APPENDIX 2

PROPOSED CONCEPTUAL DEVELOPMENT CONDITIONS

PCA 86-C-029-07/PCA 88-C-066-03/PCA 96-H-044

March 31, 1999

If it is the intent of the Board of Supervisors to approve PCA 86-C-029-07, PCA 88-C-066-03 and PCA 96-H-044 for development of the Dulles Corner Planned Commercial office/mixed use development located at Tax Map 15-4 ((1)) 13, 13B, 1B2; 15-4 ((2)) 16 and 15-4 ((1)) 23A staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. All development on the subject properties shall adhere to the proposed gross square footage, building heights and parking spaces tabulated on Sheet 2 of the CDPA prepared by William H. Gordon Associates and dated October, 1998, as revised through March 17, 1999. The applicant shall provide a tabulation with each future Final Development Plan and again at site plan review, which demonstrates that the overall Floor Area Ratio (FAR) will not exceed 0.70 and that a minimum of 40.79 acres (44% of the total site area) shall be retained in open space.

2. Additional right of way dedication for the future Frying Pan Road/Route 28 Interchange shall be dedicated from Parcel 13 if determined necessary by DPWES and VDOT, in general accordance with the attached drawing, at such time right-of-way acquisition plans have been finalized.

3. The vacation of Old Horsepen Road between Parcel 13 and Parcel 23A shall occur and shall be recorded prior to development of Parcel 13.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.