



APPLICATIONS ACCEPTED: January 16, 2009  
APPLICATIONS AMENDED: April 17, 2009  
PLANNING COMMISSION: June 11, 2009  
BOARD OF SUPERVISORS: June 22, 2009  
@ 4:00 pm

# County of Fairfax, Virginia

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May 28, 2009

## STAFF REPORT

PCA/FDPA 2006-SU-025

### SULLY DISTRICT

**APPLICANT:** Commonwealth Centre Investors, LLC & Commonwealth Centre Investors II, LLC

**ZONING:** PDC, WS

**PARCEL(S):** 44-1 ((1)) 6, 6B, 6C, 6D and 6E

**ACREAGE:** 100.81 acres

**FAR:** 0.32

**OPEN SPACE:** 51%

**PLAN MAP:** Mixed Use

**PROPOSAL:** To amend the approved zoning on a mixed-use development to allow locations for child care facilities and structured parking decks.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2006-SU-025, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2006-SU-025, subject to the Board's approval of PCA 2006-SU-025 and to FDP conditions consistent with those contained in Appendix 2.

Tracy Strunk

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Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends that the previously approved waiver of the service drive requirement along Sully Road (Route 28) be reaffirmed.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

*O:\tswag\Commonwealth PCA FDPA 2006-SU-025\PCA FDPA 2006 SU 025.doc*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Proffered Condition Amendment

**PCA 2006-SU-025**

**Applicant:** COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC

**Accepted:** 01/16/2009

**Proposed:** AMEND RZ 2006-SU-025 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

**Area:** 100.81 AC OF LAND; DISTRICT - SULLY

**Zoning Dist Sect:**

**Located:** NORTHEAST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND WESTFIELDS BOULEVARD

**Zoning:** PDC

**Overlay Dist:** WS

**Map Ref Num:** 044-1- /01/ /0006 /01/ /0006B /01/ /0006C /01/ /0006D

# Final Development Plan Amendment

**FDPA 2006-SU-025**

**Applicant:** COMMONWEALTH CENTRE INVESTORS, LLC AND COMMONWEALTH CENTRE INVESTORS II, LLC

**Accepted:** 01/16/2009

**Proposed:** AMEND FDP 2006-SU-025 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

**Area:** 100.81 AC OF LAND; DISTRICT - SULLY

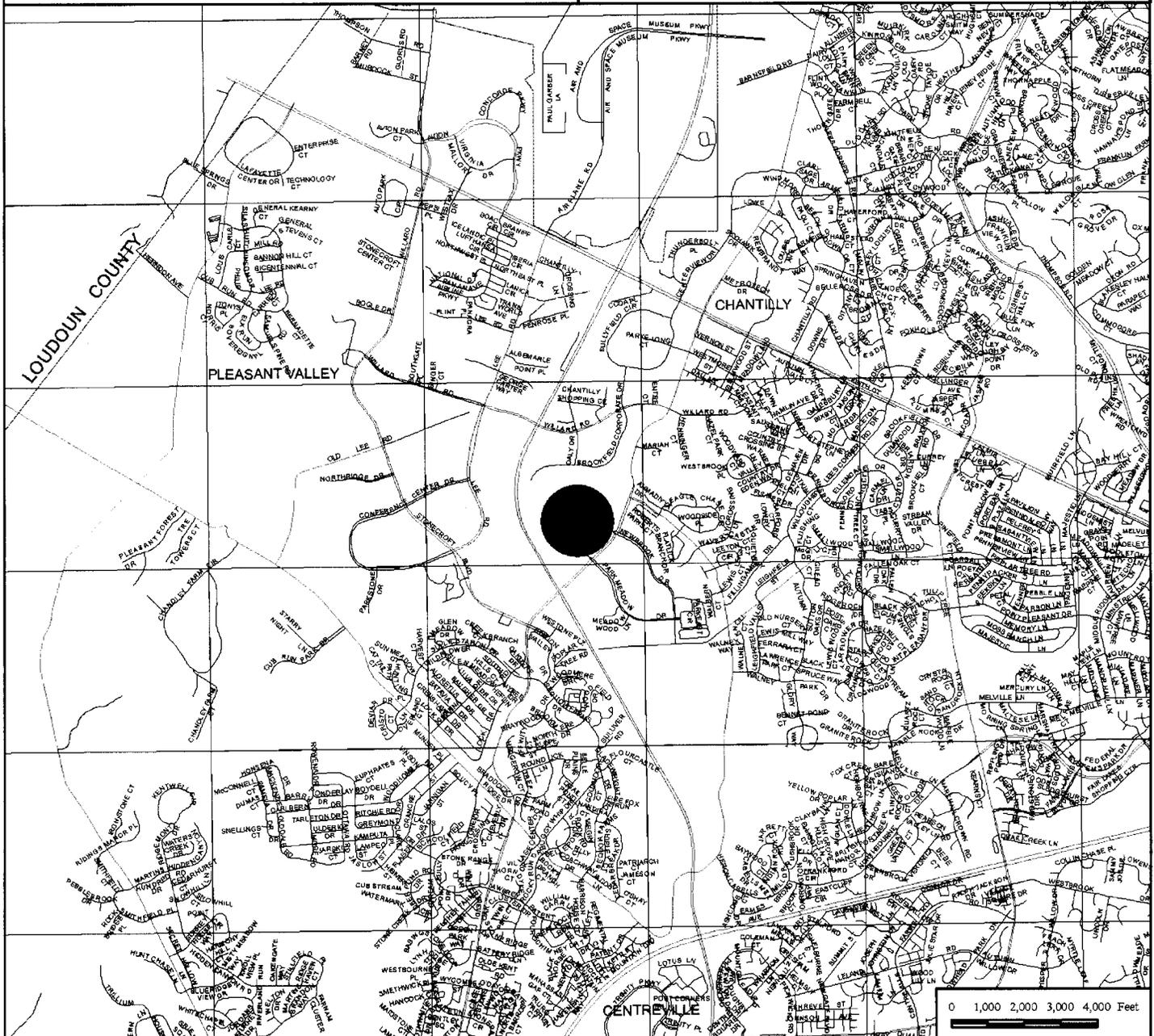
**Zoning Dist Sect:**

**Located:** NORTHEAST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND WESTFIELDS BOULEVARD

**Zoning:** PDC

**Overlay Dist:** WS

**Map Ref Num:** 044-1- /01/ /0006 /01/ /0006B /01/ /0006C /01/ /0006D

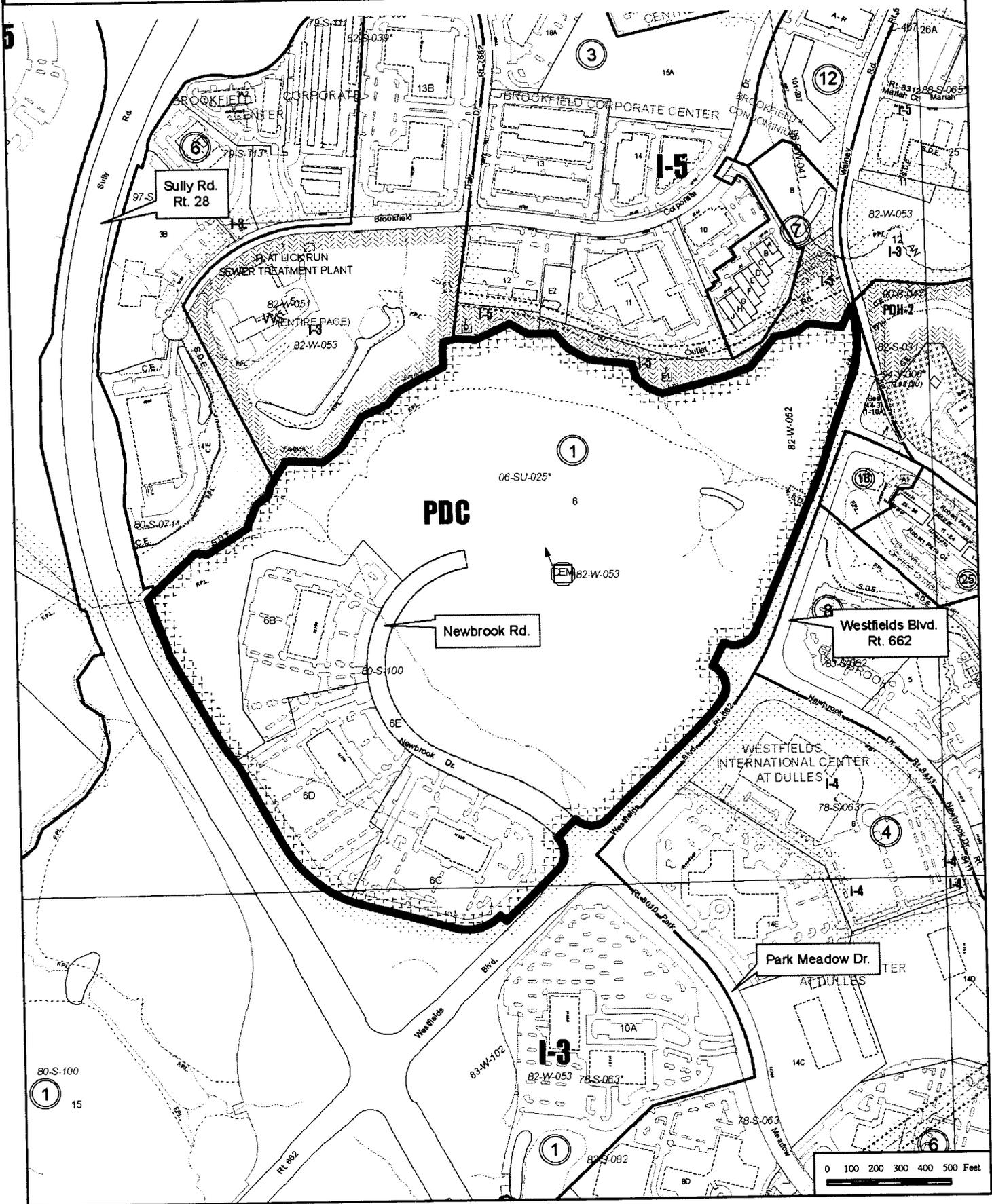


# Proffered Condition Amendment

PCA 2006-SU-025

# Final Development Plan Amendment

FDPA 2006-SU-025



# CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA 2006-SU-025) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA 2006-SU-025) AND PROFFER CONDITION AMENDMENT (PCA 2006-SU-025) COMMONWEALTH CENTRE AT WESTFIELDS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

AUGUST, 2008  
REVISED: NOVEMBER, 2008  
REVISED: MARCH, 2009  
REVISED: APRIL, 2009

**NOTES:**

1. THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED ON FAIRFAX COUNTY ASSESSMENT MAP NUMBER 44-1 ((1)) PARCELS 6, 6B, 6C, 6D AND 6E.
2. OWNER/APPLICANT:  
PARCELS 6, 6B, AND 6C:  
COMMONWEALTH CENTRE INVESTORS, LLC  
770 TOWNSHIP LINE ROAD, SUITE 150  
YARDELY, PA 19087  
PARCEL 6D:  
COMMONWEALTH CENTRE INVESTORS II, LLC  
770 TOWNSHIP LINE ROAD, SUITE 150  
YARDELY, PA 19087  
PARCEL 6E (PRIVATE NEWBROOK DRIVE):  
COMMONWEALTH CENTRE INVESTORS, LLC  
770 TOWNSHIP LINE ROAD, SUITE 150  
YARDELY, PA 19087
3. EXISTING ZONING DISTRICT: PDC PLANNED DEVELOPMENT COMMERCIAL DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. PROPOSED ZONING DISTRICT: PDC (NO CHANGE).
5. EXISTING USES: PRIMARY OFFICE USES WITH SECONDARY USES, INCLUDING BUT NOT LIMITED TO, HOTEL, RETAIL, PERSONAL AND BUSINESS SERVICES, EATING AND FAST FOOD ESTABLISHMENTS.
6. PROPOSED ADDITIONAL, OPTIONAL, USE: CHILD CARE.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY. CONTOUR INTERVAL = 2 FEET.
8. SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLANS.
9. EXISTING TREES ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.
10. SOLID WASTE STORAGE IS TO BE PROVIDED BY DUMPSTERS OR OTHER SUITABLE LARGE CONTAINERS AND COLLECTED BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL IN FAIRFAX COUNTY OF THE COLLECTOR'S CHOICE.
11. A BURIAL/GRAVE SITE EXISTS ON THIS PROPERTY, AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP. WHILE THE APPLICANT INTENDS TO PRESERVE THIS SITE, THE APPLICANT ALSO RESERVES THE RIGHT TO RELOCATE THE REMAINS TO AN APPROPRIATE OFFSITE LOCATION SUBJECT TO THE LAWS OF THE STATE OF VIRGINIA.
12. THERE IS A 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA AND AN ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THIS PROPERTY, AS SHOWN HEREIN.
13. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES KNOWN TO EXIST ON THE PROPERTY, WITH THE EXCEPTION OF THE DETERGENT AND CLEANING PRODUCTS NORMALLY ASSOCIATED WITH, OR USED BY, OFFICE TENANTS, SECONDARY USES AND/OR HOTELS, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THIS PROPERTY.
14. THIS PROPERTY IS TO BE SERVED BY AVAILABLE PUBLIC WATER AND SANITARY SEWER FACILITIES.
15. EASEMENTS KNOWN TO EXIST ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.
16. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH CHAPTER 12 OF THE ZONING ORDINANCE AND THE WESTFIELDS DEVELOPMENT GUIDELINES, EXCEPT AS MAY BE OTHERWISE APPROVED AS PART OF A COMPREHENSIVE SIGNAGE PLAN.
17. A WAIVER OF ANY REQUIREMENT TO CONSTRUCT A SERVICE DRIVE ADJACENT TO ROUTE 28 HAS BEEN GRANTED. OTHERWISE, THE DEVELOPMENT PROPOSED HEREIN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
18. THIS PROPERTY IS CURRENTLY SUBJECT TO PROFFERED CONDITIONS ADOPTED WITH RZ 2006-SU-025 AND PCA 78-55-063-5.
19. UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE.
20. LANDSCAPE AND STREETSCAPE CONCEPTS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY. HOWEVER, THE QUANTITY AND QUALITY OF LANDSCAPE AND HARDSCAPE IMPROVEMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN HEREIN.
21. THE LAND WITHIN THE FLATLACK BRANCH STREAM VALLEY IS TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY, AS SHOWN HEREIN.
22. THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN HEREIN IS CONCEPTUAL, AND MINOR MODIFICATIONS TO THE SITE DIMENSIONS, BUILDING FOOTPRINTS AND ELEVATIONS, NUMBER OF PARKING SPACES AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND OTHER FEATURES SHOWN HEREIN MAY OCCUR WITH THE FINAL SITE PLANS FOR THE INDIVIDUAL LAND BAYS.

**ZONING REQUIREMENTS PDC DISTRICT**

**MAXIMUM BUILDING HEIGHT:** CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE, WITH NO MAXIMUM HEIGHT SPECIFIED.

**MINIMUM YARD / ANGLE OF BULK PLANE:** CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE. NO MINIMUM YARD REQUIREMENTS ARE STIPULATED RELATIVE TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE GUIDELINES ESTABLISHED BY SECTION 16-102-1 PROVIDE THAT THE MINIMUM YARD SHOULD GENERALLY CONFORM TO THAT REQUIRED BY THE CONVENTIONAL DISTRICT THAT WOULD BE APPROPRIATE FOR THE PROPOSED USE. (SEE NOTES ON SHEET 3.)

**MAXIMUM FLOOR AREA RATIO:** 1.5, SUBJECT TO INCREASE BY THE BOARD OF SUPERVISORS

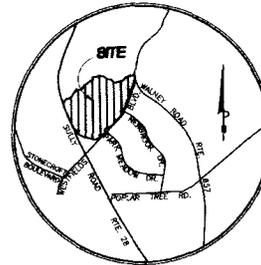
**OPEN SPACE:** 15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.

**SUMMARY TABULATION**

TOTAL SITE	
TOTAL SITE AREA:	100.81 ACRES (4,361,284 SQ. FT.)
PARCEL 2A, LOTS 1, 2 AND 3:	24.75 ACRES
PARCEL 24A:	72.06 ACRES
NEWBROOK DRIVE (LAND BAY F):	3.21 ACRES
TOTAL OFFICE USE FLOOR AREA:	1,126,500 GSF
TOTAL HOTEL USE FLOOR AREA:	212,000 GSF
TOTAL SECONDARY USES FLOOR AREA:	76,480 GSF
TOTAL FLOOR AREA:	1,414,980 GSF
FLOOR AREA RATIO:	0.32
OPEN SPACE:	52.12 ACRES (511.7%)
<b>PARKING REQUIRED:</b>	
OFFICE USE:	2,815 SPACES
1,082,000 GSF @ 2.6 SPACES/1000 GSF	
HOTEL USE (SEE DETAIL 4) LAND BAY C TABULATION: ON SHEET 2:	414 SPACES
SECONDARY USES, LAND BAYS B & C (SEE NOTE 2):	
RETAIL SHOPPING CENTER, 76,480 GSF @ 4.3 SPACES/1000 GSF:	330 SPACES
CHILD CARE, 150 CHILDREN @ 0.18 SPACES/CHILD:	27 SPACES
TOTAL PARKING REQUIRED:	3,573 SPACES (SEE NOTE 1)
PARKING PROPOSED (SEE NOTES 2 AND 3):	3,573 SPACES (MINIMUM) (SEE NOTE 1)

**TABULATION NOTES:**

1. OPEN SPACE WILL VARY WITH POTENTIAL OPTIONS SHOWN ON SHEET 4A.
2. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES. THE NUMBER OF SPACES SHOWN AS REQUIRED AND AS THE MINIMUM TO BE PROVIDED IS BASED ON THE LIST OF USES SHOWN IN THE TABULATION, INCLUDING THE OPTIONAL CHILD CARE USE.
3. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
4. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT UP TO TWO TWO-LEVEL PARKING STRUCTURES ON LAND BAY A, AS SHOWN ON SHEET 4A.
5. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
6. REFER TO SHEET 4A FOR OPTIONS RELATING TO STRUCTURED PARKING AND THE ALTERNATIVE CHILD CARE USE THAT AFFECT THESE TABULATIONS.
7. THE APPLICANT RESERVES THE RIGHT TO UTILIZE A PORTION OF THE OFFICE BUILDING ON LOT 1, LAND BAY A, FOR ACCESSORY CHILD CARE USE, WITH AN OUTDOOR PLAY AREA AS SHOWN ON SHEET 4A.



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

1. COVER SHEET
2. TABULATIONS & STORM NARRATIVES - LAND BAYS A, B AND C
3. TABULATIONS & STORM NARRATIVES - LAND BAYS D, E AND F
4. CONCEPTUAL DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN AND PROFFER CONDITION AMENDMENT PLAN
- 4a. ALTERNATE CDPA, FDP, SITE LAYOUT AND PROFFER CONDITION AMENDMENT PLAN WITH NO DRIVE-THROUGH BANK
5. CONCEPTUAL GRADING PLAN
6. CONCEPTUAL LANDSCAPE PLAN
7. PEDESTRIAN CIRCULATION PLAN
8. DETAIL - LAND BAYS A AND C
9. LANDSCAPE DETAIL - LAND BAY B
10. BUILDING ELEVATIONS - LAND BAYS B AND C
11. LANDSCAPE DETAIL - LAND BAY C
12. LANDSCAPE DETAIL - LAND BAY D
13. SITE VIEW
14. SITE VIEW
15. SITE VIEW
16. DETAILS - FURNITURE AND LIGHTING
17. LOW IMPACT DESIGN DETAILS
18. WESTFIELDS BOULEVARD IMPROVEMENTS EXHIBIT
19. EXISTING CONDITIONS/VEGETATION MAP
20. EXISTING CONDITIONS/VEGETATION MAP



**BURGESS & NIPLE**

4150 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226  
PH: (703) 631-9630 FAX: (703) 631-6944

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## TABULATIONS / NARRATIVES

### TABULATION - LAND BAY A

AREA:	37.40 ACRES
NUMBER OF BUILDINGS:	3 FIVE-STORY BUILDINGS (EXISTING PER APPROVED SITE PLAN 8178-SP-091)
GROSS FLOOR AREA:	
BUILDING 1:	164,870 GSF
BUILDING 2:	163,368 GSF
BUILDING 3:	162,000 GSF
TOTAL:	490,238 GSF
OPEN SPACE:	21.0 ACRES (56%)
PARKING SPACES REQUIRED/PROVIDED:	
TOTAL PARKING SPACES REQUIRED:	485 GSF @ 2.8 SPACES/1000 GSF = 1,282 SPACES
PARKING SPACES PROVIDED:	1,282 SPACES MINIMUM
LOADING SPACES REQUIRED/PROVIDED:	
BUILDING 1:	5 SPACES
BUILDING 2:	5 SPACES
BUILDING 3:	5 SPACES
TOTAL LOADING SPACES REQUIRED:	15 SPACES
LOADING SPACES PROVIDED:	15 SPACES
TABULATION NOTES:	
1.	THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED HEREIN
2.	THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TWO-LEVEL PARKING STRUCTURE ON PARCEL 60, AS SHOWN ON SHEET 4A, IN LIEU OF ALL SURFACE PARKING.
3.	THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TWO-LEVEL PARKING STRUCTURE ON PARCEL 50, AS SHOWN ON SHEET 4A, IN LIEU OF ALL SURFACE PARKING.
4.	THE APPLICANT RESERVES THE RIGHT TO UTILIZE A PORTION OF THE OFFICE BUILDING ON LOT 1, FOR AN ACCESSORY CHILD CARE USE, WITH AN OUTDOOR PLAY AREA, AS SHOWN ON SHEET 4A.

### PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY A

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE MET BY AN EXISTING STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND A BIO-RETENTION FACILITY, BOTH LOCATED WITHIN LAND BAY A. THE POND, IDENTIFIED AS SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE SITE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMPs). THE POND IS A CURRENTLY EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (8178-SP-091). THE BIO-RETENTION FACILITY IS TO BE LOCATED IN THE NORTHEASTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. RUNOFF FROM A MINOR PORTION OF LAND BAY A (2.0+/- ACRES) WILL DRAIN BY SURFACE SHEET FLOW INTO THE PROPOSED BIO-RETENTION FACILITY "A". THE BIO-RETENTION FACILITY WILL PROVIDE ADDITIONAL BMP MEASURES. STORM RUNOFF ON LAND BAY A WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS BEING CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE EXISTING STORM WATER MANAGEMENT POND OR THE BIO-RETENTION FACILITY.

BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- ACRES), CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

### STORM WATER OUTFALL NARRATIVE - LAND BAY A

THE MAJOR PORTION OF THE STORM RUNOFF ON LAND BAY A WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO BE DISCHARGED INTO STORM WATER MANAGEMENT POND 1. THIS IS AN EXISTING STORM WATER MANAGEMENT POND LOCATED ON THE SITE, AND HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM THOSE PORTIONS OF LAND BAY A THAT WILL DRAIN TO IT, AS WELL AS RUNOFF FROM LAND BAYS B AND C AND THE INTERNAL ROADWAY (NEWBROOK DRIVE). THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND, PORTIONS OF WHICH ARE EXISTING, HAVE BEEN, OR WILL BE, DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND FROM OTHER LAND AREAS DRAINING INTO THE SYSTEMS. RUNOFF FROM A SMALL PORTION OF THE SITE WILL DRAIN BY SURFACE SHEET FLOW INTO A PROPOSED BIO-RETENTION FACILITY TO BE CONSTRUCTED IN LAND BAY A OR DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH. THE POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE BIO-RETENTION FACILITY WILL PROVIDE ADDITIONAL BMP FUNCTION. BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS FACILITIES WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA, CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.

### TABULATION - LAND BAY B

AREA:	11.83 ACRES
USE AREAS (GROSS SQUARE FEET):	
OFFICE USE:	50,000 GSF
SECONDARY USES:	87,000 GSF
NUMBER OF BUILDINGS:	2 - TWO STORY BUILDINGS
BUILDING 1:	
BUILDING FLOOR AREA (GROSS SQUARE FEET):	
PRIMARY OFFICE USE:	33,000 GSF
SECONDARY USES:	34,000 GSF
SUB-TOTAL:	67,000 GSF
BUILDING 2:	
PRIMARY OFFICE USE:	17,000 GSF
SECONDARY USES:	20,000 GSF
SUB-TOTAL:	37,000 GSF
TOTAL:	117,000 GSF
OPEN SPACE:	3.70 ACRES (31%)
PARKING SPACES REQUIRED/PROVIDED:	
PARKING SPACES REQUIRED:	
SECONDARY USES (FIRST FLOOR):	286 SPACES
OFFICE (SECOND FLOOR):	180 SPACES
TOTAL PARKING SPACES REQUIRED:	466 SPACES (SEE NOTE 1)
TOTAL PARKING SPACES PROVIDED:	466 SPACES (SEE NOTE 2)
LESS SPACES AVAILABLE TO LAND BAY C USES:	50 SPACES (SEE NOTE 2)
NET SPACES AVAILABLE FOR LAND BAY B AT ALL TIMES:	516 SPACES
LOADING SPACES REQUIRED/PROVIDED:	
LOADING SPACES REQUIRED:	5 SPACES
SECONDARY USES (87,000 GSF):	3 SPACES
OFFICE USES (50,000 GSF):	2 SPACES
TOTAL LOADING SPACES REQUIRED:	8 SPACES (SEE NOTE 3)
LOADING SPACES PROVIDED:	8 SPACES (SEE NOTE 3)
TABULATION NOTES:	
1.	PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY SLIGHTLY DEPENDING ON THE SPECIFIC USES.
2.	CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
3.	LOADING SPACES TO BE COOPERATIVELY UTILIZED BY THE SECONDARY AND OFFICE USES, WITH ADEQUATE ARRANGEMENTS TO BE IMPLEMENTED TO ASSURE THEIR AVAILABILITY.
4.	THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED HEREIN.

### PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY B

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY A STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND AMENITY POND "B". BOTH FACILITIES ARE LOCATED IN LAND BAY A. THE POND, IDENTIFIED AS SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE COMMONWEALTH CENTRE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMPs). THE POND IS AN EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (8178-SP-091). STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHEASTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "F" (8178-SP-091-F) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "B" CONSISTING MOSTLY OF ROOF AREAS FROM THE RETAIL BUILDING. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- ACRES), CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

### STORM WATER OUTFALL NARRATIVE - LAND BAY B

STORM RUNOFF ON LAND BAY B WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM THROUGH LAND BAY C AND ACROSS NEWBROOK DRIVE TO LAND BAY A ON THE WEST SIDE AND WILL BE DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE POND WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR MORE THAN 100 TIMES THE DRAINAGE AREA (51.45 +/- ACRES), CONTRIBUTING TO POND 1 AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "F" (8178-SP-091-F) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "B" CONSISTING MOSTLY OF ROOF AREAS FROM THE RETAIL BUILDING. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA, CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.

