of occupancy for the project.

Sanitary Sewer: The Owner agrees to conduct a sewer capacity analysis by a qualified engineer from structure 70 to structure 25 and structure 70 to 144. During Site Plan the Owner and City Public Works will determine the sanitary sewer improvements that are necessary to alleviate capacity concerns identified after development flows are modeled. The design and construction costs to perform necessary improvements (excluding capacity analysis) will be determined during Site Plan Approval. The Owner agrees to design and construct the system improvements. The City will waive part or all of Sewer Availability fees in an amount equal to the verified costs of design and construction of said improvements.

12. **Transportation Improvements:**

The Owner agrees that the transportation improvements shown on the CDP are subject to further design work, and to determinations as to what configurations and traffic systems will work best at each location. Therefore, the Owner agrees to work collaboratively with the City to determine the precise nature of the transportation improvements that it will provide, and that such improvements may be different from what is shown on the CDP. The owner further agrees that all changes to the Transportation Improvements described below and in the CDP will be subject to approval of the City Manager, and ultimately to the approval of the Planning Commission through the site plan process. The Owner agrees to pay the cost of at least the number of traffic signals called for in the December 9, 2015 submission. The Owner agrees that all transportation improvements proposed to the Planning Commission at site plan shall be approved by the City Manager.

**Traffic Signals:** The Owner agrees to install a traffic signal at the Mason Avenue, N. West and Park Avenue intersection and at the eastern garage entrance to the development on W. Broad Street as shown on the CDP as may be warranted and/or approved by the City. The Owner will be responsible for the design, Traffic Impact Assessment, warrant study, easement/right-of-way acquisition, and installation of these traffic signals. The Owner shall be found to have fulfilled this condition upon approval of the traffic signal as fully operational by the City Manager. The Owner agrees to obtain the City Manager's approval of the traffic signals as fully operational before issuance of the first certificates of occupancy for any residential building for which a certificate of occupancy is issued, provided the City review process is reasonably diligent and not delayed by VDOT review.

In the event there is any delay due to VDOT review, the City Manager shall permit issuance of such certificate of occupancy if the Owner provides reasonable assurances that it will diligently pursue construction of the traffic signals called for in this Voluntary Concession as approved by the City.

**Street Capacity and Safety Improvements** The Owner agrees to (i) realign the Mason Avenue, N. West and Park Avenue intersection, (ii) realign the W&OD trail to cross N. West Street at the traffic signal, (iii) realign the W&OD Trail to cross Grove Avenue at an approximate 90 degree angle to Grove Avenue, construct a raised Trail crossing and add bump outs to reduce the road width of Grove Avenue at the W&OD Trail, iv) add a westbound only right turn-lane continuing onto N. West Street for the south approach on N. West Street to the intersection with Park Avenue/Mason Avenue, (v) add an additional east bound turn lane onto W. Broad for the south approach on N. West to the intersection, (vi) modify and extend the West Broad eastbound left turn lane approaching the signalized entrance to the parking garage, and (vii) add a northbound lane for northbound traffic on N. West Street that provides for a westbound left turn into the Wells Fargo parking lot and provides for a northwest left turn onto Grove Avenue, all as shown on the CDP. Implementation of the foregoing traffic signals and lane improvement designs are subject to final site engineering, signal design, and VDOT review and as the case may require, City and/or Northern Virginia Regional Park Authority approval.

The Owner agrees to construct three speed tables (or humps) to calm traffic on Grove Avenue at locations designated and approved by the City.

The Owner agrees to mill and repave: West Broad Street from the centerline to curb along the entire property frontage and the eastbound lanes from centerline to curb along the proposed median modifications; N. West Street from curb to curb along the property frontage; and Park Avenue from curb to the curb along the property frontage. The Owner agrees that paving work will be done per paving specifications provided by the City Public Works Department and will be completed prior to the issuance of any certificate of occupancy for any of the last twenty residential units.

