FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2003-HM-046/FDPA 2000-HM-044

August 25, 2004

If it is the intent of the Planning Commission to approve FDP 2003-HM-046 and FDPA 2000-HM-044 for a mixed-use development located at Tax Maps 16-4 ((1)) 42-46 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the fifteen sheets of the CDP/FDP entitled "Woodland Park East" prepared by William H. Gordon Associates, Inc. dated March 2004 as revised through August 23, 2004.

2. Prior to site plan approval, it shall be demonstrated to DPWES that non-tidal wetlands are not present on the site, or if present, evidence of compliance with § 404 of the Clean Water Act shall be provided to DPWES.

3. The parking garages for Building 3 and 4 shall be setback a minimum of forty feet from the Dulles Airport Access and Toll Road and Monroe Street rights-of-way.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.