### TABULATION - LAND BAY C

AREA:	9.17 ACRES
NUMBER OF BUILDINGS:	1 FOUR-STORY HOTEL 1 EIGHT-STORY HOTEL 1 ONE-STORY SECONDARY USE BUILDING
FLOOR AREA (GROSS SQUARE FEET):	
HOTEL 1:	81,000 GSF
HOTEL 2:	131,000 GSF
SECONDARY USE BUILDING:	4,400 GSF
TOTAL:	216,400 GSF
OPEN SPACE:	3.5 ACRES (38%)
PARKING SPACES REQUIRED/PROVIDED:	
PARKING SPACES REQUIRED - HOTEL 1:	
123 ROOMS @ 1 SPACE/ROOM:	123 SPACES
123 ROOMS @ 4 SPACE/500 ROOMS:	10 SPACES
MEETING ROOM (37 SF) (SEE NOTE 2):	8 SPACES
SUB-TOTAL, HOTEL 1:	141 SPACES
PARKING SPACES REQUIRED - HOTEL 2:	
211 ROOMS @ 1 SPACE/ROOM:	211 SPACES
111 ROOMS @ 4 SPACE/500 ROOMS:	17 SPACES
MEETING ROOM (116 SEATS) (SEE NOTE 2):	20 SPACES
RESTAURANT (116 SEATS) (SEE NOTE 2):	16 SPACES
64 SEATS @ 1 SPACE/2 SEATS:	32 SPACES
18 SEATS @ 1 SPACE/2 SEATS:	9 SPACES
SUB-TOTAL, HOTEL 2:	273 SPACES
SECONDARY USE BUILDING:	
8,400 GSF @ 4.3 SPACE/1,000 GSF:	41 SPACES
TOTAL PARKING SPACES REQUIRED:	455 SPACES
PARKING SPACES PROVIDED - LAND BAY C:	405 SPACES
PARKING SPACES PROVIDED - LAND BAY B:	50 SPACES (SEE NOTE 3)
TOTAL PARKING PROVIDED:	455 SPACES (SEE NOTE 3)
LOADING SPACES REQUIRED/PROVIDED:	
LOADING SPACES REQUIRED:	
HOTEL 1:	2 SPACES
HOTEL 2:	2 SPACES
SECONDARY USES:	1 SPACE
TOTAL LOADING SPACES REQUIRED:	5 SPACES
LOADING SPACES PROVIDED:	5 SPACES
TABULATION NOTES:	
1.	MEETING ROOMS IN BOTH HOTELS ARE INTENDED PRIMARILY FOR USE BY GUESTS, AND A LIMITED NUMBER OF PARKING SPACES HAVE BEEN ASSIGNED FOR OUTSIDE USERS.
2.	RESTAURANT AND LOUNGE FACILITIES IN HOTEL 2 ARE ANTICIPATED TO BE USED BY A MIX OF GUESTS AND OUTSIDE USERS AT A 5:00P-9P.
3.	CROSS-PARKING AGREEMENTS ARE TO BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
4.	THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED HEREIN.
5.	THE APPLICANT RESERVES THE RIGHT TO DEVELOP A CHILD-CARE USE AS AN ALTERNATE SECONDARY USE WITHIN THE PROPOSED 3,400 SQUARE FOOT BUILDING, AS SHOWN ON SHEET 4A, IN WHICH CASE THE NUMBER OF PARKING SPACES REQUIRED AND PROVIDED WOULD BE REDUCED (150 CHILDREN @ 0.16 SPACE/CHILD = 24 SPACES).

### PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY C

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY A STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND AMENITY POND "B". BOTH FACILITIES ARE LOCATED IN LAND BAY A. THE POND, IDENTIFIED AS SWM POND 1, IS A WET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE COMMONWEALTH CENTRE DEVELOPMENT AREA (51.45+/- ACRES) INCLUDING LAND BAYS B AND C AND NEWBROOK DRIVE. IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMPs). THE POND IS AN EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (8178-SP-091). STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING NEWBROOK DRIVE AND THROUGH PORTIONS OF LAND BAY A. AMENITY POND "B" IS TO BE LOCATED IN THE SOUTHEASTERLY PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A WET POND. AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "F" (8178-SP-091-F) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "C" CONSISTING MOSTLY OF ROOF AREAS FROM TWO HOTEL STRUCTURES AND ONE RETAIL BUILDING. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, WHICH IS MORE THAN 100 TIMES THE SITE AREA (51.45 +/- ACRES), CONTRIBUTING DRAINAGE TO THE FACILITIES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

### STORM WATER OUTFALL NARRATIVE - LAND BAY C

STORM RUNOFF ON LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM ACROSS NEWBROOK DRIVE TO LAND BAY A AND DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE POND WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. THE POND WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH AT A LOCATION AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 640 ACRES, OR MORE THAN 100 TIMES THE DRAINAGE AREA (51.45 +/- ACRES), CONTRIBUTING TO POND 1 AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

AMENITY POND "B", WHICH WAS PROPOSED AND APPROVED WITH COMMONWEALTH CENTRE SITE PLAN REVISION "F" (8178-SP-091-F) ASSOCIATED WITH LAND BAY A, PROVIDES BMP AND SWM FOR 4.2 ACRES OF THE COMMONWEALTH CENTRE DEVELOPMENT INCLUDING PORTIONS OF LAND BAY "C" CONSISTING MOSTLY OF ROOF AREAS FROM THE TWO HOTELS AND ONE RETAIL BUILDING. AMENITY POND "B" IS ALSO GOING TO BE UTILIZED AS THE IRRIGATION RESERVOIR.

AMENITY POND "B" AND BIO-RETENTION FACILITY "A" HAVE A COMBINED OUTFALL. BOTH FACILITIES (POND 1 AND AMENITY POND "B") WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAN ASSOCIATED WITH FLATLICK BRANCH. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES. AT THE POINT OF DISCHARGE INTO THE STREAM VALLEY, THE 640 ACRES OF UPSTREAM AREA DRAINING WITHIN FLATLICK BRANCH TO THIS POINT CONSTITUTES MORE THAN 100 TIMES THE 51.45 +/- ACRES OF SITE AREA, CONTRIBUTING DRAINAGE TO THE POND OUTFALLS, AND THE SITE HAS AN ADEQUATE OUTFALL.



DATE: JULY 2008  
DESIGN: L.M. TORALBA  
CHECK: J.R. JERICHO  
SCALE: 1" = 40'

ADD NOTE 4, THE LAND BAY A REVISIONS DATE: 3/17/2009

TABULATIONS & STORM NARRATIVES  
LAND BAYS A, B AND C - COPA/FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
FAIRFAX COUNTY, VIRGINIA



DATE: JULY 2008  
DESIGN: L.M. TORALBA  
CHECK: J.R. JERICHO  
SCALE: 1" = 40'  
JOB NO.: 932091  
P.R. NO.: 44774  
SHEET 2 OF 20  
FILE NO.: C-4710

# TABLATIONS / NARRATIVES

## TABLATION - LAND BAY D

AREA:	36.76 ACRES
NUMBER OF BUILDINGS:	2 SEVEN-STORY BUILDINGS, AND 1 NINE-STORY BUILDING
GROSS FLOOR AREA:	
BUILDING 4 (SEVEN STORIES):	175,000 GSF
BUILDING 5 (NINE STORIES):	232,400 GSF
BUILDING 6 (SEVEN STORIES):	175,000 GSF
TOTAL:	582,400 GSF
OPEN SPACE:	22.97 ACRES (62.5%)
PARKING SPACES REQUIRED/PROVIDED:	
TOTAL PARKING SPACES REQUIRED:	363,486 GSF @ 2.6 SPACES/1,000 GSF = 1,517 SPACES
PARKING SPACES PROVIDED:	1,195 SPACES
SURFACE PARKING:	1,195 SPACES
STRUCTURED PARKING:	324 SPACES
TOTAL:	1,519 SPACES
LOADING SPACES REQUIRED/PROVIDED:	
TOTAL LOADING SPACES REQUIRED:	15 SPACES
BUILDING 4:	5 SPACES
BUILDING 5:	5 SPACES
BUILDING 6:	5 SPACES
TOTAL LOADING SPACES PROVIDED:	15 SPACES

**TABLATION NOTE:**  
THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY, PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED BELOW THE VALUES INDICATED HEREIN.

## PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY D

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO LAND BAY D ARE TO BE MET BY TWO STORM WATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMP) FACILITIES LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS, ONE TO BE LOCATED ON LAND BAY A AND THE OTHER ON LAND BAY D. THE FACILITY ON LAND BAY A IS TO BE A BIO-RETENTION FACILITY TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY A, AND IS ANTICIPATED TO BE EXISTING WHEN THE DEVELOPMENT OF LAND BAY D COMMENCES. OTHERWISE, THIS FACILITY WILL BE CONSTRUCTED IN CONJUNCTION WITH LAND BAY D. THE FACILITY ON LAND BAY D WILL BE A WET POND TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY D. THESE TWO FACILITIES WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP'S) FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY D WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY, AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT FACILITIES BY ENCLOSED STORM DRAINAGE SYSTEMS.

EACH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLUCK BRANCH, AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 800 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL, ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE SITE WILL BE ACHIEVED.

## STORM WATER OUTFALL NARRATIVE - LAND BAY D

STORM RUNOFF ON THE MAJOR PORTION OF LAND BAY D WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO EITHER A STORM WATER MANAGEMENT POND TO BE LOCATED ON LAND BAY D OR TO A BIO-RETENTION FACILITY TO BE LOCATED ON LAND BAY A. RUNOFF FROM A SMALL PORTION OF LAND BAY D MAY BE DISCHARGED DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLUCK BRANCH. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE STORM WATER MANAGEMENT FACILITIES WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLUCK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 800 ACRES, WHICH IS MORE THAN 100 TIMES THE TOTAL DRAINAGE AREA OF LAND BAY D AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

## LAND BAY E - NEWBROOK DRIVE EXTENDED (PRIVATE STREET)

AREA:	2.44 ACRES
OPEN SPACE:	0.30 ACRES (12%)

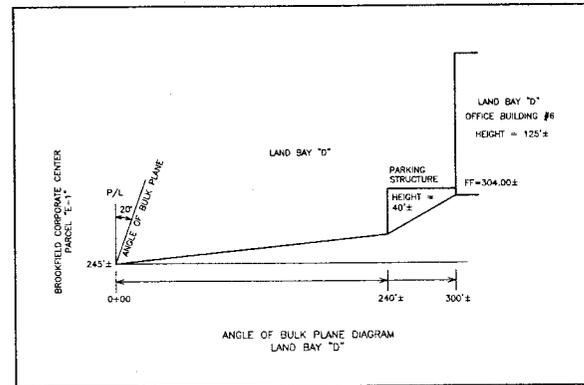
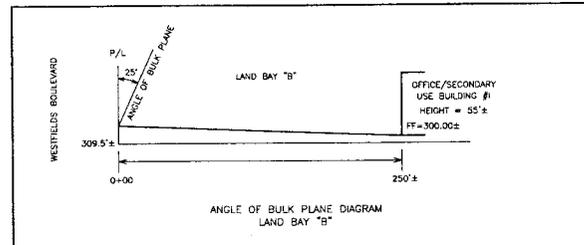
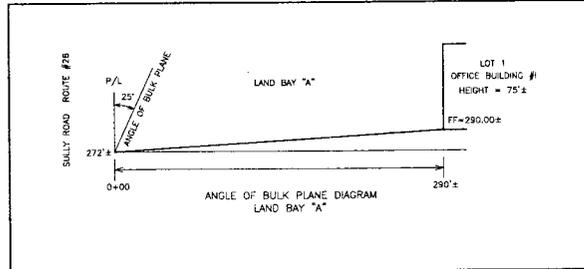
## LAND BAY F - EXISTING NEWBROOK DRIVE (PRIVATE STREET)

AREA:	3.21 ACRES
OPEN SPACE:	0.65 ACRES (20%)

### TABLATION NOTES:

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
3. CROSS PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.

## ANGLE OF BULK PLANE DIAGRAMS (REFER TO "NOTES RELATIVE TO MINIMUM YARD AND ANGLE OF BULK PLANE REQUIREMENTS", THIS SHEET)



### NOTES RELATIVE TO MINIMUM YARD AND ANGLE OF BULK PLANE REQUIREMENTS:

1. FOR THE PDC DISTRICT, THERE ARE NO ESTABLISHED MINIMUM YARD OR ANGLE OF BULK PLANE REQUIREMENTS APPLICABLE TO BUILDINGS AND THEIR RELATIONSHIPS TO INTERIOR LOT LINES, AND THE MINIMUM SETBACKS OF PROPOSED BUILDINGS FROM THOSE LINES SHALL BE GENERALLY AS SHOWN ON THIS PLAN.

2. FOR THE PDC DISTRICT, THE MINIMUM YARDS APPLICABLE AT EXTERIOR BOUNDARIES OF THE PARCEL (ON LAND BAYS A, B AND D) SHALL GENERALLY CONFORM TO THOSE REQUIREMENTS ESTABLISHED FOR THE CONVENTIONAL ZONING DISTRICT MOST COMPATIBLE WITH THE PROPOSED USES. IN THIS CASE THE C-3 DISTRICT WOULD BE DEEMED TO BE COMPATIBLE WITH THE PROPOSED OFFICE USES ON LAND BAYS A AND D, AND WOULD REQUIRE THE FOLLOWING RELATIVE TO THE RELATIONSHIPS OF THE BUILDINGS TO THE EXTERIOR PARCEL BOUNDARIES ON THESE LAND BAYS:

**LAND BAY A:** RELATIVE TO THE WESTERN PARCEL BOUNDARY (WEST FRONTAGE) AND THE SOUTHERLY PARCEL BOUNDARY (WEST BELT ROAD RIGHT-OF-WAY), A MINIMUM FRONT YARD OF 40 FEET WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM EACH OF THESE EXTERIOR BOUNDARIES IS APPROXIMATELY 310 FEET AND 204 FEET, RESPECTIVELY.

RELATIVE TO THESE SAME EXTERIOR BOUNDARIES, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENT IS 25 DEGREES, IMPOSING A MINIMUM SETBACK DISTANCE OF APPROXIMATELY 35 FEET ON A FIVE-STORY, 74-FOOT-4 INCH BUILDING, OR LESS THAN THE ABSOLUTE MINIMUM YARD REQUIREMENTS. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

**LAND BAY D:** RELATIVE TO THE EASTERLY PARCEL BOUNDARY AND THE SOUTHERLY PARCEL BOUNDARY (WEST BELT ROAD RIGHT-OF-WAY), RESPECTIVE MINIMUM YARDS OF 20 FEET (REAR) AND 40 FEET (FRONT) WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM EACH OF THESE EXTERIOR BOUNDARIES IS APPROXIMATELY 280 FEET AND 350 FEET, RESPECTIVELY.

RELATIVE TO THE SAME EXTERIOR BOUNDARIES, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENTS ARE 20 DEGREES AND 25 DEGREES, RESPECTIVELY, IMPOSING RESPECTIVE MINIMUM SETBACK DISTANCES OF APPROXIMATELY 60 FEET AND 77 FEET ON A NINE-STORY, 185-FEET-FOOT HIGH (INCLUDING GARAGE) STRUCTURE. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

WITH RESPECT TO LAND BAY B, THE MOST APPROPRIATE CONVENTIONAL ZONING DISTRICT WOULD BE THE C-3 DISTRICT, REQUIRING THE FOLLOWING RELATIONSHIPS OF COMMERCIAL BUILDINGS TO A PROPERTY LINE:

**LAND BAY B:** RELATIVE TO THE SOUTHERLY PARCEL BOUNDARY (WEST BELT ROAD RIGHT-OF-WAY), A MINIMUM FRONT YARD OF 40 FEET WOULD APPLY. THE MINIMUM DISTANCE THAT ANY BUILDING IS PROPOSED TO BE SET BACK FROM THIS EXTERIOR BOUNDARY IS APPROXIMATELY 250 FEET.

RELATIVE TO THE SAME EXTERIOR BOUNDARY, THE APPLICABLE ANGLE OF BULK PLANE REQUIREMENT IS 45 DEGREES, IMPOSING A MINIMUM SETBACK DISTANCE OF APPROXIMATELY 55 FEET ON A TWO-STORY, 55-FEET-FOOT HIGH STRUCTURE. REFER TO THE ANGLE OF BULK PLANE DIAGRAMS ON THIS SHEET.

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

The information is required under the following Zoning Ordinance paragraphs:  
Special Permits (9-111.21 & 23)  
Special Exceptions (9-111.21 & 23)  
Commercial Frontal/Alley (9-111.21 & 23)  
Development Plans PRC District (16-302.3 & 4) PRC Plan (16-303.1E & 10)  
Amendments (16-202.10F & 10)

- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facilities, storm drainage pipe systems and outlet protection, pond spillways, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.

Facility Name/Type	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	if pond, det. (days)
POND 1 (WET)	45.69	0.00	45.69	132,000	728,656	0.00
WESTFIELD CORP. POND 2 (WET)	13.13	0.00	13.13	56,990	248,263	0.00
FORM 1 (WET)	7.00	0.00	7.00	36,137	1,202,000	N/A
AGENCY A (WET)	N/A	0.00	N/A	N/A	N/A	N/A
Totals	67.79	0.00	67.79	225,127	966,121	

- 3. Provide:
  - On-site drainage channels, outfalls and pipe systems as shown on Sheet 4, 5 & 6.
  - Pond inlet and outlet pipe systems as shown on Sheet 4, 5 & 6.
  - Access roads (road) to stormwater management facilities as shown on Sheet 2, 5 & 6.
  - Type of maintenance access road surface noted on the plan (i.e., ASPHALT, concrete, gravel, etc.).
- 4. Landscaping and tree preservation shown in and near the stormwater management facility as shown on Sheet 5, 6 & 6.
- 5. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2, 5 & 6.
- 6. A description of the existing conditions of each numbered inlet/outlet extended downstream from the site to a point which is at least 100 times the area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2, 5 & 6.
- 7. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2, 5 & 6.
- 8. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 4, 5, 10 & 20.

- 9. A submission waiver is requested for: N/A
- 10. Stormwater management is not required because: N/A

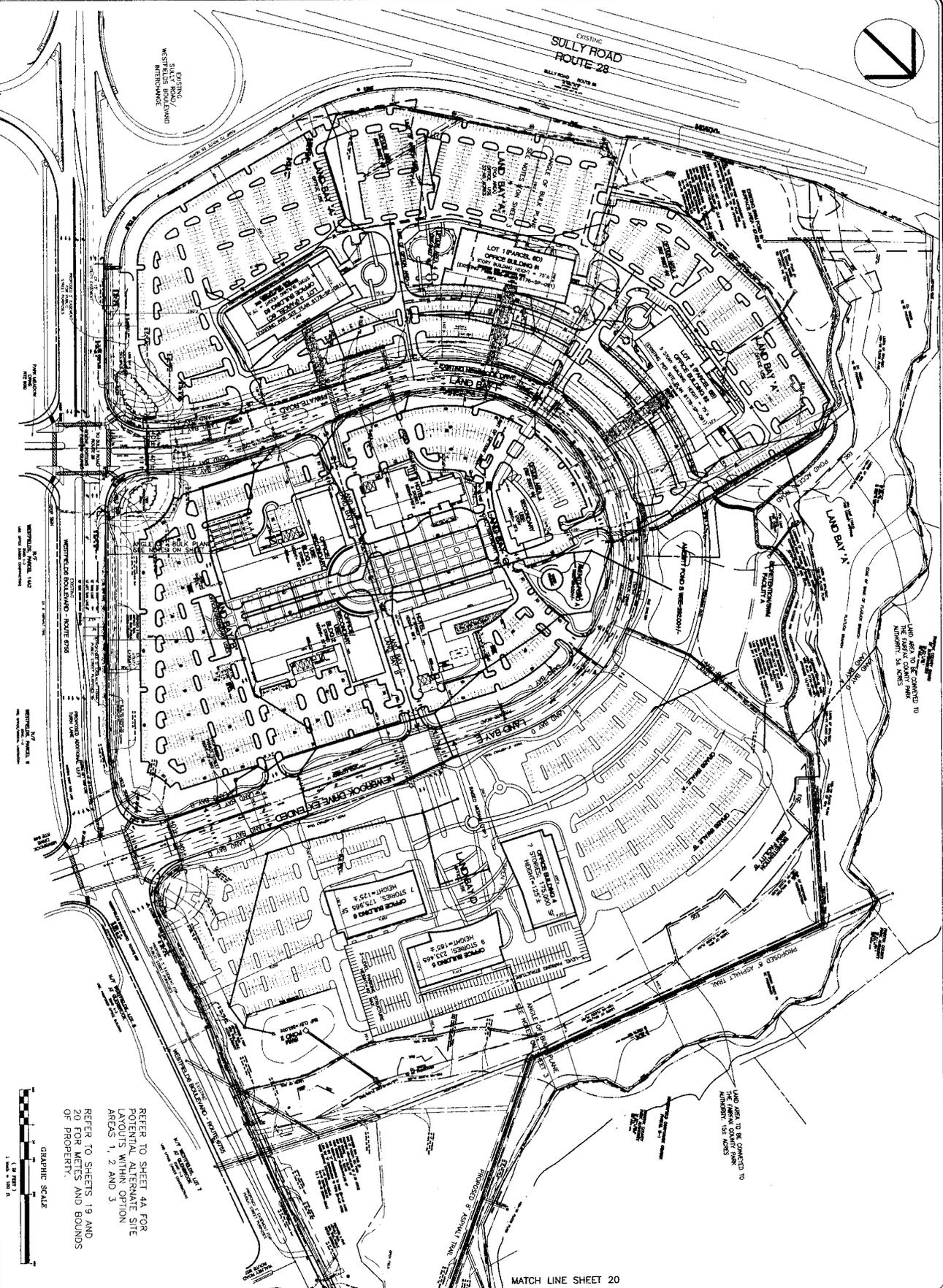


DATE:	JULY 2008
SCALE:	NONE
DESIGN:	J.M. TORRANO, TEB
CHECK:	J.P.C. CHECK: J.M.
JOB NO.:	930091
P.R. NO.:	44774
SHEET:	3 OF 20
FILE NO.:	C-4710

TABLATIONS & STORM NARRATIVES  
LAND BAYS D, E AND F-CDPA/FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
FAIRFAX COUNTY, VIRGINIA



DATE:	JULY 2008
SCALE:	NONE
DESIGN:	J.M. TORRANO, TEB
CHECK:	J.P.C. CHECK: J.M.
JOB NO.:	930091
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SHEET:	3 OF 20
FILE NO.:	C-4710



REFER TO SHEET 4A FOR POTENTIAL ALTERNATE SITE LAYOUTS WITHIN OPTION AREAS 1, 2 AND 3.

REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROPERTY.

GRAPHIC SCALE  
1" = 50' (AS SHOWN)

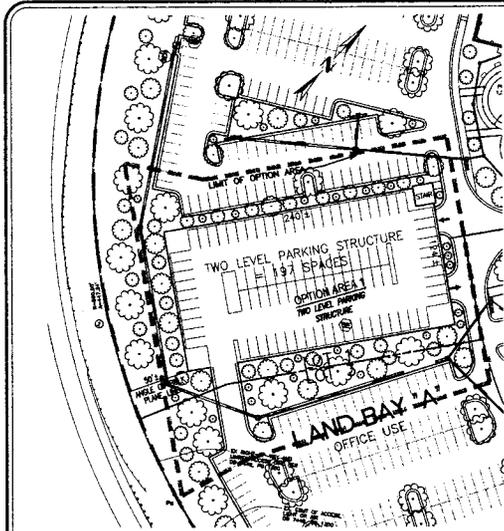
MATCH LINE SHEET 20

DATE: AUGUST 2008  
 SCALE: 1" = 50'  
 DESIGNER: J. M. GIBSON, P.E.  
 CHECKER: J. M. GIBSON, P.E.  
 P.E. NO.: 43774  
 SHEET 4 OF 20  
 FILE NO.: 04-4770

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT,  
 FINAL DEVELOPMENT PLAN AMENDMENT AND  
 PROFFER CONDITION AMENDMENT PLAT  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
DELETE CEMETERY	3/12/09
ADDITIONAL OPEN SPACE	3/12/09
ADD OPTION AREA 4	3/12/09
REVISED PER COMMENTS	NOV. 2008

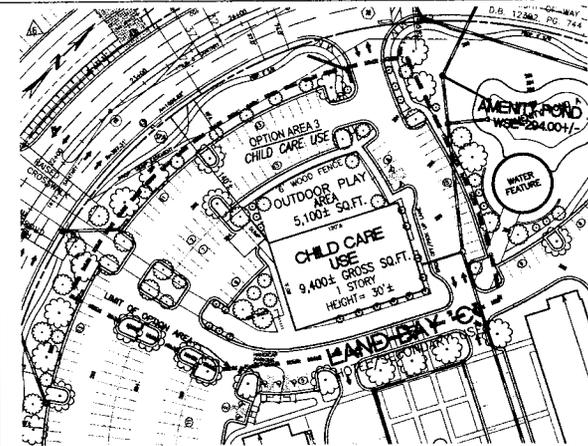
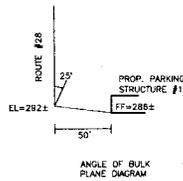
**BURGESS & NIPLE**  
 ARCHITECTS & ENGINEERS  
 1000 COMMONWEALTH BLVD., SUITE 200  
 FALLS CHURCH, VA 22044  
 TEL: 703.441.1100  
 FAX: 703.441.1101  
 WWW.BURGESSANDNIPLE.COM



**CDP, FDP AND PCA ALTERNATE  
OPTION 1 - LAND BAY A, PARCEL 6D  
TWO-LEVEL PARKING STRUCTURE  
IN LIEU OF SURFACE PARKING**

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.59 AC.	2.59 AC.
PARKING SPACES:	158 SPACES	240 SPACES
OPEN SPACE:	20,349 SF/0.47 AC.	21,019 SF/0.48 AC.
OPEN SPACE %:	29.6%	30.2%

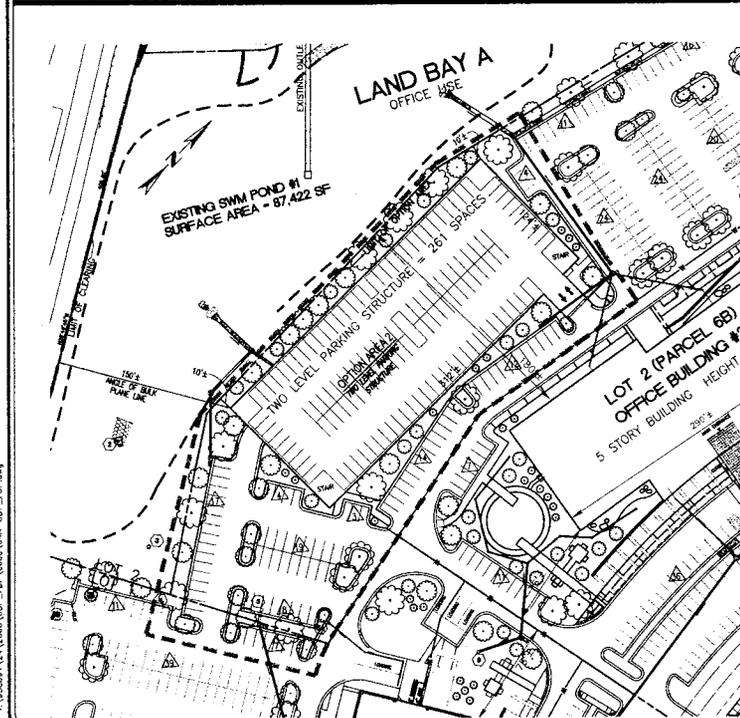
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT WITH SURFACE PARKING AT THIS LOCATION.