The Owner agrees to replace and reconstruct sidewalk sections that were damaged by project construction at the end of the construction phase of the project, per specifications provided by the City Public Works Department.

13. **Parking Garage:** The Owner agrees that any parking garage walls that are visible from, and across a street from, a single family home, shall be at least 42 inches high, so as to block headlights of vehicles parking in the garage from shining across the street.

The Owner further agrees that it will enter into an agreement with the St. James Catholic Church to provide for 50 spaces to be available for Church use on Sundays from 7:00 am until 1:00 pm at no charge. Provided, however, that should the Owner be unable to reach agreement with the Church for use of the spaces on reasonable terms, after notifying the City Manager of that inability and working with the City Manager to resolve the impasse, then the Owner shall not be obligated to provide such spaces, but will provide such number of spaces for which a reasonable agreement can be reached.

**14. Transportation Demand Management (TDM) and Parking Management Plan:** The Owner agrees to develop and implement a TDM program as referenced in the Transportation Management Plan that was submitted with the special exception application. The Owner agrees to obtain the City Manager’s approval of the TDM program as meeting the standards of this VC and as likely to achieve the goals listed below, before site plan approval. The Owner agrees to implement the TDM program and Parking Management Plan, together, in a way that achieves the following goals: (i) reduce onsite parking demand by 13 percent from City standards, (ii) reduce the number of peak hour vehicle trips by 25 percent from ITE Trip Generation Model predictions, and (iii) achieve a minimum non-Single Occupancy Vehicle (SOV) mode share of 47 percent. The TDM program will include a list of infrastructure and incentives to be provided as well as monitoring programs and additional techniques to be administered in the event performance goals are not achieved. In addition, the TDM program will categorize infrastructure, techniques and incentives (hereafter collectively referred to as “elements”) as falling into one or more of four categories: (1) Site Design, Infrastructure and Options; (2) Promotion, education and incentives; (3) Monitoring and Enforcement; and/or (4) Adaptive Management. The Owner agrees to work with the City Manager to reach agreement as to how the elements will be used at any given time. The developer agrees that, for the first two years of the operation of the apartment building, the TDM program, as implemented, will include one (1) shuttle to the Metro that serves the apartment residents and the residents of the Active Adult 55+ building, and any decisions to cancel or modify the apartment shuttle service after that two year period will be made with the City Manager’s approval, which shall not be unreasonably denied and shall be made according to criteria as set forth in and in conformance with the administration of the TDM and Parking Management Plan. The TDM program will conform to these documents and the CDP and will be finalized and approved as part of the Site Plan process. In addition, the Owner will develop and implement a Parking Management Plan, which the Owner agrees to finalize and obtain approval for as part of Site Plan approval. The Owner further agrees that the Parking Management Plan will meet all City parking standards in effect at the time of Site Plan approval.

**Access to Property for Monitoring of Parking Utilization and Monitoring of TDM and Parking Management Plans:** The Owner agrees that City of Falls Church staff upon prior written notice to the Owner’s designated representative will have access to the garage(s) on the Subject Property at all times to conduct parking utilization counts and to monitor compliance with the TDM and Parking Management Plans.

**15. On-Street Parking Restrictions:** As part of the conditions to employment for persons working in businesses located at the project, the Owner agrees that no persons employed on the Subject Property will be permitted to park on City streets during their working hours. The Owner agrees to make available sufficient parking spaces on the property for all employees working at the project and to require all employees who drive to work on the Subject Property to park in the parking garage on the Subject Property during their shift.

**16. Bicycle Parking, Storage and BikeShare:**

**Bike Parking and Storage.** The Owner agrees to provide Class 3 visitor bike racks as shown on the CDP and Class 1 bike storage consistent with Arlington County bicycle parking standards and requirements, finalized and approved as part of Site Plan approval.

