

PROPOSED DEVELOPMENT CONDITIONS

March 1, 2001

FDP 2000-DR-053

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2000-DR-053 for mixed use development on property located at Tax Map 30- 2 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The design of the planter boxes and landscape areas located above the parking garage or stormwater management vaults shall be subject to the approval of the Urban Forestry Branch. The elements that are subject to the review of the Urban Forestry Branch shall include irrigation, planter depth and construction and other deemed necessary to ensure the survival of the plant material. The design changes required by the Urban Forestry Branch should not include changing the elevation of any of the levels of the parking garage or the plazas located above any parking spaces.
2. The landscaping materials on the property shall be chosen from the plant materials listed in Appendix 4 of the Comprehensive Plan text applicable to the McLean CBC.
3. In order to improve the screening along the northern boundary, the plant material chosen shall be chosen to grow to the greatest height given the constraints imposed by design of the planter boxes that the material is planted in. The plant material shall be chosen from the list contained in Appendix 4 of the Comprehensive Plan text applicable to the McLean CBC and shall be subject to the approval of the Urban Forestry Branch.