**CDP, FDP AND PCA ALTERNATE  
OPTION 3 - LAND BAY C  
CHILD CARE USE  
AS ALTERNATIVE SECONDARY USE**

	WITHOUT CHILD CARE USE	WITH CHILD CARE USE
OPTION AREA:	1.54 AC.	1.54 AC.
PARKING SPACES:	98 SPACES	72 SPACES
OPEN SPACE:	17,353 SF/0.40 AC.	23,122 SF/0.53 AC.
OPEN SPACE %:	28.0%	34.0%

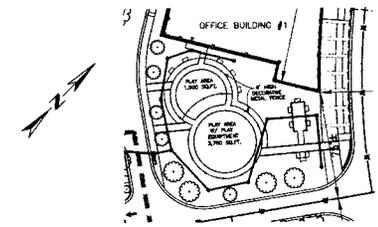
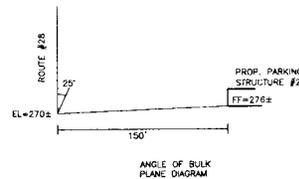
NOTE: REFER TO SHEET 4 FOR SITE LAYOUT AND BUILDING CONFIGURATION IF THE BUILDING AT THIS LOCATION IS INTENDED FOR A SECONDARY USE OTHER THAN CHILD CARE.



**CDP, FDP AND PCA ALTERNATE  
OPTION 2 - LAND BAY A, PARCEL 6B  
TWO-LEVEL PARKING STRUCTURE  
IN LIEU OF SURFACE PARKING**

	WITHOUT PARKING STRUCTURE	WITH PARKING STRUCTURE
OPTION AREA:	2.19 AC.	2.19 AC.
PARKING SPACES:	217 SPACES	359 SPACES
OPEN SPACE:	20,475 SF/0.47 AC.	21,423 SF/0.49 AC.
OPEN SPACE %:	21.5%	22.4%

NOTE: REFER TO SHEET 4 FOR SITE LAYOUT WITH SURFACE PARKING AT THIS LOCATION.



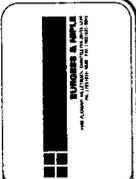
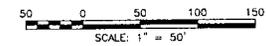
**CDP, FDP AND PCA ALTERNATE  
OPTION 4 - LAND BAY A, PARCEL 6D  
ALTERNATE CHILD CARE USE  
AS AN ACCESSORY USE  
IN A PORTION OF OFFICE BUILDING #1,  
WITH AN OUTDOOR PLAY AREA**

CHILD CARE USE AREA WITHIN BUILDING: 8100 SQ.FT.  
NUMBER OF CHILDREN: 70

NOTE: CHILD CARE SERVICES TO BE PROVIDED EXCLUSIVELY FOR BUILDING TENANTS.

NOTES:

1. THE "OPTION AREA" IS AN ARBITRARY LIMIT ESTABLISHED SOLELY FOR COMPARATIVE PURPOSES.
2. THE CONFIGURATION OF THE PARKING STRUCTURES AND THE NUMBER OF SPACES MAY VARY SLIGHTLY WITH FINAL DESIGN.



DESIGN: JLM	DATE: 8/1/08
CHECK: JPC	DATE: 8/1/08
DATE: 8/1/08	DATE: 8/1/08

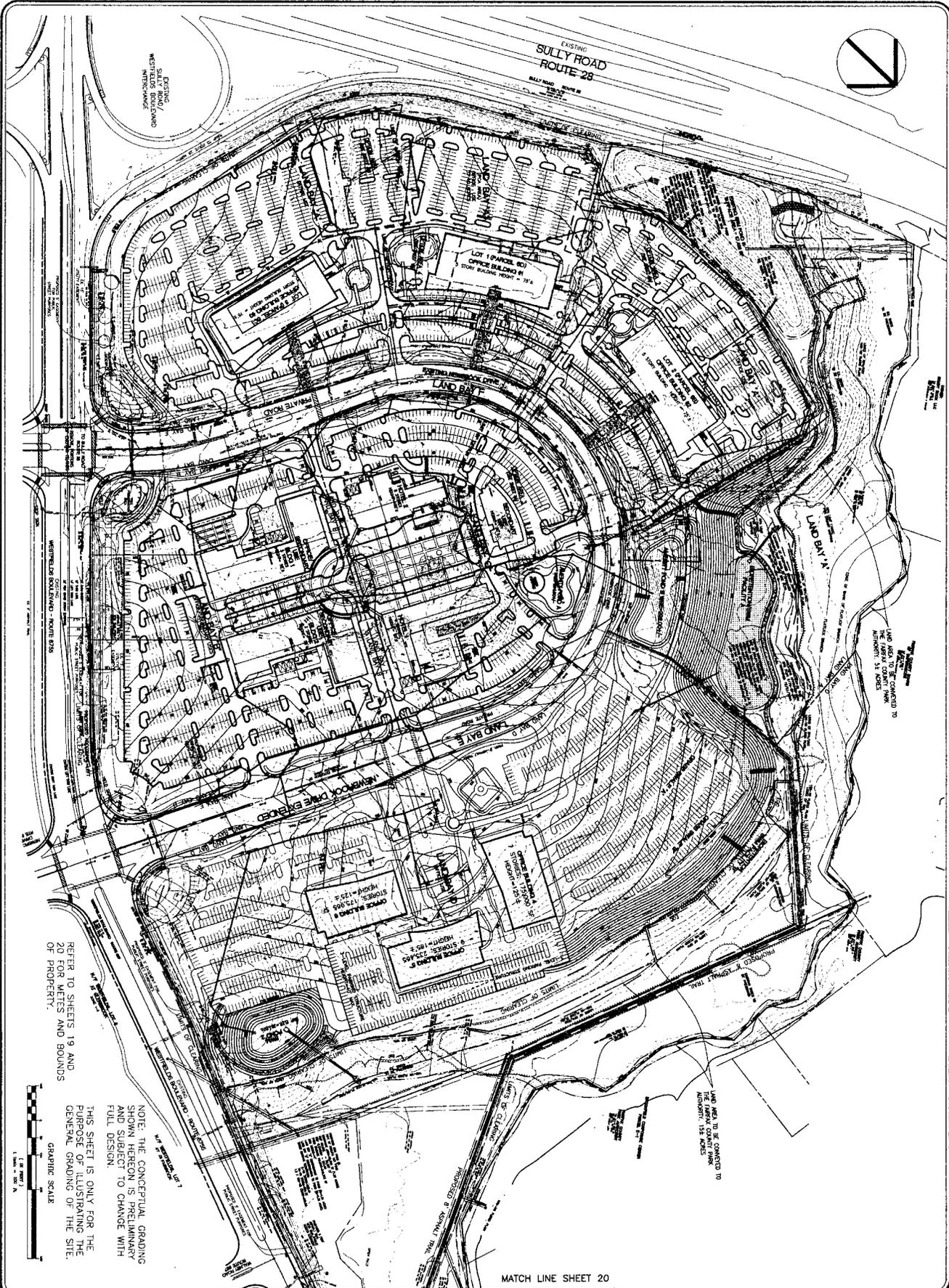
REVISE LANDSCAPING	3/7/2009	DATE:
ADD OPTION AREA 4	7/7/2008	DATE:
EDWART COULSON (PCA)		REVISIONS:

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT  
FINAL DEVELOPMENT PLAN AMENDMENT AND  
PROFFER CONDITION AMENDMENT PLAT  
SITE LAYOUT OPTIONS 1-3  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
FARMEX COUNTY, VIRGINIA

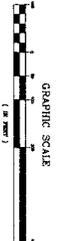


DATE: AUGUST, 2008	
SCALE: 1" = 50'	
DESIGN: JLM	DRAWN: MPC
CHECK: JPC	CHECK: JLM
JOB NO.: 93-091	
P.R. NO.: 44774	
SHEET 4A OF 20	
FILE NO.: C-4710	

T:\DGN\144\2008\CDP\_FDP\_Couset\04A\_CDP\_FDP.dwg



REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROJECT.



NOTE: THE CONCEPTUAL GRADING AND SECTION IS PRELIMINARY AND SUBJECT TO CHANGE WITH FULL DESIGN.  
THIS SHEET IS ONLY FOR THE PURPOSE OF ILLUSTRATING THE GENERAL GRADING OF THE SITE.

MATCH LINE SHEET 20

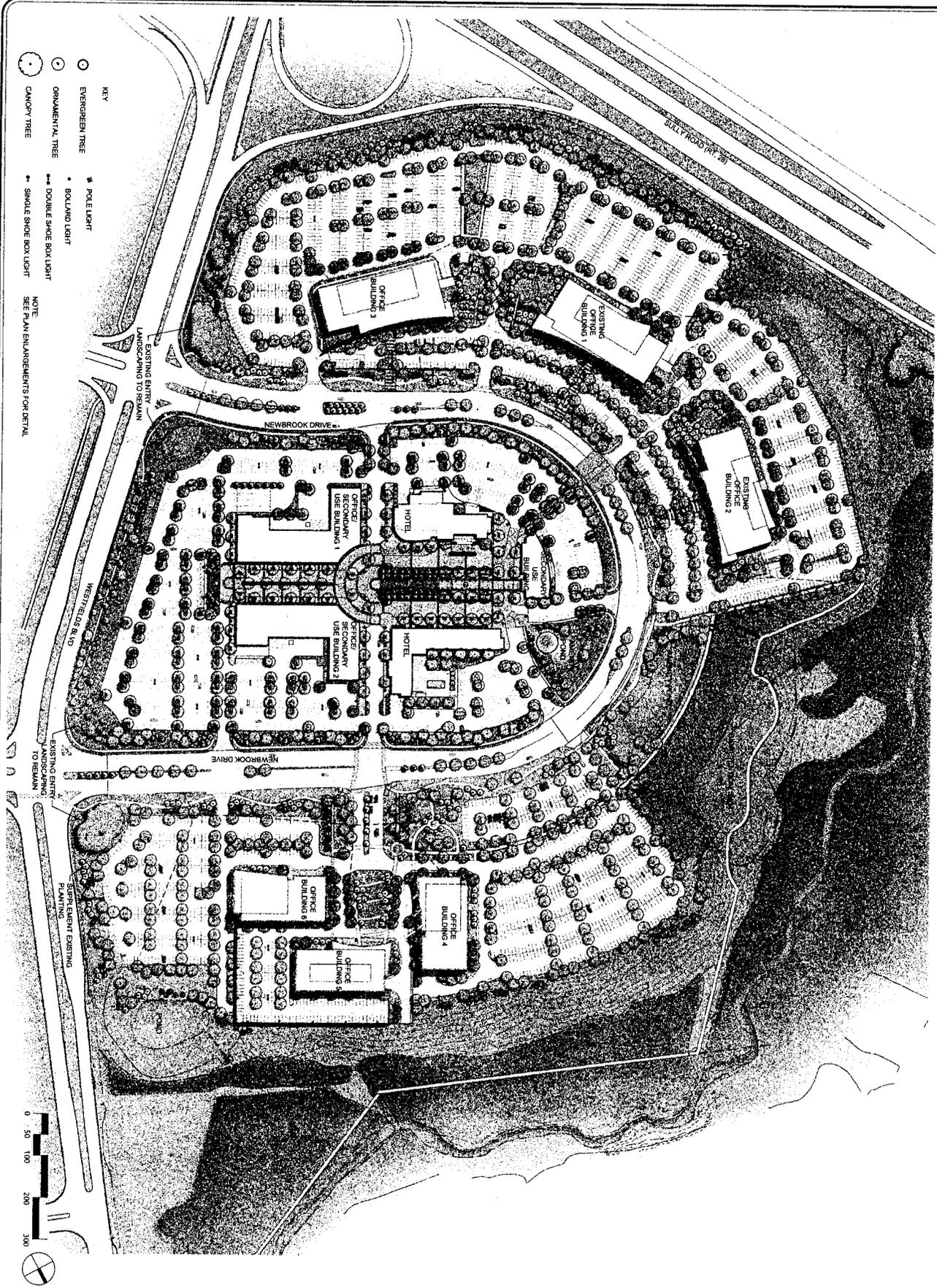
CONCEPTUAL GRADING PLAN  
PARCEL 24  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA



DATE: AUGUST, 2008
SCALE: 1" = 100'
CHECKED BY: [Signature]
DATE: 5/12/09
PROJECT NO.: 44774
SHEET NO.: 5 OF 20
FILE NO.: C-4710

REVISIONS	DATE
DELETE CEMETERY	5/12/09
ADDITIONAL OPEN SPACE	5/12/09
REVISED PER COMMENTS	NOV. 2008





- KEY
- EVERGREEN TREE
  - ORNAMENTAL TREE
  - CANOPY TREE
  - POLE LIGHT
  - BOLLARD LIGHT
  - DOUBLE SHOE BOX LIGHT
  - SINGLE SHOE BOX LIGHT

NOTE:  
SEE PLAN ENLARGEMENTS FOR DETAIL



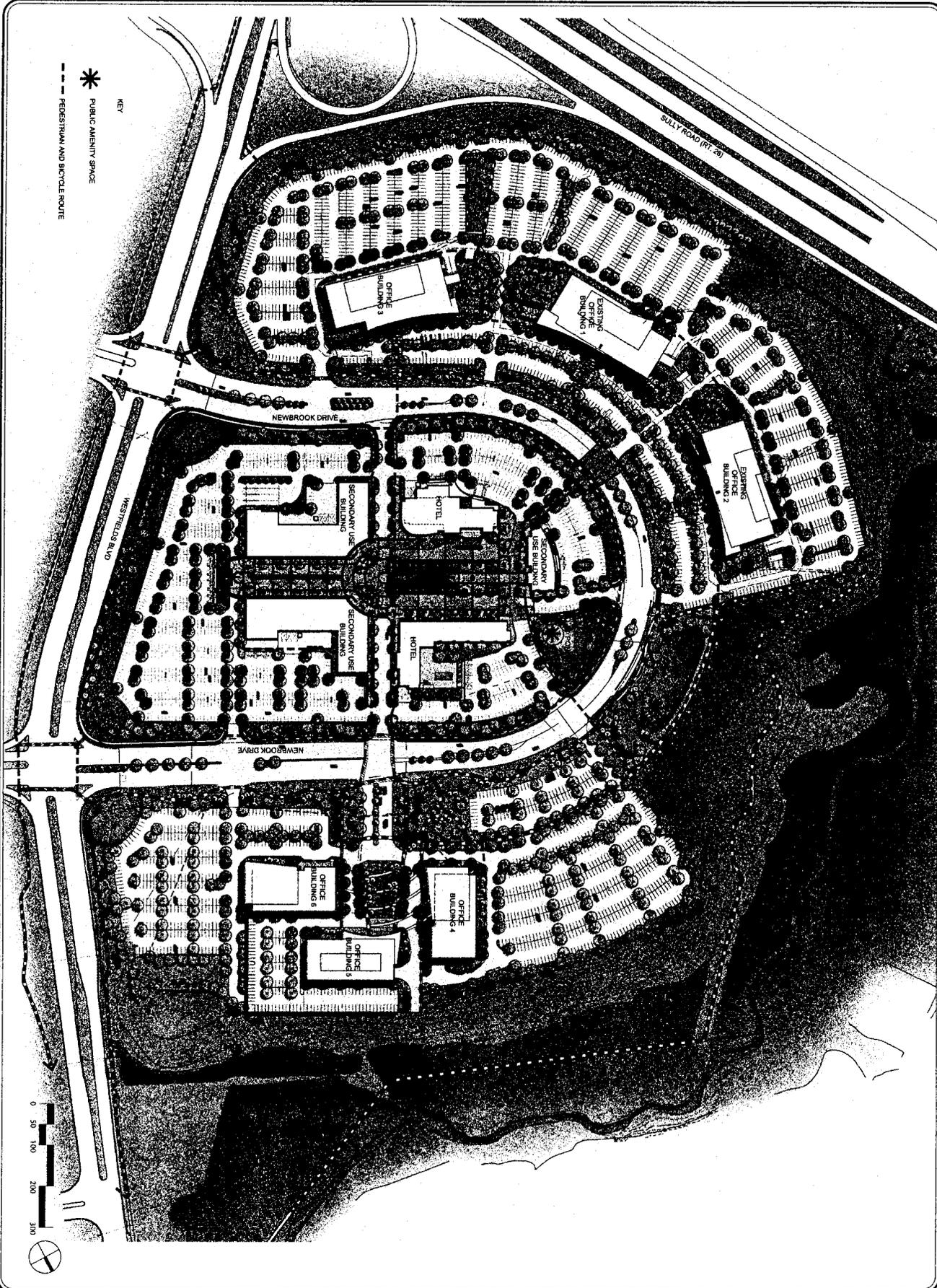
DATE: AUGUST 2008  
 SCALE: 1" = 100'-0"  
 DESIGN: J. SCHWAB, S.P.  
 CHECK: J. SCHWAB, S.P.  
 SHEET: 6 OF 20  
 TITLE: C-4710

CONCEPTUAL LANDSCAPE PLAN  
 CDPA / FDPA  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE

LEWIS  
 SCULLEY  
 GONNET  
 &  
 PARTNERS  
 1110 EAST BROADWAY, SUITE 1110  
 ARLINGTON, VIRGINIA 22202-4402  
 TEL: 703.241.1100  
 FAX: 703.241.1101  
 WWW.LEWIS-SCULLEY-GONNET.COM

BURNS & MCDONNELL  
 1110 EAST BROADWAY, SUITE 1110  
 ARLINGTON, VIRGINIA 22202-4402  
 TEL: 703.241.1100  
 FAX: 703.241.1101  
 WWW.BURNS-MCDONNELL.COM



DATE: AUGUST, 2008  
 DRAWN BY: J. LAM, S2  
 CHECKED BY: J. LAM, S2  
 JOB NO.: 30081  
 P.E. NO.: 1427  
 SHEET 7 OF 23  
 TEL. NO.: 4710

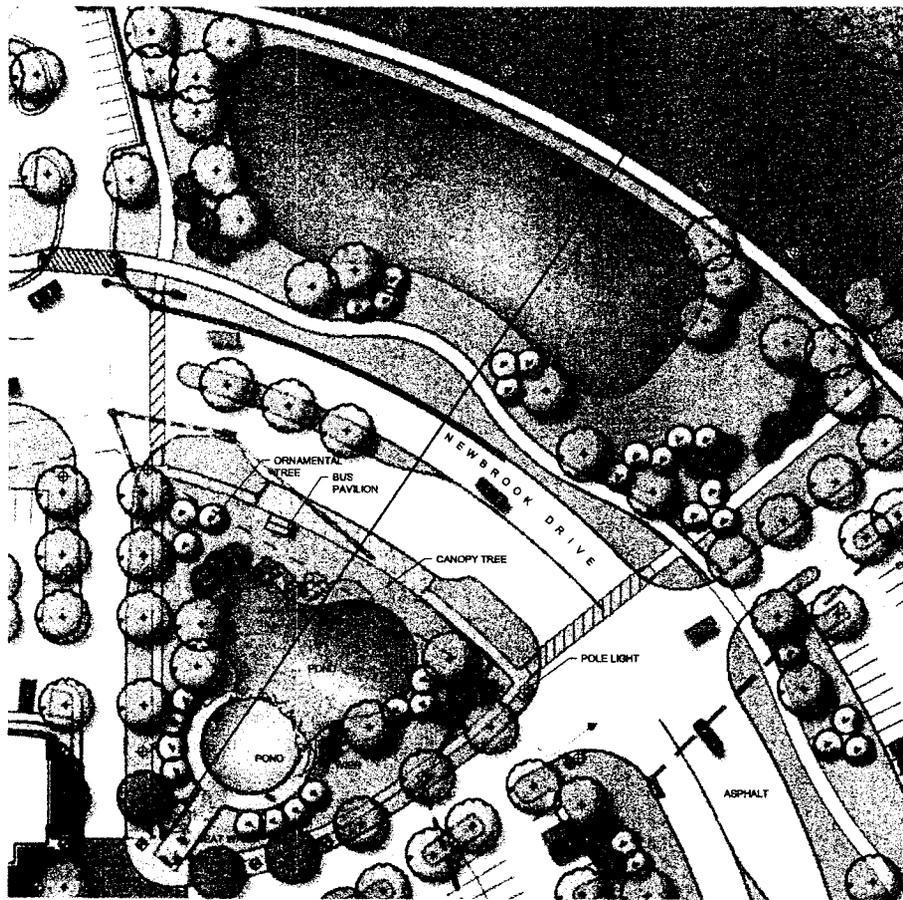


PEDESTRIAN CIRCULATION PLAN  
 CDPA / FDPA  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE

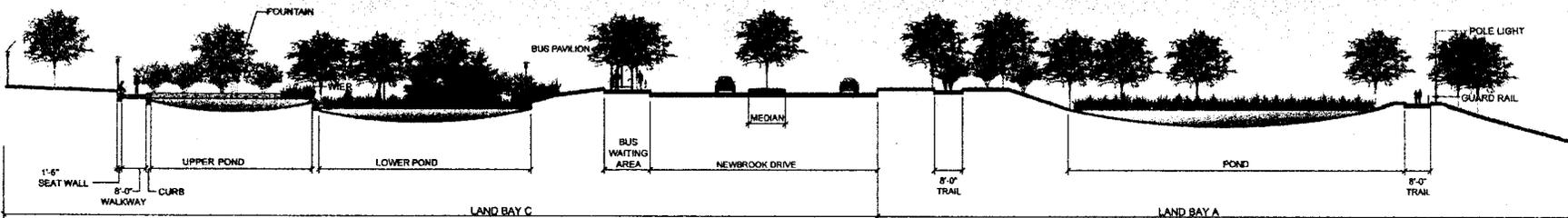
LEWIS  
 SCULLY  
 GONNET  
 ARCHITECTS  
 1000 MARKET STREET, SUITE 200  
 ARLINGTON, VA 22202  
 TEL: 703.261.1100





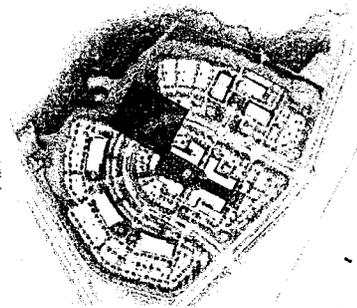
2 POND PLAN - LAND BAYS "A" AND "C"

SCALE: 1" = 30' 0"



3 POND SECTION

SCALE: 1/4" = 1' 0"



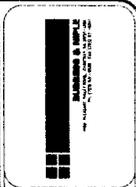
1 KEY PLAN

SCALE: 1" = 800' 0"



4 ILLUSTRATIVE POND EDGE TREATMENT

SCALE: N/A



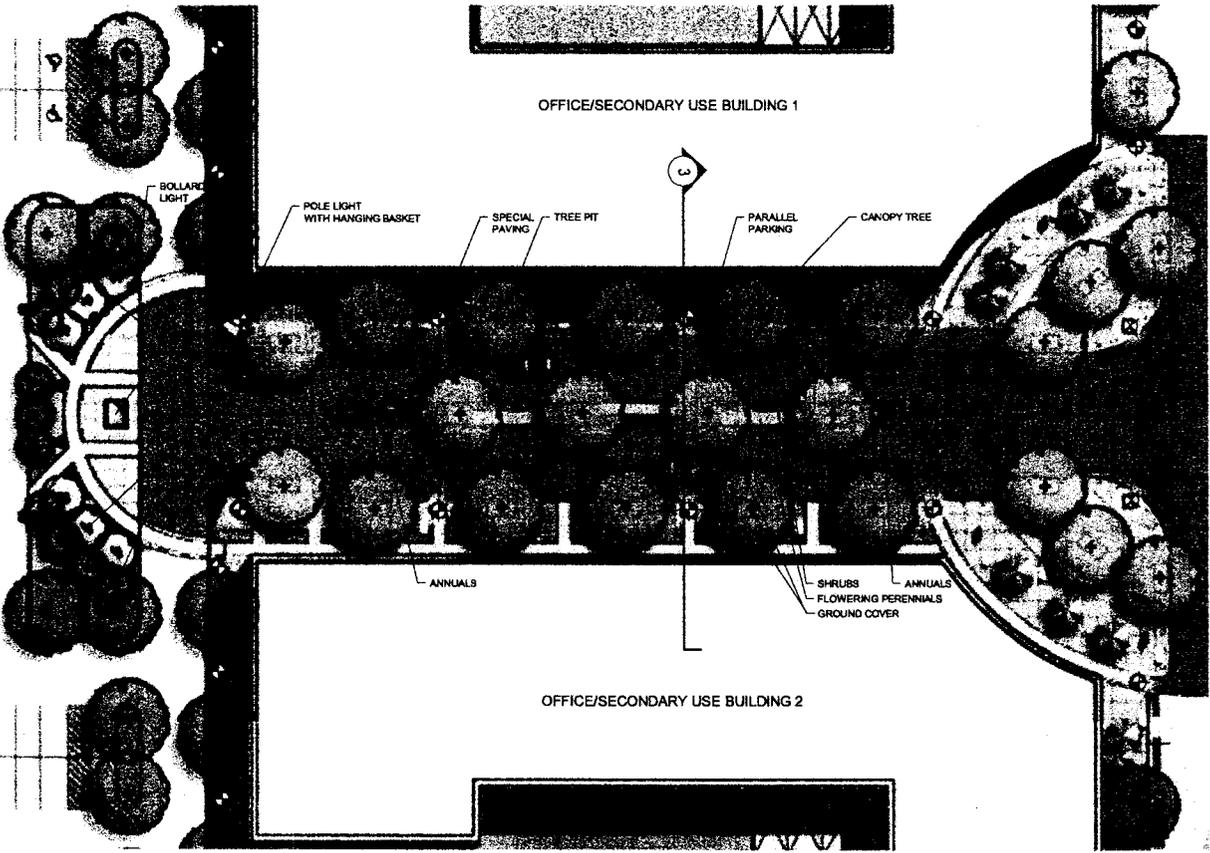
**LEWIS  
SCULLY  
ARCHITECTS  
GIONET**  
114 S. GARDNER ST. SUITE 200  
WESTFIELD, MASSACHUSETTS 01095  
TEL: (413) 253-1111 FAX: (413) 253-1112