**BikeShare** The Owner agrees to grant an easement to the City for installation and operation of a bike share facility at the location shown on the CDP. Provided, however, that if the City Manager and the Owner agree that a different location will improve usage of the station and will provide better transportation within the City, then they may agree to a different location finalized as part of Site Plan approval. Further, the Owner agrees to reimburse the City for the full amount of the actual costs charged to the City for operation and maintenance of the BikeShare facility.. The annual reimbursement will be made every January 1 after installation of the BikeShare facility for the life of the project or until the discontinuation of the BikeShare facility at the Subject Property.

17. **Post-Development Traffic Study and Improvements:** The Owner agrees to pay the cost of a post-development traffic study and improvements, up to a total of **\$50,000**. The update will be conducted approximately twelve months after completion of the project. The scope of the study will be finalized with City staff and may include an analysis of post-development parking and traffic patterns, volumes and impacts, as well as neighborhood pass-through traffic and potential traffic calming strategies, as warranted. In the event the Owner fails to complete the traffic study and improvements by a date that is two years after issuance of the first certificate of occupancy for any space on the top floor of the building, the Owner agrees to pay **\$50,000** to the City. The Owner agrees that such amount will be due, without notice from the City, on the date that is twenty-five months after issuance of the first certificate of occupancy for any space on the top floor of the building.
18. **Parks and Recreation Contribution:** In return for various benefits to the Owner granted through the special exception process and to ameliorate the reduction of open space in the City resulting from the Special Exception Approval, the Owner agrees to increase the environmental sustainability of its project by contributing to the City's parks. The Owner agrees to provide a contribution to the City of **\$500** per residential unit (excluding ADUs) in support of community improvements and future planned upgrades to City owned Parks in the area, adjusted as hereinafter provided. The total contribution will be paid prior to issuance of the first residential certificate of occupancy. The Capital Contribution shall be locked as of the beginning of construction, otherwise adjusted each January 1 by the Percentage Increase in the "Consumer Price Index for All Urban Consumers (CPI-U), U. S. City Average-All Items (1982-1984=100)", published by the Bureau of Labor Statistics of the United States Department of Labor. "Percentage Increase" shall mean the percentage change in the Index published on the preceding January 1 to the Index published on the current January 1. The Cap for a reimbursement period that is less than one year shall be prorated.
19. **Public Art and Art Space:** The Owner agrees to make a **\$25,000** contribution to The Little City C.A.T.C.H Foundation (C.A.T.C.H.), adjusted as hereinafter provided.

The Capital Contribution shall be locked as of the beginning of construction, otherwise adjusted each January 1 by the Percentage Increase in the "Consumer Price Index for All Urban Consumers (CPI-U), U. S. City Average-All Items (1982-1984=100)", published by the Bureau of Labor Statistics of the United States Department of Labor. "Percentage Increase" shall mean the percentage change in the Index published on the preceding January 1 to the Index published on the current January 1. The Cap for a reimbursement period that is less than one year shall be prorated. The contribution shall be used by the Foundation to fund grants to organizations that desire to stage art, history or cultural events and other performance activities in the public space at Mason Row. The Owner agrees to provide evidence of such payment having been made prior to issuance of the first residential certificate of occupancy for the Project. The Owner also agrees to make the Market Square public space available to C.A.T.C.H as a venue for C.A.T.C. H. to produce and manage a minimum of four special events per year. The Owner agrees to provide the name and telephone number in writing, of a person the Owner will designate to serve as a liaison to C.A.T.C.H., to the City Manager and to the C.A.T.C.H. chair person. This Owner representative will work with C.A.T.C.H. on logistics and marketing of the special events.

The Owner also agrees to provide art as shown on Option A for treatment of the East Façade, as shown on drawing A.2.1.a, dated December 9, 2015.