NO.	DATE	REVISIONS

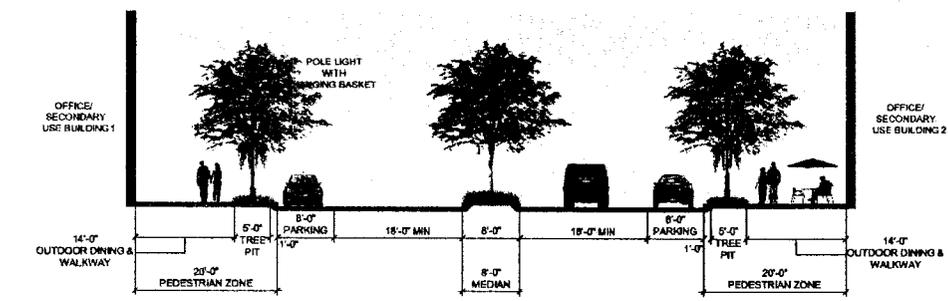
DETAIL - LAND BAYS A AND C  
CDPA / FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SOUTH WESTFIELD, MASSACHUSETTS



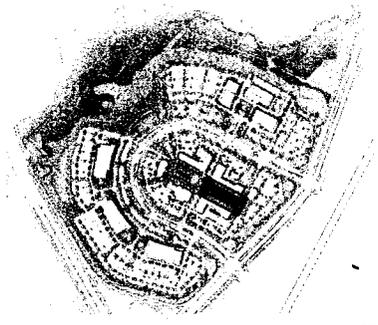
DATE: AUGUST, 2008  
SCALE: AS NOTED  
DESIGNER: [initials] DRAWN BY: [initials]  
CHECKER: [initials] CHECK: [initials]  
JOB NO. 932091  
P.E. NO. 41427  
SHEET 8 OF 20  
FILE NO. C-4710



2 PLAZA PLAN - LAND BAY B  
SCALE: 1" = 20'0"



3 SECTION  
SCALE: 1/8" = 1'-0"



1 KEY PLAN  
SCALE: 1" = 500'0"



**LEWIS  
SCULLY  
ARCHITECTS  
GIONET**  
1919 Colburn Road, Suite 110  
Arlington, Virginia 22202  
TEL: (703) 241-7000 FAX: (703) 241-0801

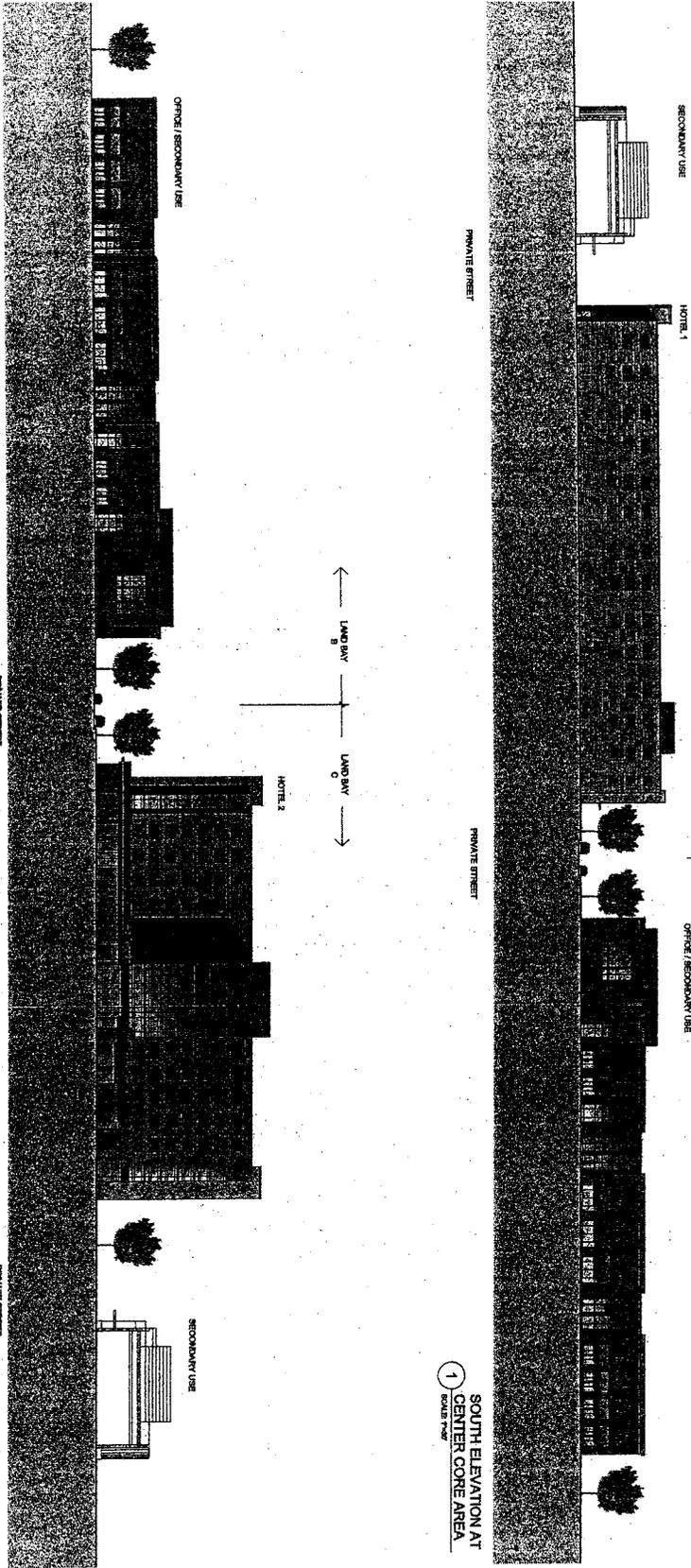
DATE	
REVISIONS	

LANDSCAPE DETAIL - LAND BAY B  
CDPA / FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
FAIRFAX COUNTY, VIRGINIA



DATE: AUGUST, 2008  
SCALE: AS NOTED  
DESIGNER: CF  
CHECKER: SP  
JOB NO.: 520091  
P.L. NO.: 414277  
SHEET: 2 OF 20  
FILE NO.: C-4710

NOTE: BUILDING ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & SUBJECT TO FINAL BUILDING DESIGN.



1 SOUTH ELEVATION AT CENTER CORE AREA SCALE 1/8" = 1'-0"

2 NORTH ELEVATION AT CENTER CORE AREA SCALE 1/8" = 1'-0"

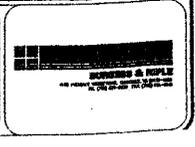
DATE:	8 APR 2017
SCALE:	AS SHOWN
DESIGN:	RYAN
CHECK:	RYAN
APP. NO.:	
DATE:	10 FEB 20
REF. NO.:	C-4710

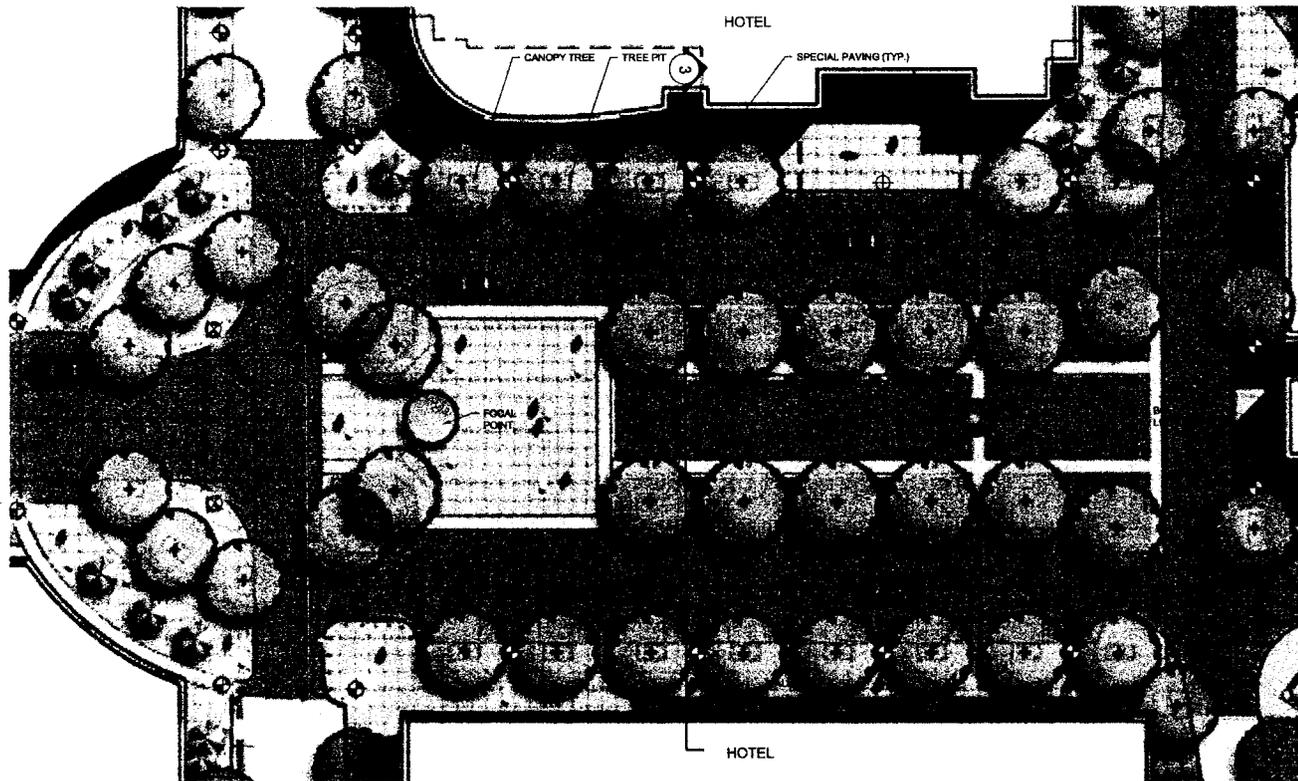


BUILDING ELEVATIONS—LAND BAYS B&C  
CDPA / FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS

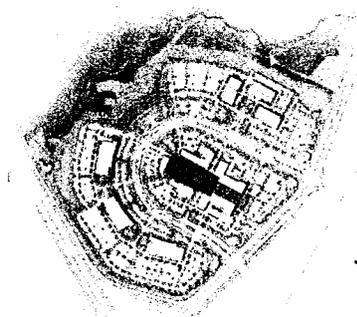
REVISIONS	DATE

**RTKL**  
RTKL Architecture Inc.  
1000 Massachusetts Avenue, Suite 1000  
Boston, MA 02118  
TEL: 617.452.2000  
WWW.RTKL.COM

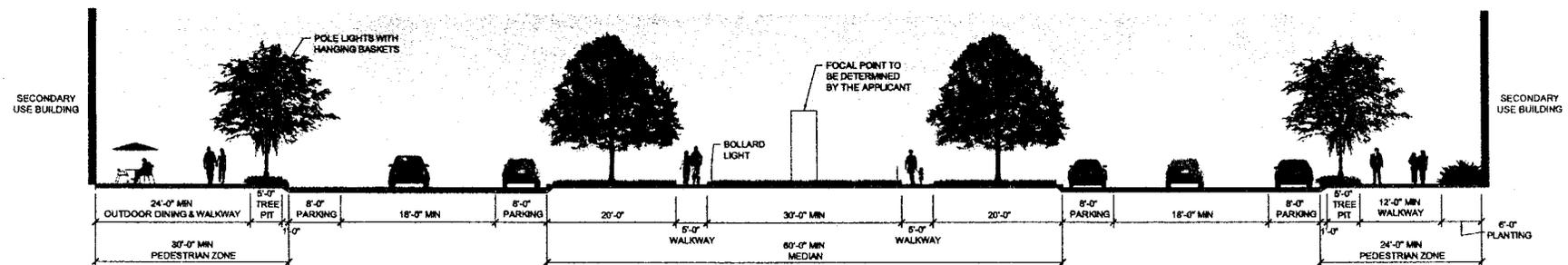




2 PLAZA PLAN - LAND BAY 'C'  
SCALE: 1"=20'-0"



1 KEY PLAN  
SCALE: 1"=500'-0"



3 SECTION  
SCALE: 1/8"=1'-0"

LEWIS SCULLY ARCHITECTS GIONET  
 1110 Green Road, Suite 110  
 Westfield, Virginia 22150  
 Tel: (703) 744-7474 / Fax: (703) 744-4547

LANDSCAPE DETAIL - LAND BAY C  
 CDPA / FOPA  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 FARMAN COUNTY, VIRGINIA

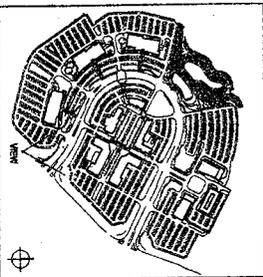
DATE: AUGUST, 2008  
 SCALE: AS NOTED  
 DESIGN: CF DRAWN: SP  
 CHECK: CHECK: FILE NO. 41427  
 SHEET 11 OF 20  
 FILE NO: C-4710





VIEW FROM WESTFIELDS BOULEVARD

KEY PLAN

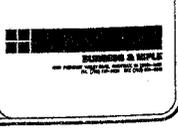
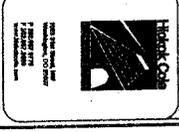


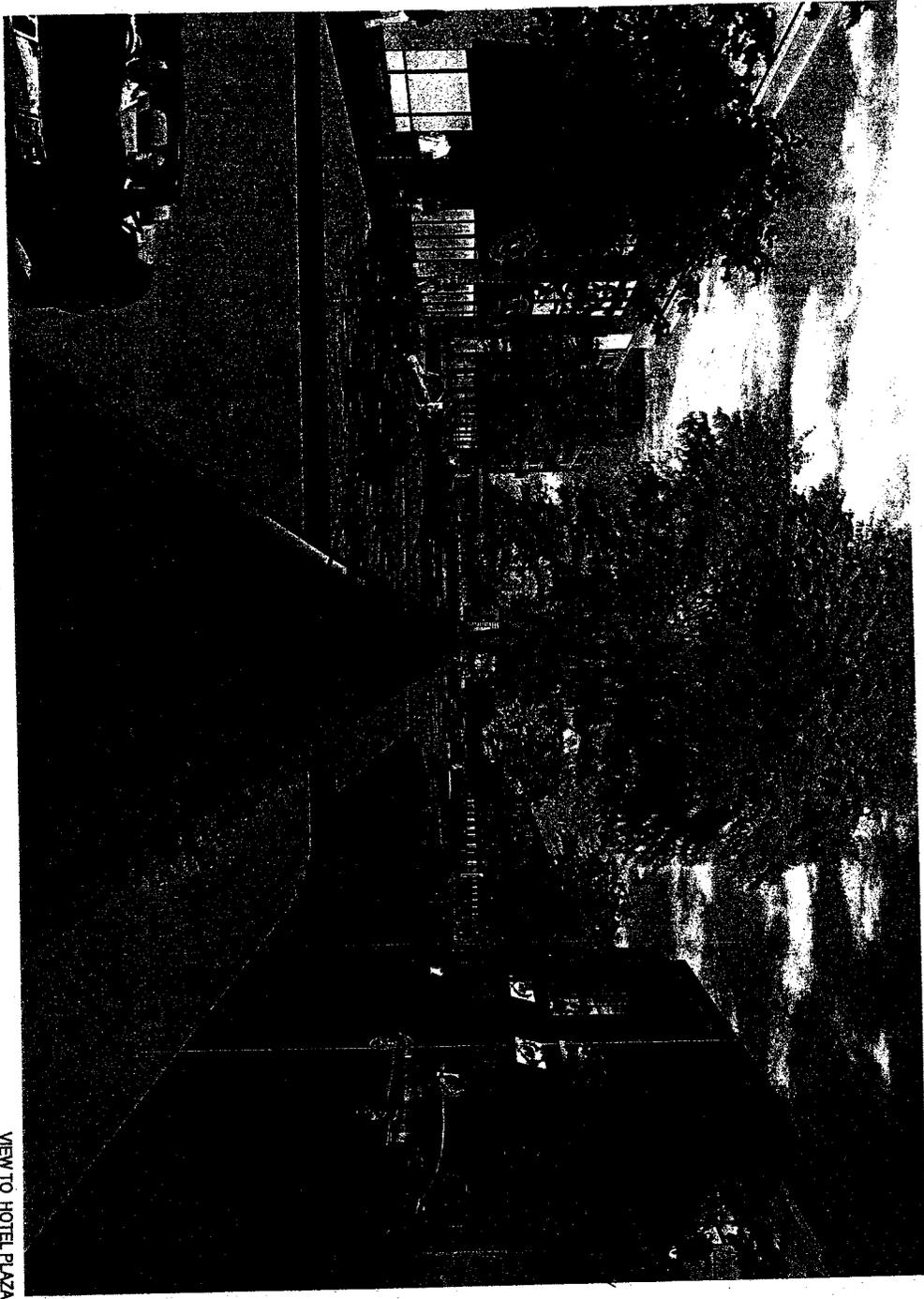
DATE: 04 JANUARY 2024  
 SCALE: N/A  
 DESIGN: NICK BRYAN/ABC  
 CHECK: JAMES BRYAN/ABC  
 P.E. NO. 41422  
 SHEET 13 OF 28  
 FILE NO. C-4710



SITE VIEWS  
 PARCEL 24  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

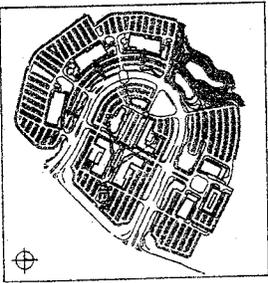
REVISIONS	DATE





VIEW TO HOTEL PLAZA

KEY PLAN

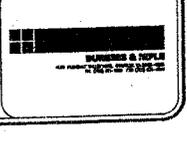


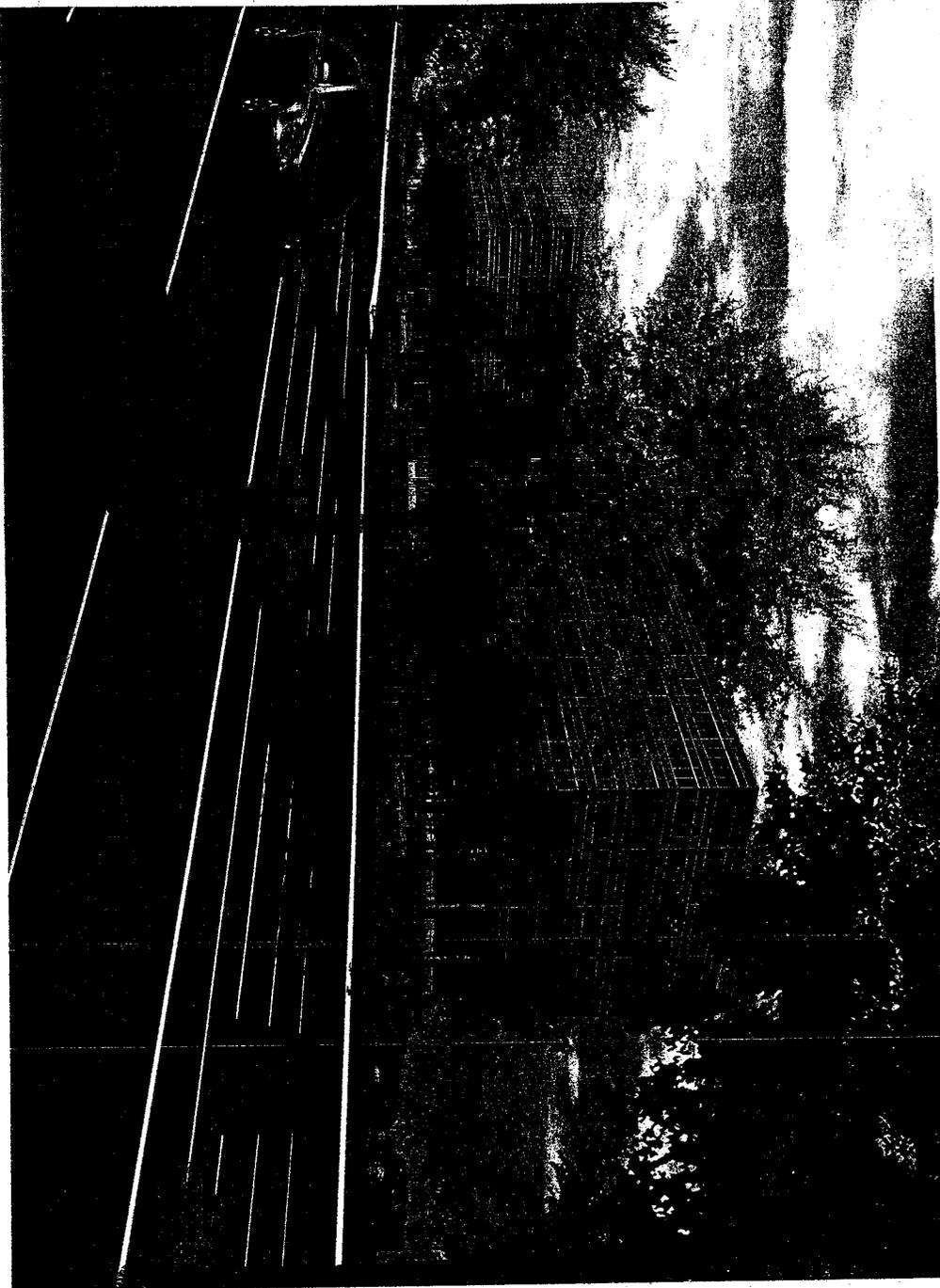
DATE OF JUNE 1970  
 SCALE 1/4" = 10'-0"  
 SHEET NO. 4187  
 SHEET 14 OF 20  
 THE N.C. - 4710



SITE VIEWS  
 PARCEL 24  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

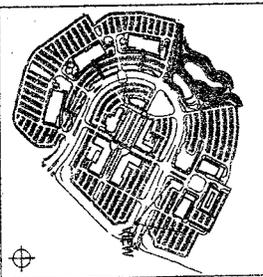
REVISIONS	DATE





VIEW FROM NEWBROOK DRIVE

KEY PLAN

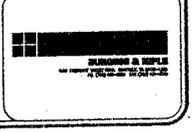


DATE OF MEASUREMENT 2021  
 SCALE N/A  
 DESIGN: TNA DESIGN INC.  
 DRAWN: TNA  
 P.L. NO. 14187  
 SHEET 19 OF 24  
 FILE NO. C-4710



SITE VIEWS  
 PARCEL 24  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE





**MANUFACTURER:**  
1-801-355-8300

**MODEL:**  
MODEL: 1P - 35

**FINISH:**  
BLACK POWDERCOAT

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
SPECIFICATIONS

13 CENTRAL PLAZA PLANTER  
SCALE: NS



**MANUFACTURER:**  
BARBARA NOLAN,  
703 848 0918

**MODEL:**  
PLAINWELL  
72" BENCH

**FINISH:**  
PE WOOD BEAT,  
BLACK POWDERCOAT  
ALUMINUM FRAME

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
SPECIFICATIONS

9 CENTRAL PLAZA BENCH  
SCALE: NS



**MANUFACTURER:**  
LANDSCAPE PERFORMS

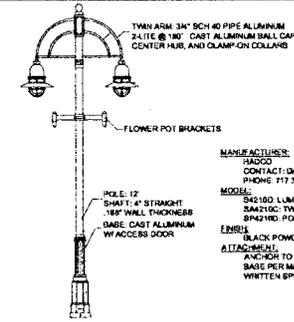
**MANUFACTURER:**  
HESS FORM + LIGHT  
HERBAMERICA  
MR. OTOOLE  
866 487 3033

**MODEL:**  
ILLUMINATING BOLLARD RVA  
12.713000 1C-D 28W 8R

**FINISH:**  
ALUMINUM

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

5 CENTRAL PLAZA BOLLARD  
SCALE: NS



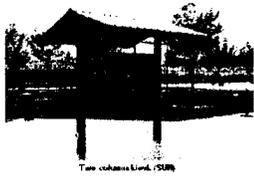
**MANUFACTURER:**  
TRACO  
CONTACT: DAVE DEPORTER  
PHONE: 717 358 7131

**MODEL:**  
S42180 LUMINAIRE,  
S42180 TWIN ARM,  
SP42180 POLE

**FINISH:**  
BLACK POWDERCOAT

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

1 CENTRAL PLAZA POLE LIGHT  
SCALE: NS



**MANUFACTURER:**  
POLIGN PARK ARCHITECTURE  
803.264.7721

**MODEL:**  
TWO COLUMN KIOSK (SUN)

**FINISH:**

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

14 INFORMATION KIOSK  
SCALE: NS



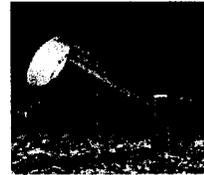
**MANUFACTURER:**  
BARBARA NOLAN,  
703 848 0918

**MODEL:**  
CANTON TABLE  
VERONA CHAIR  
EQUINOX UMBRELLA  
EQUINOX UMBRELLA

**FINISH:**  
BLACK POWDERCOAT  
ALUMINUM FRAME

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
SPECIFICATIONS

10 CENTRAL PLAZA SEATING  
SCALE: NS



**MANUFACTURER:**  
LANDSCAPE PERFORMS

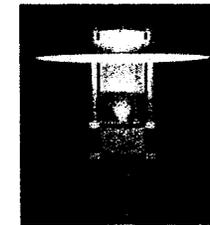
**MANUFACTURER:**  
CONVERS, GA  
770 422 8000

**MODEL:**  
SP21ND 3-50M4-X00-K00-LLS  
AS2 400M BR40C

**FINISH:**  
BLACK POWDERCOAT

**ATTACHMENT:**  
MOUNT PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

6 TREE UPLIGHT  
SCALE: NS

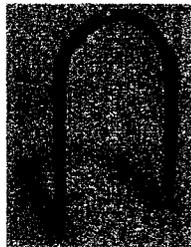


**MANUFACTURER:**  
ARCHITECTURAL AREA LIGHTING  
1-714-994-2811

**MODEL:**  
SP21ND 3-50M4-X00-K00-LLS  
(ELECTRICAL ENGINEER TO  
CONFORM VOLTAGE REQUIREMENTS)  
- 12" Ø PFA POLE MOUNTED

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

2 OFFICE PLAZA POLE LIGHT  
SCALE: NS



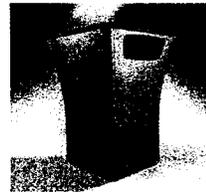
**MANUFACTURER:**  
ZERO BIKE RACK  
NEIK MARION  
1-800-337-8728

**MODEL:**  
LOOP RACK

**FINISH:**

**ATTACHMENT:**  
IN-GROUND OR SURFACE MOUNTED

15 BIKE RACK  
SCALE: NS



**MANUFACTURER:**  
LANDSCAPE FORMS, INC.  
BARBARA NOLAN  
703 848 0918

**MODEL:**  
PFD1  
20 OPENINGS ON OPPOSITE SIDES  
34" TALL  
28 GALLON POLYETHYLENE BLACK LINER

**FINISH:**

**ATTACHMENT:**  
STAINLESS  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

11 OFFICE PLAZA TRASH RECEPTACLE  
SCALE: NS



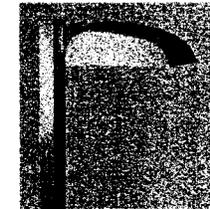
**MANUFACTURER:**  
LANDSCAPE FORMS, INC.  
BARBARA NOLAN  
703 848 0918

**MODEL:**  
STAY SILVER  
BACKCROWNS/UMBRELLAS  
48" Ø LONG

**FINISH:**

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

7 OFFICE PLAZA BENCH 1  
SCALE: NS



**MANUFACTURER:**  
CONVERS, GA  
770 422 8000

**MODEL:**  
SINGLE POLE LIGHT - (1) AS2 400M BR40C  
DOUBLE POLE LIGHT - (2) AS2 400M BR40C  
MOUNT ON SPIT POLE

**FINISH:**

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS  
POWDERCOAT

3 PARKING LOT AND ROAD WAY POLE LIGHT  
SCALE: NS



**MANUFACTURER:**  
MASTER HALCO

**MODEL:**  
EMERALD STYLE PICKET  
ORNAMENTAL IRON FENCE

**FINISH:**

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

16 PEDESTRIAN BARRIER  
SCALE: NS



**MANUFACTURER:**  
BARBARA NOLAN,  
703 848 0918

**MODEL:**  
SCARBOROUGH TRASH RECEPTACLE  
30 GALLON CAPACITY  
SIDE LOADING

**FINISH:**  
STAINLESS STEEL

**ATTACHMENT:**  
BLACK  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
SPECIFICATIONS

12 CENTRAL PLAZA TRASH RECEPTACLE  
SCALE: NS



**MANUFACTURER:**

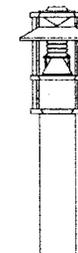
**MODEL:**  
510-750-6950 or 888-450-TEAK (8228)

**MODEL:**  
LONGLEZ ALUMINUM TEAK BENCH  
48" Ø LONG  
WITH END ARMS

**FINISH:**

**ATTACHMENT:**  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

8 OFFICE PLAZA BENCH 2  
SCALE: NS



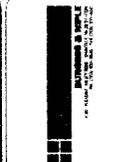
**MANUFACTURER:**  
CLASSICS  
ARCHITECTURAL AREA LIGHTING  
1-714-994-2811

**MODEL:**  
BARDEN  
BR3 50M4-L12R-SPS  
(ELECTRICAL ENGINEER TO CONFORM  
VOLTAGE REQUIREMENTS)

**ATTACHMENT:**  
POLE MOUNTED 12" Ø DIA. BY 42" HIGH  
ANCHOR TO CONCRETE  
BASE PER MANUFACTURER'S  
WRITTEN SPECIFICATIONS

**FINISH:**  
NATURAL  
FINISH  
AND  
ALUMINUM

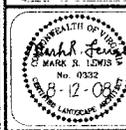
4 OFFICE PLAZA BOLLARD LIGHT  
SCALE: NS



**LEWIS  
SCULLY  
GIGNOT**  
1800 Commonwealth Blvd. #10  
Westborough, MA 01581  
Tel: (508) 735-7200 Fax: (508) 735-7201

DATE:	DESIGNER:
SCALE:	DRAWN BY:
CHECKED BY:	DATE:
PROJECT NO.:	SHEET NO.:
TITLE:	

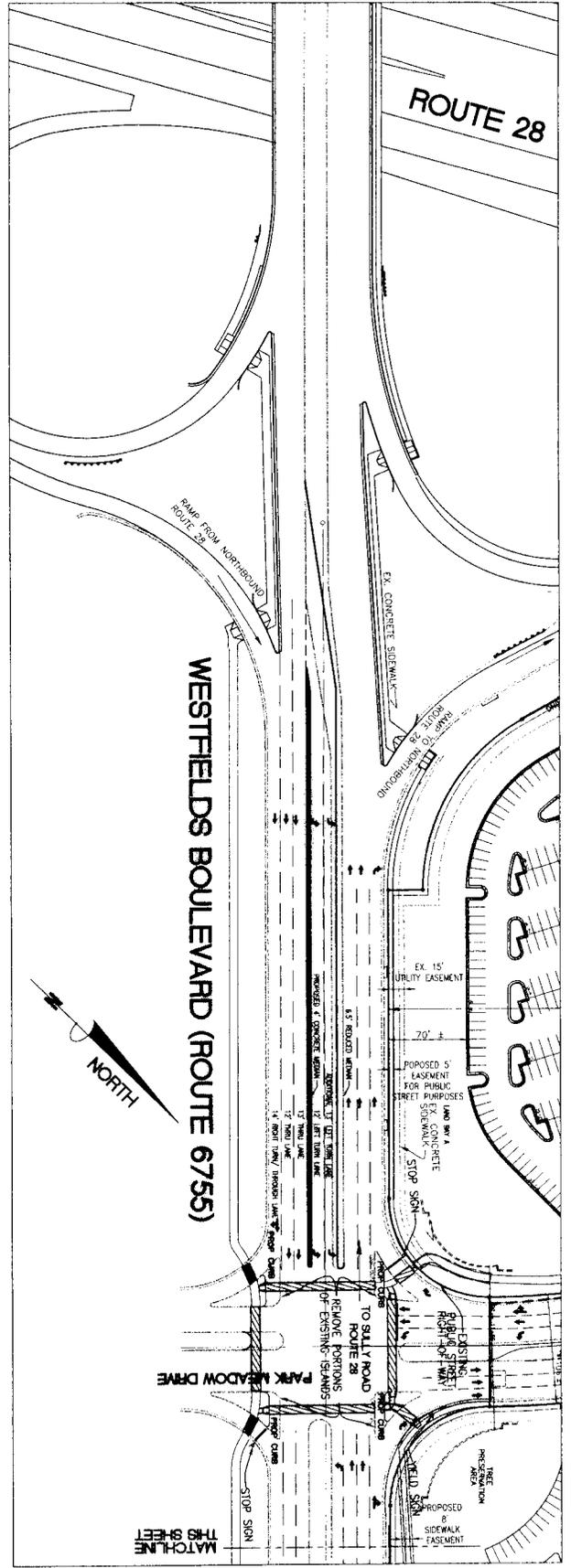
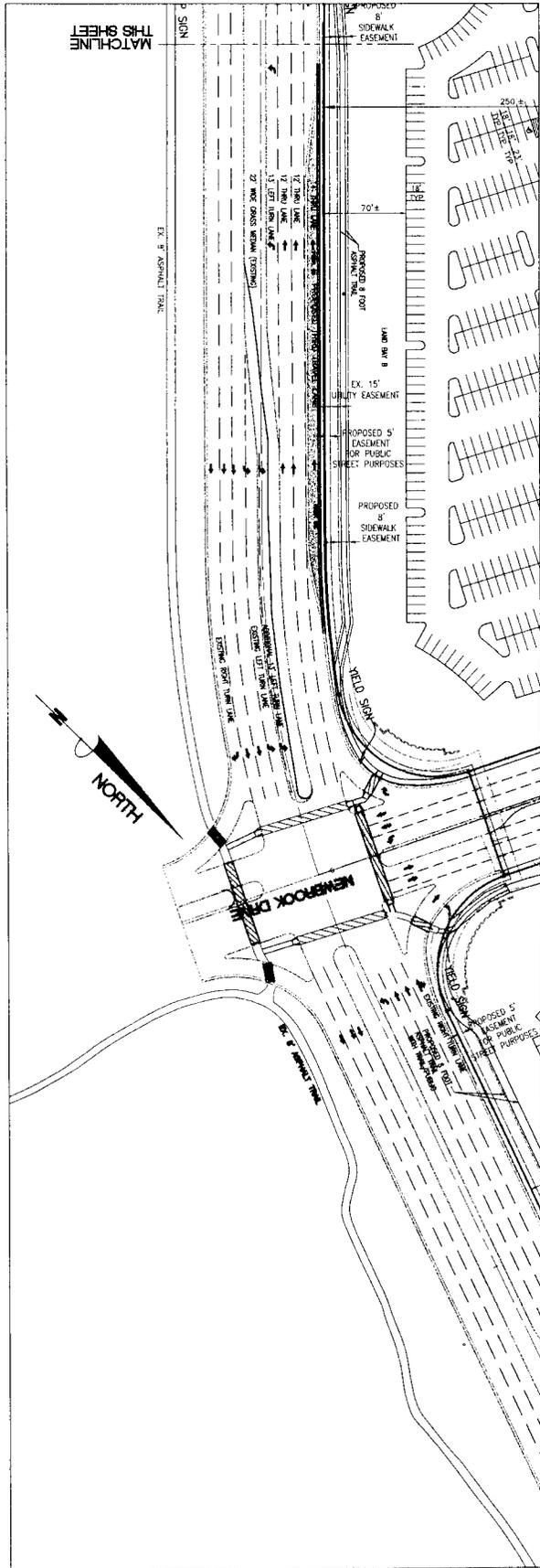
DETAILS - FURNITURE AND LIGHTING  
CDPA / FDPA  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
FARMINGTON COUNTY, VERMONT



DATE:	AUGUST, 2008
SCALE:	AS NOTED
DESIGNER:	LEWIS SCULLY GIGNOT
CHECKED BY:	MARK R. LEWIS
PROJECT NO.:	9-0302
SHEET NO.:	5 OF 20
TITLE:	C-4710







NOTE: RESERVE FOR PUBLIC STREET PURPOSES TO BE COMPLETED TO AGENCY PROPERTY BOUNDARY

DATE: AUGUST 2008  
 SCALE: 1" = 50'  
 DRAWN BY: J. W. HARRIS  
 CHECKED BY: J. W. HARRIS  
 P.L. NO.: 44774  
 SHEET 18 OF 20  
 NET NO. C-4710

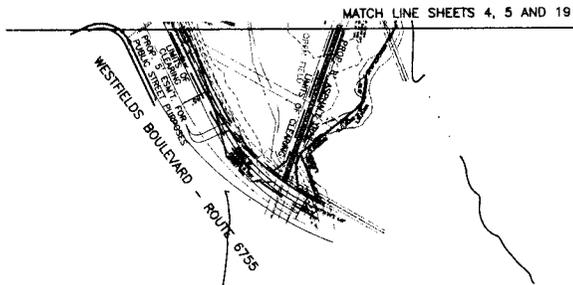


WESTFIELDS BOULEVARD (ROUTE 6755)  
 IMPROVEMENTS EXHIBIT  
 CDPA/FDPA  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE



RESERVED & PROTECT  
 THE COMMONWEALTH OF VIRGINIA

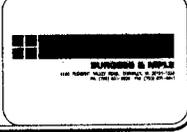


DATE: AUGUST 2008  
 SCALE: 1" = 100'  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 P.R. NO.: 44774  
 SHEET 20 OF 20  
 THE NO. C-4710



EXISTING CONDITIONS AND  
 EXISTING VEGETATION MAP  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE



**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS CAN BE  
FOUND AT THE BACK OF THIS REPORT**

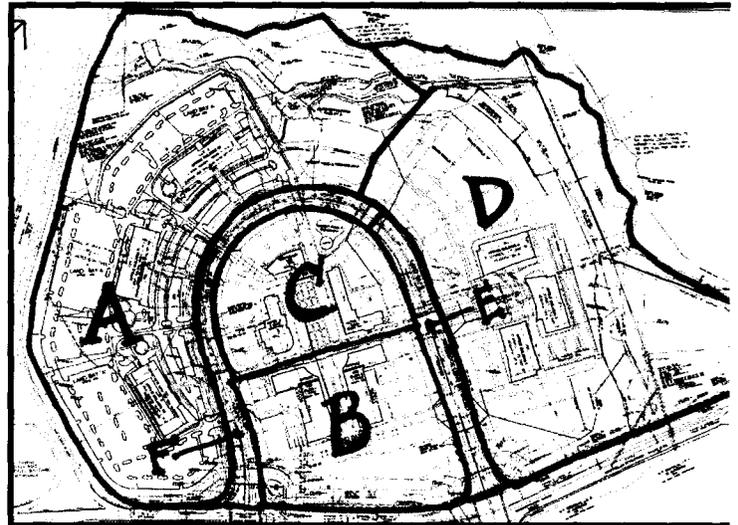
**DESCRIPTION OF THE APPLICATION**

**Proposal:**

With PCA/FDPA 2006-SU-025, the applicant seeks to amend the approved zoning on the 100.81 acre subject property (zoned to the PDC District) to permit options for structured parking decks in Land Bay A, a free-standing child care facility in Land Bay C, and a child care use in Land Bay A (in an office building). No changes are proposed to the overall development intensity on the site.

The site was previously approved for a mixed-use development comprised of 1,126,500 square feet of office uses; 212,000 square feet of hotel uses; and 76,400 square feet of retail and other supporting uses.

Development is divided among four land bays, as shown in the graphic to the right. Land Bay A (under construction) includes three office buildings with the option for accessory uses on the ground floors. Land Bay B includes two buildings with retail and secondary uses on the ground floor and office uses on the second floor. Land Bay C includes two hotels and a third, one-story, building for secondary uses (such as a restaurant as previously proposed or a child care center as currently proposed). Land Bays B and C are developed as a pair, with a central open space and circulation plaza. Land Bay D will include three additional office buildings. Two additional land bays, Land Bays E and F, are comprised of the area of Newbrook Drive, divided into the portion that was never dedicated (E) and the portion that had been dedicated but has since been vacated (F).



**Waivers & Modifications Requested:**

- Reaffirmation of a waiver of the service drive requirement along Sully Road (Route 28)

**LOCATION AND CHARACTER**

The application property is located in the northeastern quadrant of the intersection of Westfields Boulevard (Route 662) and Sully Road (Route 28). The property is zoned PDC and is located within the Water Supply Protection Overlay District. The property is a mixture of forested areas and areas which have been cleared for construction. In Land Bay A, one of the three proposed office buildings has been built and the second is under construction. The northern edge of the site is crossed by the Flatlick Branch stream valley, a portion of which lies in Environmental Quality Corridor and Resource Protection Area.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Vacant; wholesale; warehousing/storage; sewage plant; office	I-3, I-5	Mixed Use
<b>South</b>	Office	I-3	Mixed Use
<b>East</b>	Office; vacant	I-3, I-4	Mixed Use
<b>West</b>	Office; vacant	I-3	Mixed Use

The surrounding properties are zoned I-3 through I-5 and are planned for mixed use development. Some office buildings are established to the east and west of the application property, but much of the immediately surrounding area remains vacant.

**BACKGROUND**

On November 25, 1985, the Board of Supervisors approved RZ 78-S-063, which permitted the rezoning of 712.04 acres from the R-C, I-3, I-4 and I-5 Districts to the I-3, I-4 and I-5 Districts. This rezoning was subject to proffers, but no development plan was proffered.

On October 15, 2007, the Board of Supervisors approved PCA 78-S-063-5 (97.6 acres; did not include Newbrook Drive right-of-way) and RZ 2006-SU-025 (100.81 acres; including Newbrook Drive right-of-way to be abandoned). The PCA deleted the land area from the original Westfields rezoning, and did not include proffers. The RZ rezoned the site to the PDC District, subject to proffers dated September 27, 2007, and CDP conditions dated October 12, 2007. The Planning Commission had previously approved FDP 2006-SU-025 on October 3, 2007, subject to the Board’s approval of the PCA and RZ, and subject to development conditions dated September 26, 2007. The plans, proffers and development conditions associated with RZ/FDP 2006-SU-025 are included in Appendix 5.

On September 22, 2008, the right-of-way for Newbrook Drive was abandoned by the Board of Supervisors.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 6)**

**Plan Area:** Area III  
Dulles Suburban Center, Land Unit J

**Plan Map:** Mixed Use, public park and private open space

**Plan Text:**

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Dulles Suburban Center, as amended through January 26, 2009, Land Unit J, page 121:

- "1. Land Unit J is planned and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in Land Use Recommendations #5 and #6 below. Future development should be consistent with the character of the existing development. High quality landscaping should be maintained throughout the land unit.

It is desirable that development in this land unit be designed to enhance transit serviceability. This can be achieved by placing buildings closer together or to the road; designing them around plazas; utilizing approaches to bring employees within walking distance of transit facilities or otherwise facilitating transit-oriented development."

**ANALYSIS**

**Combined Conceptual Development Plan/Final Development Plan**  
(Copy at front of staff report)

Title of CDP/FDP: Commonwealth Centre at Westfields  
Prepared By: Burgess & Niple  
Original and Revision Dates: August, 2008 as revised through April 2009

The CDP/FDP consists of 21 sheets.

**Sheet 1** is the title sheet and includes zoning requirements for the PDC District, site tabulations, a vicinity map, sheet index, and general notes.

**Sheet 2** contains stormwater narrative and tabulations by land bay for Land Bays A, B, and C.

**Sheet 3** includes stormwater narrative and tabulations for Land Bay D. Also included is information (total area and open space) on Land Bays E and F (Newbrook Drive), and angle of bulk plane illustrations for Land Bays A, B and D (Land Bay C does not abut the edge of the site, Land Bays E and F have no buildings). Additional notes about angles of bulk plane and minimum yard are also given.

**Sheet 4** shows the layout of the entire site, as described below.

**Sheet 4a** shows the new options for parking decks in Land Bay A, a free-standing child care facility in Land Bay C, and a play area for a child care facility in one building of Land Bay A, as further described below.

**Sheet 5** is the conceptual grading plan.

**Sheet 6** is the conceptual landscape plan.

**Sheet 7** is the pedestrian circulation plan.

**Sheet 8** shows a detailed plan view, cross section, and illustrative drawing of the amenity stormwater plan located at the northern edge of the development, between Land Bays A and C. A key plan is also included.

**Sheet 9** shows a detailed plan view of that portion of the central plaza located in Land Bay B, as well as a cross-section and a key plan.

**Sheet 10** shows the elevations of the buildings fronting on the central plaza (in Land Bays B and C) and a key plan.

**Sheet 11** shows a detailed plan view of that portion of the central plaza located in Land Bay C, as well as a cross-section and a key plan.

**Sheet 12** shows a detailed plan view of the plaza and open space area located in Land Bay D, as well as a cross-section including the proposed building and a key plan.

**Sheets 13-15** depict illustrative views of Land Bays B and C from Westfields Boulevard into the site; within the central plaza looking north; and of Land Bay D from the eastern intersection of Newbrook Drive and Westfields Boulevard, respectively. Key plans are shown with each drawing.

**Sheet 16** shows proposed site details such as fences, garbage cans, benches and lights.

**Sheet 17** shows details of the proposed bio-retention facilities.

**Sheet 18** shows details of the proposed improvements to Westfields Boulevard.

**Sheets 19 and 20** are the existing conditions / existing vegetation map.

### Overview

The development on the site is generally oriented to Newbrook Drive, a U-shaped private street accessing Westfields Boulevard at both ends. As shown earlier, the site is divided into several land bays and approved for a mix of office, hotel, and other retail and supporting uses, as laid out in the following chart.

	<b>LAND AREA</b>	<b>USES</b>	<b># OF BUILDINGS</b>	<b>PARKING</b>
Land Bay A	37.4 acres	office	3	surface (with option for structures)
Land Bay B	11.83 acres	office and secondary/retail	2	surface
Land Bay C	9.17 acres	hotel, secondary/retail	3 (2 hotels)	surface
Land Bay D	36.76 acres	office	3	surface and structured
Land Bays E & F	5.65 acres together	private street	none	NA

### Uses / Intensity

As depicted on the CDP/FDP, the development is approved for a mix of office, commercial and hotel uses with a maximum intensity of 0.32 FAR. As shown in the tabulations, 1,414,900 square feet of gross floor area are proposed for the site, of which 1,126,500 square feet are in office use; 212,000 square feet are in hotel use; and 76,400 square feet are in retail and other supporting uses. The approved proffers include the option to shift up to 25,000 square feet of development between the office and retail/secondary uses, so long as the maximum intensity is not increased.

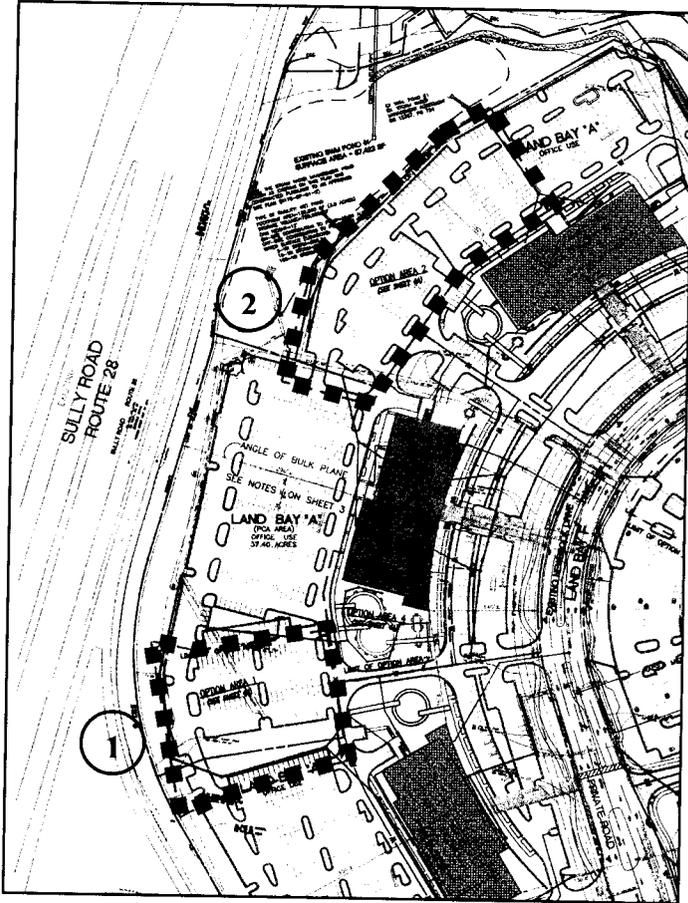
With this application, no changes are proposed to the overall density or mix of uses that were approved with RZ/FDP 2006-SU-025. The basic building layout, including heights, is not proposed to change, nor is the access, basic open space configuration, or stormwater management design. The changes proposed with this application are discussed below.

### Open Space & Amenities

The current approval shows 51% of the site to be maintained as open space (a large portion of that, the Flatlick Branch stream valley, will be dedicated to the County). The current application slightly increases the open space commitment to 51.7% (which in this case is almost an additional acre of open space).

At the time of the original rezoning, the Wren/Hutchison Cemetery was located in Land Bay D. While the approved CDP/FDP showed the cemetery to remain, the final development plan conditions included an option to research and remove the cemetery, in accordance with State requirements. Since the approval of the application, the applicant has had the remains removed, in accordance with State regulations. The CDP/FDP now shows an open area with walkways where the cemetery was previously located.

Parking Structures



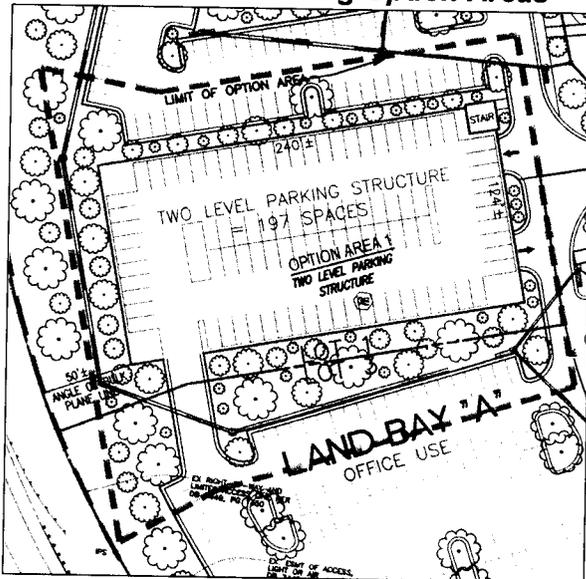
**Base Plan showing Option Areas**

Land Bay A was approved with 1,282 surface parking spaces, which is the Zoning Ordinance required minimum. This application proposes to add two optional parking decks in Land Bay A. The graphic to the left shows the base plan for the site, with the areas where the decks would be added outlined.

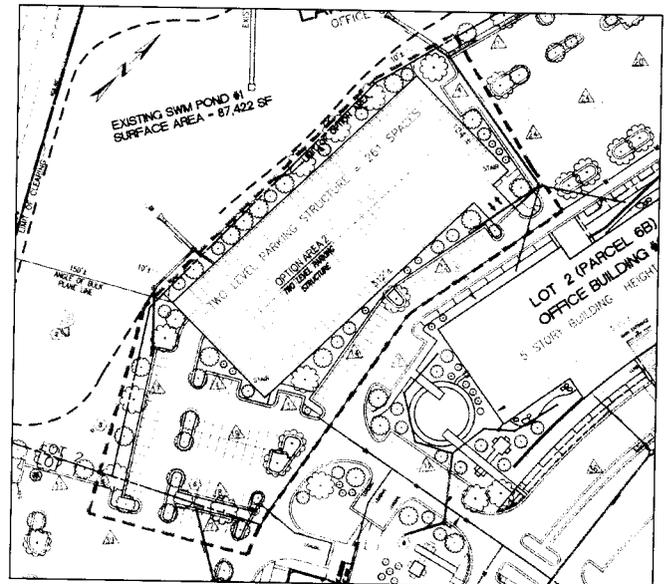
If both decks are constructed, 234 parking spaces would be added to Land Bay A for a total of 1,516 spaces (a slight increase of 0.47 space per thousand square feet over the requirement).

The graphics below show an enlargement of each area (1 and 2), with the optional deck layout.

The CDP/FDP shows that the open space for each parcel would increase slightly if the deck option is implemented. With Deck Option 1, Parcel 6D would gain 82 parking spaces and 670 square feet of open space. With Deck Option 2, Parcel 6B would gain 152 parking spaces and 948 square feet of open space.