20. **Falls Church Public Library Contribution:** In return for various benefits to the Owner granted through the special exception process and to ameliorate the effect on the community of the additional residential density approved through the special exception process on the community, the Owner agrees to provide, as a service for the community, a contribution to the City's public libraries. The Owner agrees to make a capital contribution for public library use. The contribution will equal **\$0.70** per square foot of gross residential apartment unit area in the project (excluding affordable dwelling units), adjusted as hereinafter provided. Such payment shall be made prior to issuance of a demolition permit for the Project. The Capital Contribution shall be locked as of the beginning of construction, otherwise adjusted each January 1 by the Percentage Increase in the "Consumer Price Index for All Urban Consumers (CPI-U), U. S. City Average-All Items (1982-1984=100)", published by the Bureau of Labor Statistics of the United States Department of Labor. "Percentage Increase" shall mean the percentage change in the Index published on the preceding January 1 to the Index published on the current January 1. The Cap for a reimbursement period that is less than one year shall be prorated.

21. **Construction Management:**

**Construction Parking and Staging Plan:** Prior to issuance of any demolition and/or building permits the Owner agrees to prepare, submit, and obtain the City Manager's approval of a demolition and staging plan for the project. All demolition and construction of the project shall be done in conformance with the approved demolition and staging plan. Once a contractor has been selected for the project, the Owner will prepare a Construction Parking Plan and a Construction Traffic and Staging Plan to be enforced by the Owner for the entire the construction phase of the project, and to obtain the City Manager's approval of the plan as providing sufficient parking or other



transportation services for working to the site, and not having an adverse impact on traffic safety, prior to the issuance of any building permit for the project. The Owner acknowledges and agrees that violations of these Plans during construction can result in a Stop Work Order and other enforcement measures by the City.

**Community Liaison:** The Owner agrees to designate a representative who is physically present on a regular basis on the Subject Property to serve as a liaison to the community for the period leading up to the issuance of the first Certificate of Occupancy and for two years thereafter. The Owner agrees to provide the name and telephone number of the liaison, in writing, to the City Manager prior to commencement of any work on the site. The Owner agrees to have the representative schedule meeting with the community, at an accessible location, no less frequently than quarterly. The Owner further agrees to hold such meetings, after notifying the City Manager, and the citizens at least ten days prior to the date of such meeting, and to permit citizens to speak at the meeting to air their concerns.

**Excavation Monitoring:** The Owner agrees to continuously monitor for soil movement and structural damage to adjacent structures during and after excavation for the project. Structures within a distance equivalent to or less than the depth of the excavation plus 10 feet will be surveyed by the Owner for pre-development conditions and compared to post-development conditions. For such structures, the Owner agrees to provide insurance coverage for damage caused by excavations or construction activities, as independently verified by a third party engineering consultant provided by the Owner. In no way will this provision limit the liability of the Owner or its contractors for damages caused by construction activity.

**Sidewalk Accessibility:** The Owner agrees to maintain safe pedestrian walkways throughout construction and thereafter, and to ensure that such walkways are, at all times, separated from street traffic. Sidewalks shall not be completely closed on either side of the street, unless the City Manager or his designee approves such closing, after finding that the Owner (1) cannot reasonably provide such a pedestrian walkway, (2) will provide clear signs and access to the sidewalk on the other side of the street, and (3) will manage the closure so that the pedestrian walkway is not closed for more than 15 consecutive days, unless City Manager (or his designee) approves a longer duration.

**Pest Control:** The Owner agrees to contract with a certified pest control company licensed to do such business in the Commonwealth of Virginia for a thorough extermination of any pests and/or rodents that may be present on the Subject Property prior to the start of demolition work and/or any other land disturbing activities, and throughout construction.

## 22. **Public Safety:**

**Public Safety Radio:** The Owner agrees to ensure that all buildings and parking garages on the Subject Property are constructed in a manner that permit public safety radio signals to be transmitted and received throughout all areas within the building and from those areas to all outdoor areas of the property that is the subject of the Special

Exception. The Owner will install the necessary equipment and, with at least five days' notice to the City Manager, perform a radio transmission test upon completion of the project, but prior to issuance of the first Certificate of Occupancy, in order to establish that there exists the ability to transmit and receive public safety radio signals from the interior of the building and parking garages, including the subterranean levels. The Owner agrees to permit the City Manager or his designee to be present at the site during the tests and to verify the results. Should the test fail, the Owner will find and implement a solution acceptable to the City so as to resolve the problem with 90 days of the test. The Owner also agrees to have the system be placed on the Emergency Generator.