**Deck Option: Area 1**

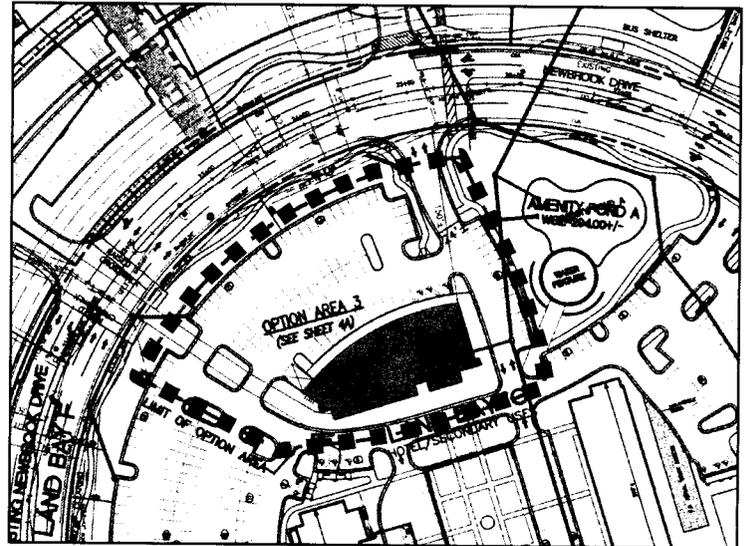


**Deck Option: Area 2**

Land Bay C: Secondary Use Building

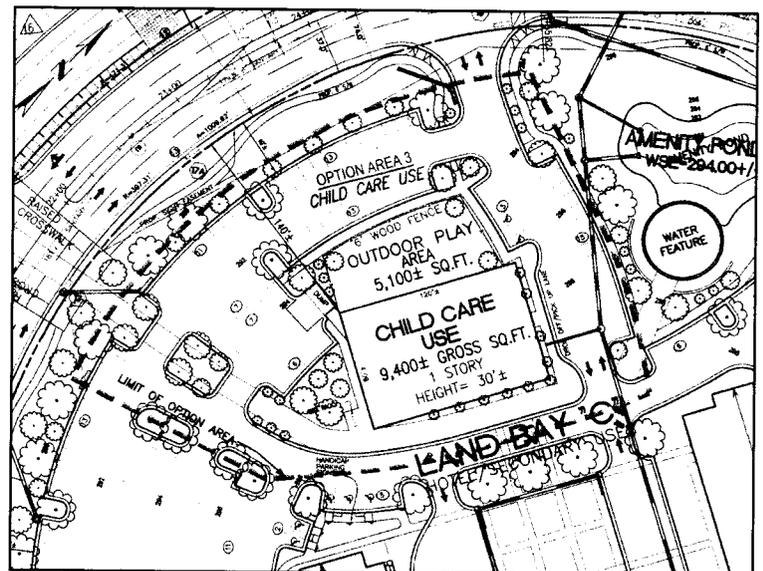
Land Bay C is the western portion of the area inside of Newbrook Drive, and does not abut any external property. Three buildings are approved for Land Bay C: two hotels and a “secondary use building” at the western end of the plaza area. No changes are proposed to the hotel buildings.

As approved, the secondary use building is shown to be one story, 30 feet in height, and 9,400 square feet in floor area (see graphic at right). The original approval did not list child care as an approved secondary use, but did include a proffer provision that other secondary uses not identified could be provided with a final development plan amendment. Therefore the current FDPA is required to permit the child care use. Because the applicant was also processing a PCA to allow the parking deck options, proffers relating to the child care use have been provided.



**Base Plan showing Option Area**

This application proposes the secondary use building in Land Bay C as a location for a child care use. The applicant has also provided a different building configuration to be utilized if the child care option is exercised. This option (shown to the right) shows a building with the same overall size (one-story, 30 feet in height and 9,400 square feet in floor area) but with a shape that is more squared off than that shown on the approved CDP/FDP. Additionally, the parking directly north of this building would be reconfigured under the child care option to allow for a 5,100 square foot outdoor play area. Parking within the option area would be reduced by 24 spaces, from 96 to 72.



**Child Care Option**

The applicant's proffers state that the child care use may be open seven days a week, with hours not to exceed 6 am to 10 pm. The proffers also state that children ages two weeks through 18 years may be permitted at the child care, and that the facility may either be restricted to the use of employees on the property or open to the public. Finally, the proffers state that the child care use proposed in Land Bay C would be limited to a maximum of 150 children.

### Land Bay A: Child Care Use

In addition to the option for a child care use shown in Land Bay C, the applicant also proposes to permit an option for a child care in Building 1 of Land Bay A (the middle of the three office buildings). Under this option, an outdoor amenity space shown at the southern end of the building would be repurposed for an outdoor play area for the child care (5,200 square feet). No changes would be necessary to the footprint of the office building shown on the CDP/FDP; the proffers state that 6,100 square feet of space would be utilized for the child care.

The applicant's proffers state that the child care use may be open seven days a week, with hours not to exceed 6 am to 10 pm. The proffers also state that children ages two weeks through 18 years may be permitted at the child care, and that the facility may either be restricted to the use of employees on the property or open to the public. Finally, the proffers state that the child care use proposed in Land Bay A would be limited to a maximum of 70 children.

### **Land Use Analysis**

The application requests approval to modify an existing PDC District approved for a mixed-use development. The applicant's stated intent is to allow for child care uses within the existing approval framework, and to provide an option for parking decks to address tenant needs. The overall intensity and mix of uses on the site is not proposed to change, nor is the basic layout. Staff believes that the proposed development continues to be in conformance with the use and intensity recommendations of the Comprehensive Plan.

### **Environmental Analysis**

There are no environmentally significant changes to the application as compared to the previous approval. The applicant has carried forward commitments to protect the Environmental Quality Corridors on site, to provide bio-retention facilities to address water quality, and to provide significant open space. The applicant has increased their commitment for open space from 51% to 51.7% (almost an additional acre). On the whole, however, the proposal does not raise any significant environmental issues for staff.

### **Transportation Analysis (Appendix 7)**

With the previous proffer commitments carried forward, the application does not raise any transportation issues as the overall traffic has not changed from that which was previously approved for the site.

### **Public Facilities Analysis**

As noted, no change is requested to the overall intensity approved for the site, nor to the amount of impervious surface proposed. As such, no additional public facilities issues are raised by the application.

## ZONING ORDINANCE PROVISIONS

### Conformance with PDC District Regulations

The applicant proposes to amend an existing PDC District to allow an option for parking decks and child care in locations that were not shown on the original development plan. The PDC District regulations set forth in the Zoning Ordinance (Part 2 of Article 6 and Part 1 of Article 16), were analyzed as part of the initial application, which was deemed to meet the standards and was approved. The proposed changes do not effect the overall intensity, mix of uses, basic layout, or design commitments for the site, and as such, staff believes that the PDC District regulations continue to be met.

### Waivers and Modifications Requested

*Waiver of the service drive requirement along Sully Road (Route 28)*

The applicant is requesting a reaffirmation of the previously approved waiver of the service drive requirement along the Route 28 frontage. Route 28 is a limited access highway; as such, staff did not object to the original request, nor to a reaffirmation.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

The application requests approval to modify an existing PDC District approved for a mixed-use development. The approval would permit child care uses within the existing development framework, and provide an option for parking decks to address tenant needs. The overall intensity and mix of uses on the site is not proposed to change, nor is the basic layout. Staff believes that the applications meet the use and intensity recommendations of the Comprehensive Plan, and satisfy the applicable Zoning Ordinance provisions.

### Recommendations

Staff recommends approval of PCA 2006-SU-025, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2006-SU-025, subject to the Board's approval of PCA 2006-SU-025 and to FDP conditions consistent with those contained in Appendix 2.

Staff recommends that the previously approved waiver of the service drive requirement along Sully Road (Route 28) be reaffirmed.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this

application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Proffers & Conditions: RZ 2006-SU-025 & FDP 2006-SU-025
6. Plan Citations
7. Transportation Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

# COMMONWEALTH CENTRE

## Proffer Statement

March 16, 2009

April 13, 2009

May 6, 2009

May 20, 2009

PCA/CDPA/FDPA 2006-SU-025

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Proffer Condition Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment ("PCA/CDPA/FDPA") application, hereby proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 44-1((1)) 6, 6B, 6C, 6D and 6E (the "Property"), shall be in accordance with the following conditions if, and only if, PCA/CDPA/FDPA 2006-SU-025 is granted as proposed. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect, and the proffers previously accepted by the Board of Supervisors with RZ 2006-SU-025 will remain in effect.

The Applicant reconfirms its commitment to the proffers associated with RZ 2006-SU-25 (the "Original Proffers"), except as modified herein. These proffers, if accepted, amend and supplement only those Original Proffers referenced below:

### GENERAL

1. Conceptual/Final Development Plan Amendment. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") consisting of Twenty (20) Sheets with Sheets 1 and 19 dated August, 2008 and revised through April, 2009, Sheet 2 dated July, 2008 and revised through March, 2009, Sheets 4, 4A and 5 dated August, 2008 and revised through March, 2009, Sheet 3 dated July, 2008 and revised through November, 2008, Sheets 6, 7, 8, 9, 11, 12, 16, 17, 18 and 20 dated August, 2008, Sheet 10 dated April, 2007 and Sheets 13, 14 and 15 dated January, 2007, prepared by Burgess & Niple (collectively, the CDPA and FDPA are the "Development Plan Amendment"). The Development Plan Amendment supersedes the Development Plan referenced in the Original Proffers, and all references in the Original Proffers to the Development Plan shall refer to the Development Plan Amendment.

A. Removal of a Portion of Property from RZ 78-S-063. The Property shall be deleted from any and all proffered conditions approved by the Board of Supervisors pursuant to

RZ 78-S-063, as amended, and the Generalized Development Plan (“GDP”) prepared by Long, Brown and Associates, dated January 1985 and revised through August 1985, and any and all amendments thereto except this PCA 78-S-063-5.

B. CDP Elements. Notwithstanding that the Development Plan is presented on twenty (20) sheets and defined as both the CDP and the FDP in this Proffer 1, it shall be understood that the CDP shall be the entire plan shown on Sheet 4 relative to the points of access, the maximum square footage of permitted development on the Property, the minimum required open space, the general location and arrangement of the buildings on the Property, the area of the Flatlick Branch Dedication Area (as defined in Proffer 21 herein) and the peripheral setbacks from the property lines (collectively, the “CDP Elements”). The CDP Elements shall also include the uses set forth in Proffer 5, except as modified therein. The Applicant reserves the right to request approval from the Planning Commission of a Final Development Plan Amendment (“FDPA”) pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements for all or a portion of the Property and the Development Plan, provided such FDPA is in substantial conformance with the CDP and these Proffers.

#### PROPOSED DEVELOPMENT

5. Mix of Uses. The Proposed Development may include the following uses, subject to Proffer 4 herein:

A. Principal Uses: Offices and related uses.

B. Secondary Uses:

- Business service and supply service establishments;
- Eating establishments;
- Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training;
- Financial institutions;
- Garment cleaning establishments, with no processing on-site;
- Hotels, motels;
- Personal service establishments;
- Public uses;
- Repair service establishments;
- Retail sales establishments;

- Accessory uses and accessory service uses as permitted by Article 10;
- Drive-in banks (only as shown on the CDP/FDP);
- Drive-through pharmacies (only as shown on the CDP/FDP);
- Fast food restaurants, without drive-through windows;
- Quick-service food stores;
- Billiard and pool halls;
- Health clubs;
- Medical care facilities;
- Private clubs and public benefit associations; and,
- Veterinary hospitals, without boarding or kennel facilities.
- Child Care (new; see Proffer 30 herein).

7. Building Heights. Building heights for each building in the Proposed Development shall not exceed the maximum building heights shown on Sheet 4 of the Development Plan and as set forth below. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that which is represented on the Development Plan, provided the configuration of building footprint remains in substantial conformance with those shown on the Development Plan.

Land Bay A	Buildings 1-3	75 feet max.
	Parking Structure	16 feet max.
	Parking Structure	16 feet max.
Land Bay B	Buildings 1-2	55 feet max.
Land Bay C	Hotel 1	60 feet max.
	Hotel 2	100 feet max.
	Secondary Use Building	30 feet max.
Land Bay D	Building 4	100 feet max.
		150 feet max., as measured

	Building 5	from finished average grade.
	Building 6	100 feet max.

8. Parking.

A. Zoning Ordinance Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services (“DPWES”), for the uses within the Proposed Development. The Applicant reserves the right, however, to provide parking spaces in the Proposed Development in addition to the total number of parking spaces shown on the Development Plan Amendment to the extent necessary to accommodate Secondary Uses established on the Property that could result in a higher parking requirement than is shown on the Development Plan Amendment (e.g., eating establishments), provided that the Building Heights and overall square footage set forth in these Proffers are not exceeded, the open space is not reduced and the limits of clearing and grading are not impacted.

i. Future Parking Reductions. Given (i) the character of the Proposed Development as a mixed-use development and (ii) the TDM Plan detailed in Proffer 23 herein, the Applicant shall in good faith evaluate, and may pursue, a shared parking agreement and/or parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors. If, however, the Applicant pursues a parking reduction and such reduction results in the construction of fewer surface parking spaces than those shown on the Development Plan, or if the Applicant is not required to pursue a parking reduction but elects to construct fewer parking spaces than those shown on the Development Plan, the Applicant shall provide additional open space in lieu of those parking spaces.

B. Parking Structure Options. The Applicant reserves the right to retain the surface parking shown on Sheet 4 of the Development Plan Amendment or to construct either or both of the two two-level parking structures shown on Sheet 4A of the Development Plan Amendment and labeled thereon as “Option 1” and “Option 2,” respectively (the “Parking Structures”).

C. Parking Lot Landscaping. In the event the Applicant elects to construct either or both of the Parking Structures, it shall, as part of the site plan submission that includes that/those Parking Structure(s), submit to Urban Forest Management of DPWES (“UFM”) for review and approval, a landscape plan that includes trees and other landscaping to be planted at the periphery of the Parking Structure(s), most particularly on the side(s) facing Route 28.

30. Child Care Facilities. The Applicant reserves the right to establish either or both of the child care facilities in the locations shown on the Development Plan Amendment (collectively, the “Child Care Facilities.” The children eligible for enrollment in each of the Child Care Facilities must be between the ages of Two (2) weeks and Eighteen (18) years. Each of the Child Care Facilities may be open Seven (7) days per week but shall not open before 6:00 in the

morning and shall not close later than 10:00 in the evening. Notwithstanding the note under Option 4 – Land Bay A, Parcel 6D on Sheet 4A of the Development Plan Amendment, each of the Child Care Facilities may be reserved for the exclusive use of the employees of the Proposed Development or may be open to the general public.

- A. Child Care Facility A. If established, Child Care Facility A shall be located on approximately Six Thousand, One Hundred (6,100) square feet of the ground-floor of the office building on Lot 1 of Land Bay A and shall hold no more than Seventy (70) children at any given time. Child Care Facility A shall include an approximately Five Thousand, Two Hundred (5,200) square-foot outdoor play area, as more particularly shown on Sheet 4A of the Development Plan Amendment (the “Outdoor Play Area A”) and, in accordance with the Fairfax County Zoning Ordinance, no more than Fifty-Two (52) children shall occupy Outdoor Play Area A at any given time.
  
- B. Child Care Facility C. If established, Child Care Facility C shall be located in the approximately Nine Thousand, Four Hundred square-foot stand-alone building on Land Bay C and shall hold no more than One Hundred and Fifty (150) children at any given time. Child Care Facility C shall include an approximately Five Thousand, One Hundred (5,100) square-foot outdoor play area, as more particularly shown on Sheet 4A of the Development Plan Amendment (the “Outdoor Play Area C”) and, in accordance with the Fairfax County Zoning Ordinance, no more than Fifty-One (51) children shall occupy the Outdoor Play Area C at any given time.

COMMONWEALTH CENTRE INVESTORS, LLC  
Owner of Tax Map # 44-1 ((1)) 6, 6B, 6C and 6E

By: \_\_\_\_\_

Barry Howard

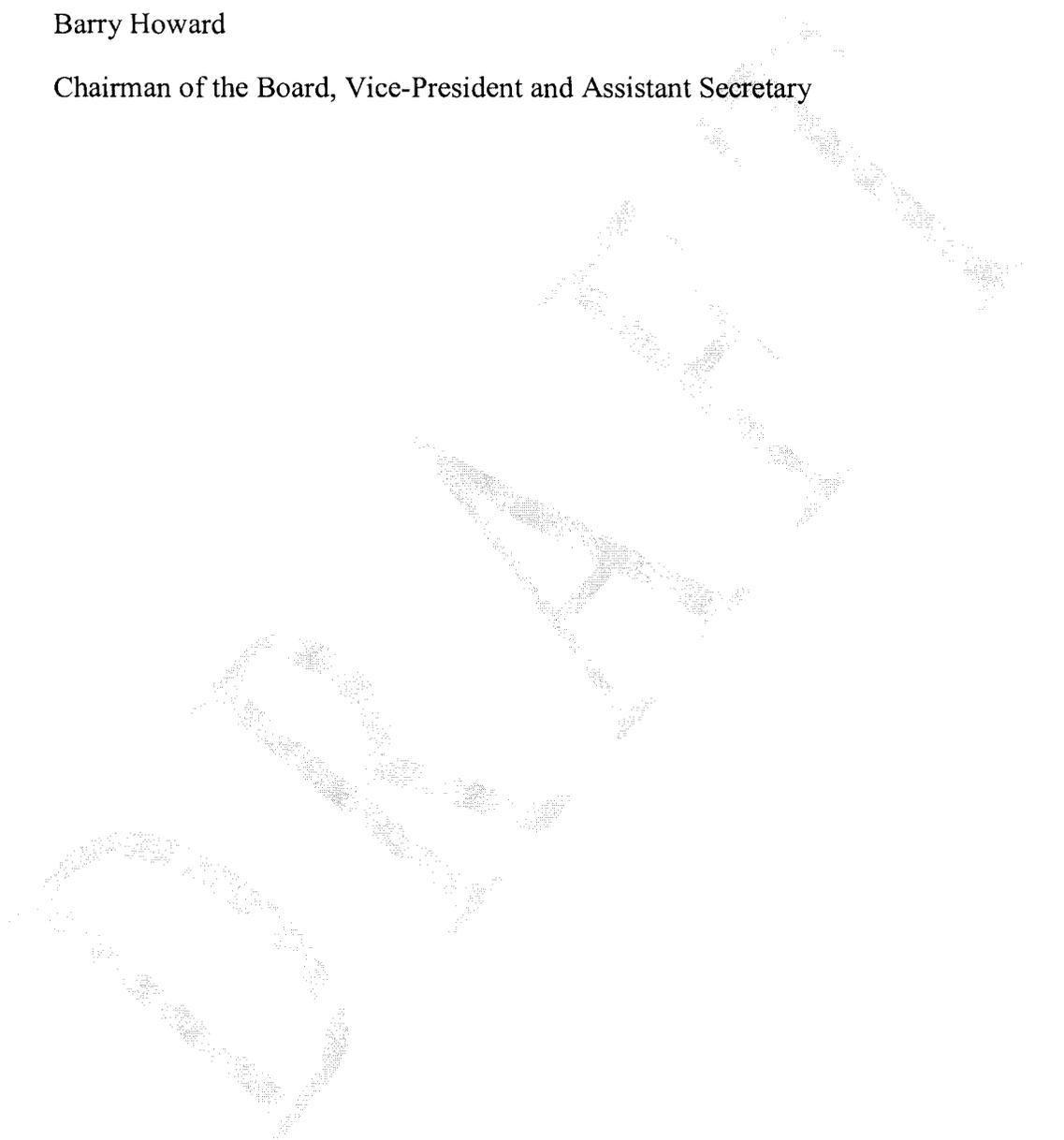
Chairman of the Board, Vice-President and Assistant Secretary

COMMONWEALTH CENTRE INVESTORS II, LLC  
Owner of Tax Map # 44-1 ((1)) 6D

By: \_\_\_\_\_

Barry Howard

Chairman of the Board, Vice-President and Assistant Secretary



**FINAL DEVELOPMENT PLAN CONDITIONS****FDPA 2006-SU-025****May 28, 2009**

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2006-SU-025, to permit mixed use development, on property located at Tax Map 44-1 ((01)) 6, 6B, 6C, 6D and 6E, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions.

1. A Phase I archaeological survey shall be conducted on portions of Land Bays B, C, D, and/or E of the property within boundaries established by the Park Authority's Cultural Resource Management and Protection Section (CRMPS), with comment by the applicant. Such study or studies shall utilize a scope of work provided by CRMPS and shall be completed prior to any land disturbing activities within the study area. If any archaeological resources are found in the Phase I survey and it is deemed appropriate by CRMPS, Phase II assessment shall be done, using a scope of work provided by CRMPS. If any sites are determined to be significant by CRMPS, then either they will be left undisturbed or Phase III data recoveries shall be performed in accordance with a scope provided by CRMPS. Any areas disturbed which are outside of the proffered limits of clearing shall be restored as approved by Urban Forest Management, DPWES. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies shall be submitted for approval to CRMPS.
2. Prior to dedication of the "Flatlick Branch Dedication Area," as shown on the CDP/FDP, to the Fairfax County Park Authority (FCPA), the applicant shall take, as deemed necessary by FCPA, corrective action in accordance with PFM 2-1101.4B.

**REZONING AFFIDAVIT**

DATE: May 8 2009  
 (enter date affidavit is notarized)

I, Jill S. Parks, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below    1033866

in Application No.(s): PCA/FDPA 2006-SU-025  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Commonwealth Centre Investors, LLC Agents: Stephen M. Spaeder Andrew J. Brookman Barry (nmi) Howard	770 Township Line Road Suite 150 Yardley, PA 19067	Owner/Applicant Tax Map 44-1((1))6, 6B, 6C and 6E
Commonwealth Centre Investors II, LLC Agents: Stephen M. Spaeder Andrew J. Brookman Barry (nmi) Howard	770 Township Line Road Suite 150 Yardley, PA 19067	Owner/Applicant Tax Map 44-1((1))6D
Hickok Cole Architects, P.C. Agents: Michael E. Hickock Stephen J. Baker Andres Fernandez Cueto	1023 31st Street, N.W. Washington, DC 20007	Architect/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: May 8, 2009  
 (enter date affidavit is notarized)

1033868

for Application No. (s): PCA/FDPA 2006-SU-025  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen Gillis Snow, Esquire Jill S. Parks (f/k/a Jill D. Switkin), Esquire Brian J. Winterhalter, Esquire Shane M. Murphy, Esquire John P. Custis, Esquire Jeffrey A. Nein, AICP, Planner Ben I. Wales, Planner Molly M. Novotny, Planner Sara L. Duvall, Planner (former)	Reston Town Center One Freedom Square 11951 Freedom Drive Reston, VA 20190	Attorneys/Agents
Burgess & Niple, Inc. of Virginia Agents: James L. McCormack John P. Gaston Tom E. Barrett Viktoriya (nmi) Kurbatova Terry E. Bland	Dulles Office 4160 Pleasant Valley Road Chantilly, VA 20151	Engineers/Agents
Lewis Scully Gionet Inc. Agents: Mark R. Lewis, ASLA Mark C. Gionet, ASLA Yunhui (Connie) Fan, ASLA, LEED	1919 Gallows Road Suite 110 Vienna, VA 22182	Landscape Architects/Agents

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA | FDPA 2006-SU-025  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Commonwealth Centre Investors, LLC  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

BPG Investment Partnership VII, L.P., a Pennsylvania limited partnership  
BPG Private Real Estate Investment Trust, a Maryland real estate investment trust

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Daniel M. DiLella, Pres. & Asst. Sec.	Joseph F. Mullen, Sr. VP & Asst. Sec.	Scott A. Williams, Sr. VP & Asst. Sec.
Barry (nmi) Howard, Chair, VP & Asst. Sec.	Joseph I. Neverauskas, Sr. VP & Asst. Sec..	Loretta M. Kelly, VP & Sec.
Arthur P. Pasquarella, Exec. VP & Asst. Sec.	Elizabeth A. Owens, Sr. VP & Asst. Sec.	David K. Barndt, VP & Asst. Sec.
Charles J. Davidson, Sr. VP & Asst. Sec.	Roy C. Perry, Sr. VP & Asst. Sec.	John (nmi) Braithwaite, VP & Asst. Sec.
Robert K. Maloney, Sr. VP, Treas. & Asst. Sec.	Stephen M. Spaeder, Sr. VP & Asst. Sec.	John L. Brogan, VP & Asst. Sec.

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033864

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Commonwealth Centre Investors, LLC (CONTINUED)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Michael D. Brower, VP & Asst. Sec.	George E. Haines, VP & Asst. Sec.	Howard L. Patent, VP & Asst. Sec.
Robert T. Cook, VP & Asst. Sec.	Cory J. Hildebrand, VP & Asst. Sec.	Steve (nmi) Pogarsky, VP & Asst. Sec.
Brant G. Glomb, VP & Asst. Sec.	Christopher J. Locatell, VP & Asst. Sec.	Kathleen Lynch Powell, VP & Asst. Sec.

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Commonwealth Centre Investors, LLC (CONTINUED)  
770 Township Line Road, Suite 150  
Yardley, PA 19067

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**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Holly T. Reynolds, VP & Asst. Sec.	Mary T. Brown, Asst. Sec.
Timothy G. Scannell, VP & Asst. Sec.	
Stephen J. Shanahan, VP & Asst. Sec.	
Andrew J. White, VP & Asst. Sec.	

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/FDPA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Commonwealth Centre Investors II, LLC  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
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BPG Investment Partnership VII, L.P., a Pennsylvania limited partnership  
BPG Private Real Estate Investment Trust, a Maryland real estate investment trust

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**President, Vice-President, Secretary, Treasurer, etc.)**

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Barry (nmi) Howard, Chair, VP & Asst. Sec.	Robert K. Maloney, Sr. VP, Teas. & Asst. Sec.	Elizabeth A. Owens, Sr. VP & Asst. Sec.
Arthur P. Pasquarella, Exec. VP & Asst. Sec.	Joseph F. Mullen, Sr. VP & Asst. Sec.	Roy C. Perry, Sr. VP & Asst. Sec.

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Commonwealth Centre Investors II, LLC (CONTINUED)  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

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Scott A. Williams, Sr. VP & Asst. Sec.	John L. Brogan, VP & Asst. Sec.	George E. Haines, VP & Asst. Sec.
Loretta M. Kelly, VP & Sec.	Michael D. Brower, VP & Asst. Sec.	Cory J. Hildebrand, VP & Asst. Sec.
David K. Barndt, VP & Asst. Sec.	Robert T. Cook, VP & Asst. Sec.	Christopher J. Locatell, VP & Asst. Sec.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA / FDA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Commonwealth Centre Investors II, LLC (CONTINUED)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Howard L. Patent, VP & Asst. Sec.	Holly T. Reynolds, VP & Asst. Sec.	Andrew J. White, VP & Asst. Sec.
Steve (nmi) Pogarsky, VP & Asst. Sec.	Timothy G. Scannell, VP & Asst. Sec.	Mary T. Brown, Asst. Sec.
Kathleen Lynch Powell, VP & Asst. Sec.	Stephen J. Shanahan, VP & Asst. Sec.	

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Hickok Cole Architects, P.C.  
1023 31st Street, N.W.  
Washington, D.C. 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Michael Eugene Hickok  
Yolanda Lynn Cole

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA / FDPA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Burgess & Niple, Inc. of Virginia  
Dulles Office  
4160 Pleasant Valley Road  
Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Burgess & Niple, Inc. of Ohio

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Burgess & Niple, Inc. of Ohio  
5085 Reed Road  
Columbus, OH 43220

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Thomas A. Bolte	John D. Clarke, Jr.	Patricia A. Doody	David A. Kalina	Mark R. Rowland	Edward S. Sondles
Milton G. Bosworth	Kenneth R. Davis, Jr.	James D. Edwards	Bruce (nmi) Mansfield	Garrett S. Runey, II	Howard M. Willis
Bernard E. Bouman	John T. DeBell	James P. Garrison	Tom J. Mignery	Terrence A. Sack	Larry J. Woodlan
Dennis A. Chelsey	Barry Y. Dixon	Peggy L. Garrison	Walter C. Roehrs	Ronald R. Schultz	Charles J. Zibbel

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Lewis Scully Gionet Inc.  
1919 Gallows Road, Suite 110  
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Mark R. Lewis                      Yunhui (Connie) Fan  
Mark C. Gionet  
Robert K. Esselburn  
Sonny Jung Scully (former)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Real Estate Alternatives Portfolio 3, L.L.C.  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Life Investors Insurance Company of America                      Transamerica Life Insurance Company  
Monumental Life Insurance Company                              Transamerica Occidental Life Insurance Company  
Peoples Benefit Life Insurance Company  
Stonebridge Life Insurance Company

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)       There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): RZA/FDPA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Bergen GP7 LLC  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Daniel M. DiLella	Scott A. Williams
Arthur P. Pasquarella	Joseph F. Mullen
Barry (nmi) Howard	Stephen M. Spaeder
Robert K. Maloney	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BPG-Executive, LLC  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Daniel M. DiLella	Scott A. Williams
Arthur P. Pasquarella	Joseph F. Mullen
Barry (nmi) Howard	Stephen M. Spaeder
Robert K. Maloney	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Barry (nmi) Howard, Chairman of the Board, VP & Asst. Sec.	Nancy S. Cleveland, Senior VP & Asst. Sec.
Daniel M. DiLella, Director, Pres. & Asst. Sec.	Charles J. Davidson, Senior VP & Asst. Sec.
Arthur P. Pasquarella, Director, Exec. VP & Asst. Sec.	Robert K. Maloney, Senior VP, Treas. & Asst. Sec. (continued)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033860

for Application No. (s): PCA/FDPA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BPG-Executive, LLC (CONTINUED)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Joseph F. Mullen, Senior VP & Asst. Sec.	Roy C. Perry, Senior VP & Asst. Sec.	Scott A. Williams, Senior VP & Asst. Sec.
Joseph I. Neverauskas, Senior VP & Asst. Sec.	Stephen M. Spaeder, Senior VP & Asst. Sec.	Loretta M. Kelly, VP & Sec.
Elizabeth A. Owens, Senior VP & Asst. Sec.	Andrew J. White, Senior VP & Asst. Sec.	Kevin (nmi) Weimer, VP & Controller (cont.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BPG-Executive, LLC (CONTINUED)  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

David K. Barndt, VP & Asst. Sec.	David (nmi) Carroll, VP & Asst. Sec.	Cory J. Hildebrand, VP & Asst. Sec.
John (nmi) Braithwaite, VP & Asst. Sec.	Robert T. Cook, VP & Asst. Sec.	Christopher J. Locatell, VP & Asst. Sec.
John L. Brogan, VP & Asst. Sec.	Brant G. Glomb, VP & Asst. Sec.	Howard L. Patent, VP & Asst. Sec.
Michael D. Brower, VP & Asst. Sec.	George E. Haines, VP & Asst. Sec.	Steve (nmi) Pogarsky, VP & Asst. Sec. (continued)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033860

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BPG-Executive, LLC (CONTINUED)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Kathleen Lynch Powell, VP & Asst. Sec.      Stephen J. Shanahan, VP & Asst. Sec.  
Holly T. Reynolds, VP & Asst. Sec.      Mary T. Brown, Asst. Sec.  
Timothy G. Scannell, VP & Asst. Sec.

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Berwind Property Group, Inc.  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

C.G. Berwind, Jr.  
C.G. Berwind, Jr., Jessica Berwind, T.B. Morris, Jr. and Joanna Berwind Creamer, Trustees u/d/t of C.G. Berwind dated February 28, 1963 for C.G. Berwind, Jr.  
(continued)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Michael B. McLelland, Director, Pres. & CEO	Thomas B. Morris, Jr., Director	Charlene (nmi) Dempsey, Asst. Treas.
Van (nmi) Billet, Director, VP & CFO	Dennis S. Pizzica, VP & Treasurer	Barry (nmi) Howard, Auth. Rep.
James L. Hamling, Director	Mary A. LaRue, Sec.	Arthur P. Pasquarella, Auth. Rep.

(check if applicable)       There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033865

for Application No. (s): PCA 12004 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Berwind Property Group, Inc. (CONTINUED)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

C.G. Berwind, III, J. Berwind Creamer, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for C.G. Berwind, III  
J.M. Berwind, J. Berwind Creamer, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J.M. Berwind  
(continued)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Berwind Property Group, Inc. (CONTINUED)  
770 Township Line Road, Suite 150  
Yardley, PA 19067

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

J.D. Berwind, J. Berwind Creamer, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J.D. Berwind  
J. Berwind Creamer, J.M. Berwind, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J. Berwind Creamer

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033800

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Life Investors Insurance Company of America  
4333 Edgewood Road, NE  
Cedar Rapids, IA 52499

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Timothy Francis Kneeland, President  
Craig Dean Vermie, Secretary  
James Arthur Beardsworth, Treasurer

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Monumental Life Insurance Company  
2 East Chase Street  
Baltimore, MD 212.2

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Henry G. Hagan, President  
Helen Stacey Boyer, Secretary  
James Arthur Beardsworth, Treasurer

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 8 2009 (enter date affidavit is notarized)

1033804

for Application No. (s): CA/FDPA 2006-SU-025 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Peoples Benefit Life Insurance Company 4333 Edgewood Road, NE Cedar Rapids, IA 52499

DESCRIPTION OF CORPORATION: (check one statement) [X] There are 10 or less shareholders, and all of the shareholders are listed below. [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name) Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) Marilyn (nmi) Carp, President Craig Dean Vermie, Secretary Martha Ann McConnell, Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Stonebridge Life Insurance Company 2700 West Plano Parkway Plano, TX 75075

DESCRIPTION OF CORPORATION: (check one statement) [X] There are 10 or less shareholders, and all of the shareholders are listed below. [ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. [ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name) Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) Marilyn (nmi) Carp, President Craig Dean Vermie, Secretary Susan Ann Peters, Treasurer

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: May 8 2009  
(enter date affidavit is notarized)

1033806

for Application No. (s): PCA FDPA 2006-SU-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Transamerica Life Insurance Company  
4333 Edgewood Road, NE  
Cedar Rapids, IA 52499

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Larry Neil Norman, President  
Craig Dean Vermie, Secretary  
James Arthur Beardsworth, Treasurer

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Transamerica Occidental Life Insurance Company  
4333 Edgewood Road, NE  
Cedar Rapids, IA 52499

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Wholly owned by AEGON which is publicly traded on the New York Stock Exchange as AEG

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Ronald Franklin, Wogley, President  
Craig Dean Vermie, Secretary  
Diane Dee Meiners, Treasurer

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA | FDPA 2006-SU-025  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Cooley Godward Kronish LLP  
Reston Town Center  
One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- |                          |                           |                          |
|--------------------------|---------------------------|--------------------------|
| Jane K. Adams            | Robert J. Brigham         | Thomas A. Coll           |
| Gian-Michele a Marca     | John P. Brockland         | Joseph W. Conroy         |
| Maureen P. Alger         | James P. Brogan           | Jennifer B. Coplan       |
| Gordon C. Atkinson       | Nicole C. Brookshire      | Carolyn L. Craig         |
| Michael A. Attanasio     | Alfred L. Browne, III     | John W. Crittenden       |
| Jonathan P. Bach         | Matthew D. Brown          | Janet L. Cullum          |
| Celia Goldwag Barenholtz | Matthew T. Browne         | Nathan K. Cummings       |
| Frederick D. Baron       | Robert T. Cahill          | John A. Dado             |
| James A. Beldner         | Antonio J. Calabrese      | Craig E. Dauchy          |
| Keith J. Berets          | Linda F. Callison         | Darren K. DeStefano      |
| Laura A. Berezin         | Roel C. Campos            | Scott D. Deveraux        |
| Russell S. Berman        | William Lesse Castleberry | Jennifer Fonner DiNucci  |
| Laura Grossfield Birger  | Lynda K. Chandler         | James J. Donato          |
| Barbara L. Borden        | Dennis (nmi) Childs       | Michelle C. Doolin       |
| Jodie M. Bourdet         | Ethan E. Christensen      | John C. Dwyer            |
| Wendy J. Brenner         | Richard E. Climan         | Robert L. Eisenbach, III |
| Matthew J. Brigham       | Samuel S. Coates          | Lester J. Fagen          |
|                          | Alan S. Cohen             | Brent D. Fassett         |

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/EDA 2006-SU-025  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley Godward Kronish LLP  
Reston Town Center  
One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)David J. Fischer  
M. Wainwright Fishburn, Jr.  
M. Manuel Fishman (former)  
Keith A. Flaum  
Grant P. Fondo (former)  
Daniel W. Frank  
Richard H. Frank  
William S. Freeman  
Steven L. Friedlander  
Thomas J. Friel, Jr.  
Koji F. Fukumura  
James F. Fulton, Jr.  
Philip J. Gall  
William S. Galliani  
Stephen D. Gardner  
John M. Geschke  
Kathleen A. Goodhart  
Lawrence C. Gottlieb  
Shane L. Goudey  
William E. Grauer  
Jonathan G. Graves  
Kimberley J. Kaplan-Gross  
Paul E. Gross  
Kenneth L. Guernsey  
Patrick P. Gunn  
Zvi (nmi) Hahn  
John B. Hale  
Andrew (nmi) Hartman  
Bernard L. Hatcher  
Matthew B. Hemington  
Cathy Rae Hershcopf  
John (nmi) Hession  
Gordon K. Ho  
Suzanne Sawochka Hooper  
Mark M. Hrenya  
Christopher R. HutterJay R. Indyke  
Craig D. Jacoby  
Eric C. Jensen  
Robert L. Jones  
Barclay J. Kamb  
Richard S. Kanowitz  
Jeffrey S. Karr  
Scott L. Kaufman  
Sally A. Kay  
J. Michael Kelly  
Jason L. Kent  
James C. Kitch  
Michael J. Klisch  
Michael H. Knight  
Jason M. Koral  
Barbara A. Kosacz  
Kenneth J. Krisko  
John G. Lavoie  
Robin J. Lee  
Shira Nadich Levin  
Alan (nmi) Levine  
Michael S. Levinson  
Elizabeth L. Lewis  
Michael R. Lincoln  
James C. T. Linfield  
David A. Lipkin  
Chet F. Lipton  
Cliff Z. Liu  
Samuel M. Livermore  
Douglas P. Lobel  
J. Patrick Loofbourrow  
Mark C. Looney  
Robert B. Lovett  
Andrew P. Lustig  
Michael X. Marinelli  
John T. McKennaDaniel P. Meehan  
Beatriz (nmi) Mejia  
Thomas C. Meyers  
Erik B. Milch  
Robert H. Miller  
Chadwick L. Mills  
Brian E. Mitchell  
Patrick J. Mitchell  
Ann M. Mooney  
Gary H. Moore  
Timothy J. Moore  
Webb B. Morrow, III  
Kevin P. Mullen  
Frederick T. Muto  
Ryan E. Naftulin  
Stephen C. Neal  
James E. Nesland  
Alison (nmi) Newman  
William H. O'Brien  
Thomas D. O'Connor  
Vincent P. Pangrazio  
Timothy G. Patterson  
Anne H. Peck  
D. Bradley Peck  
Susan Cooper Philpot  
Benjamin D. Pierson  
Frank V. Pietrantonio  
Mark B. Pitchford  
Michael L. Platt  
Christian E. Plaza  
Lori R.E. Ploeger  
Thomas F. Poche  
Anna B. Pope  
Marya A. Postner  
Steve M. Przesmicki  
Seth A. Rafkin(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: May 8, 2009  
(enter date affidavit is notarized)

1033865

for Application No. (s): POA/FDPA 2006-SU-025  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley Godward Kronish LLP  
Reston Town Center  
One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**Frank F. Rahmani  
Marc (nmi) Recht  
Thomas Z. Reicher  
Eric M. Reifschneider  
Michael G. Rhodes  
Michelle S. Rhyu  
Julie M. Robinson  
Ricardo (nmi) Rodriguez  
Adam C. Rogoff  
Jane (nmi) Ross  
Richard S. Rothberg  
Adam J. Ruttenberg  
Adam L. Salassi  
Thomas R. Salley III  
Richard S. Sanders  
Glen Y. Sato  
Martin S. Schenker  
Joseph A. Scherer  
Paul H. Schwartz (former)  
Renee (nmi) Schwartz  
William J. Schwartz  
Brent B. Siler  
Gregory A. Smith  
Whitty (nmi) Somvichian  
Mark D. Spoto  
Wayne O. Stacy  
Neal J. Stephens  
Donald K. Stern  
Michael D. Stern  
Anthony M. Stiegler  
Steven M. Strauss  
Myron G. Sugarman  
Christopher J. Sundermeier  
Ronald R. SussmanC. Scott Talbot  
Mark P. Tanoury  
Philip C. Tencer  
Gregory C. Tenhoff  
Michael E. Tenta  
Timothy S. Teter  
John H. Toole  
Robert J. Tosti  
Michael S. Tuscan  
Edward Van Geison  
Miguel J. Vega  
Erich E. Veitenheimer, III  
Aaron J. Velli  
Robert R. Vieth  
Lois K. Voelz  
Craig A. Waldman  
Kent M. Walker  
David A. Walsh  
David M. Warren  
Steven K. Weinberg  
Thomas S. Welk  
Christopher A. Westover  
Francis R. Wheeler  
Brett D. White  
Peter J. Willsey  
Nancy H. Wojtas  
Jessica R. Wolff  
Nan (nmi) Wu  
John F. Young  
Kevin J. ZimmerADDITIONS:  
Elias J. Blawie  
Renee R. Deming  
Sonya F. Erickson  
Alison J. Freeman-Gleason  
Jon E. Gavenman  
Kevin F. Kelly  
Natasha V. Leskovsek  
Mark A. Medearis  
Keith A. Miller  
Amy E. Paye  
John W. Robertson  
John H. Sellers  
Mark B. Weeks  
Mark Windfield-Hansen  
Mavis L. Yee  
Mark L. Johnson  
Mazda K. Anita  
Wendy (nmi) Davis  
Erik S. Edwards  
Jeffrey M. Gutkin  
Chrystal N. Jensen  
Bonnie Weiss McLeod  
Ian (nmi) O'Donnell  
Connie N. Bertram  
Kristen D. Kercher(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033865

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

BPG Investment Partnership VII, L.P.  
770 Township Line Road  
Suite 150  
Yardley, PA 29067

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Bergen GP7 Limited Partnership

Limited Partners owning 10% or more of  
Commonwealth Centre Investors, LLC  
and/or Commonwealth Centre Investors II,  
LLC are:

BPG Real Estate Investors Fund VII, L.P.  
Real Estate Alternatives Portfolio 3, L.L.C.

Limited Partners owning less than 10% of  
Commonwealth Centre Investors, LLC  
and/or Commonwealth Centre Investors II,  
LLC are:

BPG Real Estate Investors-7, L.P.  
BPG Real Estate Investors-IPVII-MC, L.P.  
Kodak Retirement Income Plan  
Raytheon Masters Pension Trust  
PA State Employees' Retirement System  
Regents of the University of Michigan  
President and Trustees of Williams College  
Thomas Jefferson University  
Rutgers, State University of NJ Board of  
Governors  
WFC Holdings Corporation  
Swarthmore College  
University of Delaware  
Wilmington Trust Co. Pension Trust  
BA Seven LLC  
The Penn State University Trust  
Henry Francis DuPont Winterthur  
Museum, Inc.  
Mt. Cuba Center, Inc.  
Thomas J. Knox  
Leo Model Trust-for the benefit of the  
Issue of Allen Model

University of Houston System Endowment  
Fund  
Rocco Abessinio  
HFCF Alternative Investment Fund No. 3  
Rutgers, State University of NJ Board of  
Trustees  
Sovereign Bancorp, Inc.  
Calconn Private Equities II, LLC  
Charlevoix Holdings LLC  
Lifespan Corporation  
President and Trustees of Colby College  
Howard University Endowment Fund  
Howard University Retirement Trust  
McIlver Family Trust-2003  
Woodley Alternatives LLC  
University of Wisconsin Foundation  
Lifespan-Retirement Plan Newport  
Hospital Pension  
Mark Goldman  
Jamie Davila 1995 Generation Skipping  
Trust  
Pingry Corporation

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/EDA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

BPG Private Real Estate Investment Trust, a Maryland real estate investment trust (REIT)  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

All common shares of the REIT are owned  
by BPG Investment Partnership VIIA, L.P.

All preferred shares of this real estate  
investment trust are owned by over 110  
shareholders or unitholders, none of whom  
owns 10% or more of the Applicant/Title  
Owners, Commonwealth Centre Investors,  
LLC and/or Commonwealth Centre  
Investors II, L.L.C.

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033806

for Application No. (s): PCA | FDPA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Bergen GP7 Limited Partnership  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner: Bergen GP7 LLC

Limited Partners:

Berwind Property Group, Ltd.  
Executive Equity Partners-IPVII, L.P.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033864

for Application No. (s): PCA / FDPA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

BPG Real Estate Investors Fund VII, L.P.  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

BPG-GP, LLC (1.00%)

Limited Partners:

Executive Equity Partners-IPVII, L.P.  
(2.00%)  
Berwind Property Group, Ltd. (95%)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8 2009  
(enter date affidavit is notarized)

1033861

for Application No. (s): PCA/FDA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

BPG Investment Partnership VIIA, L.P.  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

BPG Investment Partnership VIIA, L.P. is  
an REIT

General Partner:

Bergen GP7 Limited Partnership

Limited Partners owning 10% or more of  
Commonwealth Centre Investors, LLC  
and/or Commonwealth Centre Investors II,  
LLC:

Berwind Property Group, Ltd.  
Real Estate Alternatives Portfolio 3, L.L.C.

There are more than 115+ limited partners  
none of whom owns 10% or more of  
Commonwealth Centre Investors, LLC  
and/or Commonwealth Centre Investors II,  
LLC, the Applicants/Title Owners

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8 2009  
(enter date affidavit is notarized)

1033865

for Application No. (s): PCA/FDPA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Berwind Property Group, Ltd.  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Berwind Property Group, Inc.

Limited Partners:

C.G. Berwind, Jr.

C.G. Berwind, Jr., Jessica Berwind, T.B. Morris, Jr. and Joanna Berwind Creamer, Trustees u/d/t of C.G. Berwind dated February 28, 1963 for C.G. Berwind, Jr.

C.G. Berwind, III, J. Berwind Creamer, J. L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for C.G. Berwind, III

J.M. Berwind, J. Berwind Creamer, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J.M. Berwind

J.D. Berwind, J. Berwind Creamer, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J.D. Berwind

J. Berwind Creamer, J.M. Berwind, J.L. Hamling and T.B. Morris, Jr., Trustees u/d/t of C.G. Berwind, Jr. dated 12/31/72 for J. Berwind Creamer

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/FDPA 2006-SU-025  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Executive Equity Partners-IPVII, L.P.  
770 Township Line Road  
Suite 150  
Yardley, PA 19067

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

BPG-Executive, LLC

Limited Partners:

- Daniel M. DiLella
- Arthur P. Pasquarella
- Barry (nmi) Howard
- Robert K. Maloney
- Scott A. Williams
- Joseph F. Mullen
- Stephen M. Spaeder
- Roy C. Perry
- Elizabeth A. Owens
- David K. Barndt
- Howard L. Patent
- Charles J. Davidson
- Joseph I. Neverauskas
- Loretta M. Kelly
- Douglas G. Hoffman
- Robert J. Riviezzo
- Mark T. Ledger
- Holly T. Reynolds
- Kathleen L. Powell
- Joseph G. Nahas, Jr.
- John L. Brogan

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033866

for Application No. (s): PCA/FDPA . 2006-SU-025  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 8, 2009  
(enter date affidavit is notarized)

1033806

for Application No. (s): PCA/PDPA 2006-SU-025  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Jill Parks  
[ ] Applicant

[x] Applicant's Authorized Agent

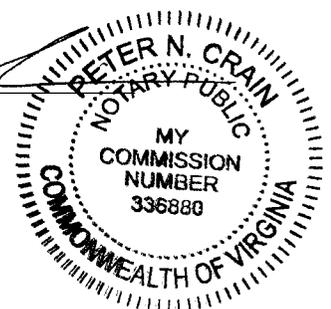
Jill S. Parks

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8<sup>th</sup> day of MAY 2009, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Peter N. Crain  
Notary Public

My commission expires: 10/31/2011



**CONCEPTUAL DEVELOPMENT PLAN AMENDMENT  
FINAL DEVELOPMENT PLAN AMENDMENT  
PROFFERED CONDITION AMENDMENT  
STATEMENT OF JUSTIFICATION**

**November 21, 2008**

**March 16, 2009**

**April 15, 2009**

**I. Introduction**

Commonwealth Centre Investors, LLC and Commonwealth Centre Investors II, LLC (jointly, the “Applicant”) seek approval of a Conceptual Development Plan Amendment/Final Development Plan Amendment/Proffered Condition Amendment (the “CDPA/FDPA/PCA”) on the property identified on the Fairfax County Tax Map as 44-1 ((1)) 6, 6B, 6C, 6D and 6E and commonly known as the Commonwealth Centre (the “Property”). The Applicant is seeking approval of the CDPA/FDPA/PCA so that it may have the option to (1) add up to two structured parking garages to the site plan-approved development on the portion of the Property described on the Conceptual Development Plan/Final Development Plan (the “CDP/FDP”) approved with Rezoning RZ 2006-SU-025 (the “2007 Rezoning”) and Proffered Condition Amendment PCA 78-S-063-5 (the “2007 PCA”) as Land Bay A (“Land Bay A”), and (2) install a child care facility on the ground-floor level of the office building on Lot 1 of Land Bay A and/or on the portion of the Property shown on the CDP/FDP as Land Bay C (“Land Bay C”).

Approval of the CDPA/FDPA/PCA will not in any way diminish the quality of the development proposed by the Applicant as part of the 2007 Rezoning and 2007 PCA applications. Rather, the Applicant will abide by its commitment to provide an amenity-rich commercial mixed-use project for the community; it wants only to accommodate its tenant’s needs by offering its employees parking opportunities in structured garages and day care facilities for their children.

**II. Background**

On November 25, 1985, the Fairfax County Board of Supervisors approved proffered Rezoning RZ 78-S-063 which rezoned approximately 712 acres in Westfields from the R-C, I-3, I-4 and I-5 Districts to the I-3, I-4 and I-5 Districts, including the approximately 100-acre Property which was rezoned to the I-3 District (the “Westfields Rezoning”). Thereafter, the Board of Supervisors approved several amendments to the original Rezoning, only one of which applied to the Property - Proffered Condition Amendment PCA 78-S-063 modified Proffer #9 of the Proffers associated with the original Rezoning to adjust the timing of certain road improvements.

Subsequently, Site Plan 6178-SP-091-2, as amended by Site Plan 6178-SPV-91, revisions A-F, was approved for the three office buildings on Land Bay A (the “Site Plan”). Construction of the first 5-story office building was completed in early 2008; construction of the second office building has commenced, and the third office building is site plan-approved but has not yet been built.

**RECEIVED**  
Department of Planning & Zoning

**APR 16 2009**

Meanwhile, the Board of Supervisors approved the 2007 Rezoning in October, 2007, which rezoned the Property from the I-3 District to the PDC District in order to permit a dynamic mix of uses in a logical configuration not sanctioned in the conventional I-3 zoning district. The CDP/FDP showed the three, already-approved office buildings on Land Bay A as unchanged from that approved with the Site Plan. The Rezoning was processed and approved concurrently with the 2007 PCA, which removed the Property from the governance of the Westfields Rezoning and subjected it instead to the 2007 Rezoning.

#### **IV. Justification**

##### **A. The Parking Garages**

The Applicant is submitting the CDPA/FDPA/PCA to modify the language of one Proffer associated with the 2007 Rezoning and the 2007 PCA – Proffer 8A. The remainder of the Proffers on which approval of the 2007 Rezoning and 2007 PCA was conditioned will remain in full force and effect.

Proffer 8A of the Proffers associated with the 2007 Rezoning and 2007 PCA (the “Proffers”) provides:

Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services (“DPWES”), for the uses within the Proposed Development. The Applicant reserves the right, however, to provide parking spaces in the Proposed Development in addition to the total number of parking spaces shown on Sheet 4 of the Development Plan to the extent necessary to accommodate Secondary Uses established on the Property that could result in a higher parking requirement than is shown on the Development Plan (e.g., eating establishments), provided that any parking spaces provided in addition to those shown on Sheet 4 of the Development Plan shall be located in the parking structure to be established on Land Bay D and that the Building Heights and overall square footage set forth in Proffers 7 and 4, respectively, are not exceeded.

At the time the Proffers were drafted, the three office buildings on Land Bay A were site plan-approved with surface parking. Structured parking was not needed to satisfy the Zoning Ordinance regulations, so the Proffers did not address additional parking on Land Bay A. However, the Applicant has since secured a tenant for two of the three office buildings on Land Bay A, whose occupation depends on the provision of structured parking for its employees. Accordingly, the Applicant is seeking approval of the CDPA/FDPA/PCA to accommodate the parking needs of its tenant.

To that end, the Applicant proposes to construct two structured parking garages, each two levels and containing up to 240 and 369 parking spaces, respectively, on a Land Bay for which street parking was originally planned. One of the parking garages will be located on the land immediately west of the northern most office building on Land Bay A; the second parking garage will be located in between and behind the other two office buildings on Land Bay A.

Furthermore, the parking options retain the significant open space on the Property, proffered during the 2007 Rezoning and 2007 PCA. Land Bay A is approximately 37 acres. 56% or approximately 21 of the 37 acres are currently and will remain landscaped open space. The entire Property, including Land Bays A, B, C and D, currently provides and will continue to provide approximately 52 of its 100 acres as landscaped and/or open space. As the approved open space on the Property is not decreased and the development shown on the CDP/FDP will not be not adversely affected, the Applicant should be permitted to install up to two structured parking garages on Land Bay A.

#### B. The Child Care Facilities

The Proffers expressly permit the Applicant to install secondary uses not expressly listed with approval of an FDPA. Proffer 6 – Secondary Uses - provides:

Additional Principal and Secondary Uses not listed in Proffer 5 above may be permitted with the approval of an FDPA (or, as applicable, a special exception (“SE”) or special permit (“SP”)), but without the requirement to secure approval of a PCA, if such uses are deemed to be in substantial conformance with the Development Plan and these Proffers. Secondary Uses may be designed and constructed (a) as Cellar Space in accordance with Proffer 4 herein, (b) on the ground-floor levels of office/hotel buildings in Land Bays A, B, C and D and (c) as stand-alone uses in Land Bays B and C, all as shown on the Development Plan; provided, however, that the Applicant shall be required to secure approval of an FDPA for any additional buildings or structures not shown on the Development Plan.

When the Applicant was processing the 2007 Rezoning and 2007 PCA, it reserved the right to install secondary uses on the ground-floor levels of the office buildings on Land Bay A. It also reserved the right to install a secondary use in the stand-alone building on Land Bay C. Now, the Applicant has secured an office tenant that has determined that its employees would benefit greatly from on-site child care and so the Applicant wishes to dedicate either or both the ground-floor level of Lot 1 on Land Bay A, and/or the 9,400 square foot secondary use building it reserved on Land Bay C, to such a laudable purpose.