**Life Safety:** To provide building safety for residents and responders during an emergency and to have the appropriate resilience to meet the demands for community safety, the Owner agrees to provide:

A. **Emergency Generator:** Natural gas emergency generator sized to accommodate the following loads (all at one time) for the Subject Property:

- Fire alarm system;
- Fire pump, if equipped;
- Emergency hall and exiting lighting;
- One elevator for each building if one exists;
- Public Safety Radio;
- Domestic water pumps, if equipped; and
- Sump pumps.

**B. Fire command center with control and annunciation of elevators, generator, fire pump and HVAC systems, including a separate cooling system for the command center.**

**C. Emergency Voice/Alarm Communication system in the Theaters with the control unit in the First Command Center.**

**Driveway/Ramp Load Capacity:** Mason Avenue will be engineered and constructed to support the weight of, and permit passage of, a 60,000-pound ladder truck as currently used by the fire department.

**Theater Life Safety Plan.** During the Site Plan phase the Owner will prepare and submit a Theater Life Safety Plan.

23. **Easements:** The Owner agrees to provide such Easements to the City, in a form and substance as approved by the City Manager, as are shown on the CDP.

## 24. Other Terms and Conditions:

**Owner Acknowledgements:** The Owner acknowledges, understands and agrees that the Subject Property will be developed in accordance with the applications approved by the City Council for the Subject Property and in full compliance with all applicable laws, codes, ordinances, charters, statutes, rules, regulations, agreements, and commitments.

The Owner acknowledges and agrees that the Special Exception, as granted, runs with the land and is not transferable to other land.

The Owner acknowledges that the Special Exception will automatically expire without notice, 18 months after the date of approval unless the use has been established or an above-grade building permit has been issued and construction has commenced and been diligently pursued, in accordance with Section 48-90 (d) (6) of the City of Falls Church Zoning Ordinance.

**Proffered Conditions Binding on Future Owners:** The Owner agrees that these Voluntary Proffered Concessions will apply to and be binding upon all future owners, and upon all heirs, successors and assigns of any owner of any portion of the Subject Property, and the Owner further agrees that it will provide a copy of these Voluntary Proffered Conditions to any such future owner, heir, successor and assign prior to transferring any interest in any part of the Subject Property to any such person, firm, corporation, or other entity.

**Administrative Staff Approvals:** Site Plan approval is defined as approval of the Site Plan for the Subject Property by the Planning Commission. The Owner agrees to apply within 90 days of Site Plan approval for associated administrative staff approvals and related bonds using good faith efforts to complete these approvals in a timely manner. There may be consideration of one extension of three months following the initial 90 days at the discretion of the Director of the Department of Development Services.

**Access for Commissioner of Revenue:** The Owner agrees that the City of Falls Church Commissioner of Revenue (CoR) and/or his designated staff upon prior written notice to an Owner designated representative will have access to the garage(s) on the Subject Property at all times for inspection of window stickers related to personal property taxes for vehicles. The CoR and staff will be provided all credentials necessary to have access to parking garage(s) by vehicle at all times. In the event the access credentials are changed or updated, the CoR will be provided notice and updated access credentials within 30 calendar days.

**Terms and Conditions Incorporated in Resolution:** The Owner voluntarily submits the foregoing concessions, terms, and conditions to the City Council to be incorporated by reference with the Resolution for the Special Exception, should City Council grant the applications for Special Exception with the conditions set forth in this submission.

**MASON ROW APARTMENTS LLC**

By: \_\_\_\_\_, its authorized representative  
Name: P. Sean Caldwell  
Title: Senior Managing Director

Date July 27, 2018