Accordingly, because the child care options do not adversely affect the approved development, but, rather, enhance and increase the amenities initially proffered, the Applicant respectfully requests approval of the CDPA/FDPA/PCA so that it may have the option to construct such facilities on Land Bays A and/or C.

#### **IV. Conclusion**

The Applicant has secured a tenant for two of the three office buildings on Land Bay A. To accommodate the needs of this particular tenant, the Applicant is respectfully requesting approval of its CDPA/FDPA/PCA to allow it the option of installing up to two structured parking garages on Land Bay A and day care facilities on Land Bays A and/or C.

Respectfully Submitted:

  
\_\_\_\_\_  
Jill S. Parks, Esq., Cooley Godward Kronish LLP



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 15, 2007

Mark C. Looney  
Cooley, Godward, Kronish, LLP  
One Freedom Square  
11951 Freedom Drive  
Reston, Virginia 20190

RE: Rezoning Application RZ 2006-SU-025  
(Concurrent with Proffered Condition Amendment Application PCA 78-S-063-5)

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 2007, granting Rezoning Application RZ 2006-SU-025 in the name of Commonwealth Centre Investors, LLC & Commonwealth Centre Investors II, LLC. The Board's action rezones certain property in the Sully District from the I-3 and WS Districts to the PDC and WS Districts and permits the mixed use development with an overall Floor Area Ratio (FAR) of 0.32. The subject property, [Tax Map 44-1 ((1)) 6, 6B, 6C, 6D, and Newbrook Drive public right-of-way to be vacated], is located in the northeast quadrant of Westfields Boulevard and north of the intersection of Sully Road and Westfields Boulevard on approximately 100.81 acres of land, and is subject to the proffers dated September 27, 2007 and the Conceptual Development Plan (CDP) conditions dated October 12, 2007. (Approval of this application may enable the vacation of portions of the public right-of-way for Newbrook Drive to proceed under Section 15.2-2272 of the Code of Virginia).

The Planning Commission had previously approved Final Development Plan FDPA 2006-SU-025 on October 3, 2007, subject to Final Development Plan Conditions dated September 26, 2007, and to the Board's approval of RZ 2006-SU-025.

**The Board also:**

- Waived the service drive requirement along Sully Road (Route 28).

Sincerely,

Nancy Vears  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

**Office of Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 15<sup>th</sup> day of October, 2007, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2006-SU-025  
(CONCURRENT WITH PCA 78-S-063-5)**

**WHEREAS**, Commonwealth Centre Investors, LLC & Commonwealth Centre Investors II, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3 and WS Districts to the PDC and WS Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

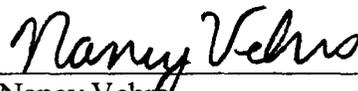
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC and WS Districts, and said property is subject to the use regulations of said PDC and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15<sup>th</sup> day of October, 2007.

  
\_\_\_\_\_  
Nancy Vehrs  
Clerk to the Board of Supervisors

# COMMONWEALTH CENTRE

## Proffer Statement

January 30, 2007  
Revised February 14, 2007  
Revised March 13, 2007  
Revised April 12, 2007  
Revised May 25, 2007  
Revised August 10, 2007  
Revised September 14, 2007  
Revised September 27, 2007

RZ 2006-SU-025

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 44-1((1)) 6, 6B, 6C and 6D, along with the 3.21 acres of public right-of-way to be abandoned/vacated ("Newbrook Drive") (collectively, the "Property"), shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2006-SU-025 (the "Application") is granted as proposed. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect, and the proffers previously accepted by the Board of Supervisors with RZ 78-S-063, as amended, for a portion of the Property will remain in effect.

### GENERAL

1. **Conceptual Development Plan.** The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") dated May 2006 as revised through September 2007, and prepared by Burgess & Niple, consisting of 20 sheets (collectively, the CDP/FDP is the "Development Plan").

A. **Removal of a Portion of Property from RZ 78-S-063.** The Property shall be deleted from any and all proffered conditions approved by the Board of Supervisors pursuant to RZ 78-S-063, as amended, and the Generalized Development Plan ("GDP") prepared by Long, Brown and Associates, dated January 1985 and revised through August 1985, and any and all amendments thereto except this PCA 78-S-063-5.

B. **CDP Elements.** Notwithstanding that the Development Plan is presented on twenty (20) sheets and defined as both the CDP and the FDP in this Proffer 1, it shall be

understood that the CDP shall be the entire plan shown on Sheet 4 relative to the points of access, the maximum square footage of permitted development on the Property, the minimum required open space, the general location and arrangement of the buildings on the Property, the area of the Flatlick Branch Dedication Area (as defined in Proffer 21 herein) and the peripheral setbacks from the property lines (collectively, the "CDP Elements"). The CDP Elements shall also include the uses set forth in Proffer 5, except as modified therein. The Applicant reserves the right to request approval from the Planning Commission of a Final Development Plan Amendment ("FDPA") pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements for all or a portion of the Property and the Development Plan, provided such FDPA is in substantial conformance with the CDP and these Proffers.

**2. Minor Modifications.** Minor modifications to the Development Plan may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Building footprints may be decreased or adjusted, so long as (a) the maximum square footage of Principal and Secondary Uses are not exceeded; (b) the minimum proposed open space tabulation provided on the CDP is not reduced; (c) the building heights for each building are not increased beyond the heights identified on the Development Plan and Proffer 7 herein; (d) the limits of clearing and grading are not reduced beyond what is permitted by these Proffers; (e) no additional surface parking is provided beyond what is reserved on the Development Plan and Proffer 8 herein; and, (f) the development otherwise is in substantial conformance with these Proffers and the Development Plan.

## **PROPOSED DEVELOPMENT**

### **3. Declaration/Owners Associations.**

**A. Establishment.** To the extent not previously established on the Property, the Applicant shall cause the recordation of a declaration establishing an umbrella property owners' association (the "UOA") for the Proposed Development (as defined herein). Such association(s) shall be formed prior to the issuance of the first Nonresidential Use Permit ("Non-RUP") for development in Land Bay B, C and/or D, whichever occurs first. The UOA documents (including budgets provided in any offering or sale materials) shall specify the various proffer and maintenance obligations set forth in these Proffers. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a lease/contract of sale property in the Proposed Development.

**B. TDM Obligations.** All tenants, owners, employers and employees working, operating a business or owning property within the Property shall be advised of the TDM Plan described in Proffer 23. All UOA members shall be informed of any funding and operational obligations resulting from the application of these Proffers prior to entering into a lease/contract of sale, and all such obligations shall be included in UOA documents.

### **4. Proposed Development.**

**A. Overview of Proposed Development.** The development proposed with this Application includes: (a) three (3) existing or site plan-approved office buildings on Land Bay A

containing an approximate total of 493,035 s.f.; (b) two (2) office buildings with ground-level support retail on Land Bay B and containing an approximate total of 117,000 s.f.; (c) two (2) hotels with stand-alone and support retail on Land Bay C and containing an approximate total of 221,400 s.f.; and (d) three (3) office buildings on Land Bay D containing an approximate total of 583,465 s.f. The Proposed Development is summarized as follows:

Proposed Development

Principal Use – Office	Maximum 1,126,500 s.f.
Secondary Use - Hotels	Maximum 212,000 s.f.
Secondary Uses/Retail	Maximum 76,400 s.f.
TOTAL:	Up to 1,414,900 s.f.

- (1) The Applicant reserves the right to modify 25,000 s.f. of the Principal Use and Secondary Uses/Retail shown on Sheet 2 of the Development Plan and set forth in this Proffer by substituting additional Office square footage for Secondary Uses/Retail or additional Secondary Use/Retail for office without the need to secure approval of a Proffered Condition Amendment (“PCA”) or an FDPA, provided that the maximum total square footage of the Proposed Development does not exceed 1,414,900 square feet, no retail square footage is added beyond the square footage identified on the Development Plan and in these Proffers, and such modifications are otherwise in substantial conformance with the CDP and these Proffers.
- (2) **Cellar Space.** The Applicant reserves the right to utilize the cellar(s) of buildings in the Proposed Development (“Cellar Space”) for Principal and Secondary Uses, provided that (a) the maximum total square footage of Cellar Space dedicated to Principal and Secondary Uses shall not exceed 40,000 s.f., and (b) the Applicant shall be required to provide parking for the Cellar Space in accordance with the requirements of Article 11 of the Zoning Ordinance, as qualified by these Proffers. Accessory Uses located in the Cellar Space shall not count against the maximum total square footage of Cellar Space allowed for Principal and Secondary uses. The Applicant reserves the right to allocate the maximum total square footage of Cellar Space among any of the buildings of the Proposed Development.
- (3) **Phasing.** The Applicant reserves the right to submit a single site plan for the Proposed Development but to develop the Property in phases. The Applicant may be permitted to construct each phase, or portion thereof, in any order/sequence the Applicant determines reasonable based on market conditions, including the establishment of surface parking in advance of structured parking in Land Bay D, provided such development otherwise is in substantial conformance with the Development Plan and these Proffers.

5. **Mix of Uses.** The Proposed Development may include the following uses, subject to Proffer 4 herein:

**A. Principal Uses:** Offices and related uses.

**B. Secondary Uses:**

- Business service and supply service establishments;
- Eating establishments;
- Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development and training;
- Financial institutions;
- Garment cleaning establishments, with no processing on-site;
- Hotels, motels;
- Personal service establishments;
- Public uses;
- Repair service establishments;
- Retail sales establishments;
- Accessory uses and accessory service uses as permitted by Article 10;
- Drive-in banks (only as shown on the CDP/FDP);
- Drive-through pharmacies (only as shown on the CDP/FDP);
- Fast food restaurants, without drive-through windows;
- Quick-service food stores;
- Billiard and pool halls;
- Health clubs;
- Medical care facilities;
- Private clubs and public benefit associations; and,

- Veterinary hospitals, without boarding or kennel facilities.

6. **Secondary Uses.** Additional Principal and Secondary Uses not listed in Proffer 5 above may be permitted with the approval of an FDPA (or, as applicable, a special exception (“SE”) or special permit (“SP”)), but without the requirement to secure approval of a PCA, if such uses are deemed to be in substantial conformance with the Development Plan and these Proffers. Secondary Uses may be designed and constructed (a) as Cellar Space in accordance with Proffer 4 herein, (b) on the ground-floor levels of office/hotel buildings in Land Bays A, B, C and D and (c) as stand-alone uses in Land Bays B and C, all as shown on the Development Plan; provided, however, that the Applicant shall be required to secure approval of an FDPA for any additional buildings or structures not shown on the Development Plan.

7. **Building Heights.** Building heights for each building in the Proposed Development shall not exceed the maximum building heights shown on Sheet 4 of the Development Plan and as set forth below. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing buildings to a lesser building height than that which is represented on the Development Plan, provided the configuration of building footprint remains in substantial conformance with those shown on the Development Plan.

Land Bay A	Buildings 1-3	75 feet max.
Land Bay B	Buildings 1-2	55 feet max.
Land Bay C	Hotel 1	60 feet max.
	Hotel 2	100 feet max.
	Secondary Use Building	30 feet max.
Land Bay D	Building 4	100 feet max.
	Building 5	150 feet max., as measured from finished average grade.
	Building 6	100 feet max.

8. **Parking.**

A. **Zoning Ordinance Requirements.** Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services (“DPWES”), for the uses within the Proposed Development. The Applicant reserves the right, however, to provide parking spaces in the Proposed Development in addition to the total number of parking spaces shown on Sheet 4 of the Development Plan to the extent necessary to accommodate Secondary Uses established on the Property that could result in a higher parking requirement than is shown on the

Development Plan (e.g., eating establishments), provided that any parking spaces provided in addition to those shown on Sheet 4 of the Development Plan shall be located in the parking structure to be established on Land Bay D and that the Building Heights and overall square footage set forth in Proffers 7 and 4, respectively, are not exceeded.

i. **Future Parking Reductions.** Given (i) the character of the Proposed Development as a mixed-use development and (ii) the TDM Plan detailed in Proffer 23 herein, the Applicant shall in good faith evaluate, and may pursue, a shared parking agreement and/or parking reduction for the Proposed Development, as may be permitted by the Fairfax County Zoning Ordinance and approved by the Board of Supervisors. If, however, the Applicant pursues a parking reduction and such reduction results in the construction of fewer surface parking spaces than those shown on the Development Plan, the Applicant shall provide additional landscaping in lieu of those parking spaces in substantial conformance with the Landscape Plan submitted pursuant to Proffer 20 herein.

## **TRANSPORTATION IMPROVEMENTS**

9. **Dedication of Public Right-of-Way.** As part of the first site plan approval for the Proposed Development following approval of this Application or upon written request by Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors all remaining right-of-way on Westfields Boulevard/Walney Road not previously dedicated for the public road improvements to be constructed on and serving the Property (the "Dedication Areas"), as reflected on the Development Plan. Notwithstanding the foregoing, however, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications will be or have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the time set forth in these Proffers, the Zoning Administrator may agree to a later date for dedication of such right-of-way and for the construction of required road improvements.

### **10. Road Improvements.**

A. **Westfields Boulevard.** The Applicant shall construct and place into operation the following improvements to the portion of Westfields Boulevard fronting the Property, as more particularly shown on Sheets 4 and 18 of the Development Plan (collectively, the "Westfields Boulevard Improvements"). The Westfields Boulevard Improvements shall be constructed to a standard as may be approved by VDOT.

i. **Westbound Through Lane.** The Applicant shall construct a third westbound travel lane along the Property's frontage on Westfields Boulevard between the intersections of Park Meadow Drive and Newbrook Drive (the "Westfields Lane"). The Westfields Lane shall be designed to operate as a shared through and right-turn lane from westbound Westfields Boulevard onto northbound Park Meadow Drive. The Westfields Lane improvements shall include the removal and/or modification of the two existing channelizing islands (the "Porkchops") located on the north side of Westfields Boulevard at its intersection with Park Meadow Drive, and any modification to any existing traffic signals abutting the Property necessitated by such removal. The Applicant reserves the right to escrow funds with

FCDOT and VDOT in lieu of constructing the Westfields Lane, if approved by FCDOT and VDOT, which escrow amount shall be determined by DPWES and VDOT and posted by the Applicant prior to the approval of the first site plan for development of Land Bay B, C or D, whichever occurs first. Should the Applicant elect to construct the Westfields Lane, and not exercise its right to escrow funds in lieu thereof, construction of the Westfields Lane shall be completed and opened to through traffic (but not necessarily accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for development in Land Bay B, C, or D, whichever occurs first.

**ii. Eastbound Left-Turn Lanes.** The Applicant shall provide (a) dual, channelized left-turn lanes from eastbound Westfields Boulevard onto northbound Park Meadow Drive, and (b) dual left-turn lanes from eastbound Westfields Boulevard onto northbound Newbrook Drive, as more particularly shown on the Development Plan (the "Eastbound Left-Turn Lanes.") Subject to VDOT approval, the portion of the Eastbound Left-Turn Lanes at Park Meadow Drive shall include construction of a raised median within the right-of-way of Westfields Boulevard in order to separate turning vehicles from through vehicles and to preclude left-turns from northbound Route 28 onto northbound Park Meadow Drive. Subject to VDOT approval, the portion of the Eastbound Left-Turn Lanes at Newbrook Drive may be accomplished through striping within the existing right-of-way. The Applicant shall also modify the traffic signal timings for the Eastbound Left-Turn Lanes based on VDOT's determination that such adjustments are needed. The Eastbound Left-Turn Lanes, including any signal timing adjustment, shall be completed and opened to through traffic (but not necessarily accepted by VDOT for maintenance) prior to the issuance of the first Non-RUP for development in Land Bay B, C, or D, whichever occurs first.

**iii. Pedestrian Crosswalks.** Subject to VDOT approval, the Applicant shall install pedestrian crosswalk striping, a pedestrian refuge area and audible pedestrian countdown signals (if not already existing and if approved by VDOT) across Westfields Boulevard at the existing traffic signal at the intersection of Westfields Boulevard and Park Meadow Drive and the intersection of Westfields Boulevard and Newbrook Drive, as shown on the Development Plan (collectively, the "Pedestrian Crosswalks"). The Pedestrian Crosswalks shall be completed prior to the issuance of the first Non-RUP for development in Land Bay B, C, or D, whichever occurs first.

**iv. Modification of Traffic Islands.** Subject to VDOT approval and the receipt of all necessary off-site rights-of-way and easements, the Applicant shall modify the existing traffic islands and the location/timing of the existing traffic signals on the south side of eastbound Westfields Boulevard at its intersection with Park Meadow Drive as necessary in order to facilitate an eastbound shared right-through lane, no later than the issuance of the first Non-RUP for development in Land Bay B, C, or D, whichever occurs first. If the Applicant is unable to bring about the dedication of the necessary rights-of-way and easements, then the Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements. In the event the necessary right-of-way and/or easements cannot be acquired voluntarily, and the County chooses not to exercise its right of eminent domain, the Applicant is then released from any portion of any proffer requiring such acquisition. In the event the County elects to defer its exercise of eminent domain, then Applicant's proffer requiring such acquisition shall likewise be deferred. Notwithstanding the foregoing, however, upon demonstration by the

Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required modifications have been delayed (such as the inability to secure off-site rights-of-way or VDOT approval) beyond the required times set forth above, the Zoning Administrator may agree to a later date for dedication/completion of the modification(s).

**B. Newbrook Drive.**

**i. Abandonment/Vacation of Public Right-of-Way.** Prior to any plan or plat approval for Land Bay B, C or D of the Proposed Development, the Applicant shall petition and obtain approval from the Board of Supervisors for the abandonment/ vacation of the existing public right-of-way of Newbrook Drive, north of Westfields Boulevard in the area more particularly shown on the Development Plan (the "Abandonment Area"). The Applicant hereby waives any right to claim or assert (i) a vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right-of-way vacation and/or abandonment request. In the event that the Board does not approve the vacation and/or abandonment, the Applicant shall secure approval of a PCA to remove the Abandonment Area from this Application and these Proffers.

**ii. Construction of Newbrook Drive.** The Applicant shall construct and place into operation the proposed Newbrook Drive through the Property connecting to Westfields Boulevard in the general locations and configuration (including turn lanes and medians) shown on the Development Plan ("Newbrook Drive"). Newbrook Drive shall be designed and maintained as a private street and constructed in accordance with the sections shown on Sheets 4 and 18 of the Development Plan. Provided that the Board of Supervisors has approved its abandonment as a public street, the Applicant may install one or more speed table(s) or similar traffic control mechanisms across Newbrook Drive at locations determined by the Applicant and approved by DPWES to facilitate pedestrian crossings of Newbrook Drive. The Applicant reserves the right (but shall not be obligated) to install reinforced concrete or similar material on those portions of Newbrook Drive over which transit buses may be expected to travel. Subject to the Board of Supervisors' abandonment of the right-of-way for Newbrook Drive, the Applicant shall grant easements for County inspection and emergency vehicles, buses and transit vehicles over and across Newbrook Drive as part of site plan approval for the construction of Newbrook Drive. Newbrook Drive may be completed in phases concurrent with the development of adjacent land bays; provided, however, that the full length of Newbrook Drive through the Property shall be completed and opened to through traffic prior to the issuance of the Non-RUP representing more than 500,000 s.f. of the Proposed Development.

**iii. Signage to Westfields Boulevard.** The Applicant shall provide and maintain on-site signage which directs vehicles destined for southbound Route 28 and westbound Westfields Boulevard to exit Newbrook Drive at its eastern intersection with Westfields Boulevard in order to limit weaving movements along westbound Westfield Boulevard. Such signage shall be designed in accordance with the Development Guidelines associated with Westfields, the International Corporate Center at Dulles, dated September 1988 and revised June 1989 and August 1990, as amended, and shall be installed no later than the issuance of the first Non-RUP for development in Land Bay B, C, or D, whichever occurs first.

**C. Main Street.** The Applicant shall construct and place into operation the proposed streets that connect the eastern and western sections of Newbrook Drive within the Property and bisecting Land Bays B and C, as more particularly shown on the Development Plan (collectively, the "Main Street"). The Main Street shall be designed and maintained as a private street and constructed in accordance with the sections shown on Sheet 4 of the Development Plan, including the use of parallel street parking. Subject to approval of FCDOT, the Applicant may install one or more speed tables or similar traffic control mechanisms across Main Street to facilitate pedestrian crossings of the Main Street near the Plaza (as defined in Proffer 12 herein). Easements for County inspection and emergency vehicles, as well as County buses and transit vehicles, over and across Main Street shall be granted as part of site plan approval for the construction of Main Street. Main Street may be completed in phases concurrent with the development of adjacent land bays; provided, however, that Main Street shall be completed and opened to through traffic prior to the issuance of the Non-RUP representing more than 200,000 s.f. of development in Land Bays B and/or C. The Applicant reserves the right to provide a different name for the Main Street as part of site plan approval for the Proposed Development.

**D. Adjust Traffic Signal Timing.** Prior to the issuance of the Non-RUP representing more than 1.4 million s.f. of the Proposed Development, the Applicant shall submit to VDOT an analysis of the existing and new traffic signals located at the Park Meadow and Newbrook Drive entrances to the Property along Westfields Boulevard to determine whether adjustments to the signal timings of one or both of the existing traffic signals serving the Property would improve or enhance circulation through the intersections analyzed. The signal timing study shall include updated traffic counts based on the occupancy of the Proposed Development as of the date of the study. In the event VDOT determines that adjustments to the signal timing are warranted, then the Applicant shall make such adjustments within 120 days of VDOT approval, but in no event later than bond release for the Proposed Development.

**E. Bus Shelter.** The Applicant shall install two (2) bus shelters (the "Bus Shelters") on the Property in the general locations shown on Sheet 2 of the Development Plan or as otherwise approved by FCDOT as part of site plan approval for Land Bay B, C or D for the Proposed Development. The design and materials of the Bus Shelter shall be of similar size and quality to those of a typical bus shelter installed elsewhere in Fairfax County and shall include benches and trash receptacles. The Applicant shall be responsible for the general maintenance and upkeep of the Bus Shelter, including trash removal.

**F. Westfields Boulevard Trail.** The Applicant shall construct an eight foot (8') asphalt trail along the Property's frontage on westbound Westfields Boulevard/Walney Road in the general location shown on the Development Plan (the "Westfields Trail"). The Westfields Trail shall be located within an ten foot (10') public access easement to be granted to Fairfax County as part of site plan approval for each portion of the Westfields Trail. The Westfields Trail shall be constructed prior to issuance of the first Non-RUP for the first building constructed in Land Bay B, C or D.

**G. Westfield Boulevard/Walney Road Signage.** As part of the first site plan approval for the first building in Land Bay B, C or D, or upon demand by Fairfax County, whichever is first, the Applicant shall dedicate in fee simple to FCDOT a five foot (5') easement for public street purposes along the Property's frontage on Westfields Boulevard/Walney Road

("the Sign Easement"). The Applicant shall be permitted to include language in the Sign Easement requiring that any overhead or over-hanging street signs shall be submitted to the Westfields Architectural Review Board for review and comment prior to construction thereof.

**H. Contribution for Westfields Boulevard Widening** Prior to the first site plan approval for the first building in Land Bay D or upon request by Fairfax County pursuant to a scheduled and otherwise funded road improvement project, the Applicant shall establish an escrow account with Fairfax County and contribute funds covering the cost of materials for pavement, curb and gutter and related facilities for the future widening of Westfields Boulevard/Walney Road to a four-lane divided section along the Property's frontage east of existing Walney Road (the "Widening"). The escrow amount shall be determined by DPWES without consideration for the cost for mobilization, grading or flood plain mitigation associated with the Widening, if any. The Applicant also shall dedicate right-of-way and any ancillary easements to Fairfax County, at no cost, to permit the construction of the Widening. Such right-of-way/easements shall be provided at the time of the first site plan approval for Land Bay D, or upon demand, whichever occurs first.

## **ARCHITECTURAL DESIGNS AND SITE AMENITIES**

**11. Building Design and Materials.** Subject to approval of the Westfields Business Owners Association and pursuant to the Development Guidelines described in paragraph A of this Proffer, the general architectural design of the Proposed Development is as shown on Sheet 10 of the Development Plan (the "Conceptual Elevations"). The Conceptual Elevations may be modified by the Applicant as part of final engineering and building design, provided that such modifications are in general conformance with and provide a similar quality of design as that shown on the Development Plan. Building materials for the Proposed Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: brick, masonry/stone, aluminum, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Balconies, awnings, storefronts and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the Development Plan, and provided that the streetscape features and dimensions are maintained.

**12. Public Plaza.** The Applicant shall construct a public plaza (the "Plaza") to be located between Buildings 1 and 2 on Land Bay C and bisecting the northern leg of the Proposed Main Street, as more particularly shown on Sheets 4 and 9 of the Development Plan. The Plaza shall include landscaping, hardscape areas (such as concrete walkways with brick pavers, stonework, etc.), benches, seating areas and similar passive recreation amenities. The Plaza also shall include a focal point feature to be selected by the Applicant, such as a fountain, public art or similar amenity that will serve as a defining entry feature for the Proposed Development. The Plaza shall be functionally complete (benches, landscaping and lighting installed) and open for use (subject to minor adjustments and punch-list items) prior to the issuance of the first Non-RUP for the Secondary Uses to be established in Land Bay C.

**13. Streetscaping.** Streetscape improvements and plantings shall be provided as indicated on the Development Plan. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of street trees along the

proposed Newbrook Drive and Main Street to accommodate final architectural design, utilities and layout considerations, so long as such modifications are in substantial conformance with the Development Plan and subject to Urban Forest Management ("UFM") approval.

**14. Bicycle Racks.** The Applicant shall install bicycle racks throughout the Proposed Development (collectively, the "Bike Racks") in locations and type as determined by the Applicant and approved by FCDOT as part of site plan approval for Land Bay B, C or D for the Proposed Development. The Bike Racks shall collectively accommodate parking for at least ten (10) bicycles in each office building constructed in Land Bays A and D and at least twenty-five (25) bicycles on Land Bays B and C. Bike Racks serving the office buildings shall be located under cover to protect them from the elements. The Bike Racks may be installed in phases concurrent with the issuance of a Non-RUP for the building to which the proposed Bike Rack is immediately adjacent; provided, however, that all of the required Bike Racks for each land bay (as indicated on the site plan for such portion of the Proposed Development) shall be installed prior to the issuance of the final Non-RUP for the last building to be completed on that land bay.

**15. Pedestrian/Bicycle Circulation.** In combination with the Streetscape improvements identified in Proffer 14 above, the Applicant shall provide sidewalks of varying widths and crosswalks throughout the Property and at key intersections of the Proposed Development, as indicated on the Development Plan. The sidewalks shall be constructed concurrent with the development of the Property. All onsite sidewalks not located in public rights-of-way shall be maintained by the Applicant and/or UOA. Sidewalk improvements located within existing or proposed right-of-way shall be as approved by VDOT.

**16. Flatlick Branch Trail System.** The Applicant shall construct a regional, asphalt pedestrian trail (the "Pedestrian Trail") within a portion of the Flatlick Branch Dedication Area (as defined in Proffer 21 herein) and within the existing ten-foot (10') sanitary sewer easement located in Land Bay A and running east towards Land Bay D of the Property, as more particularly shown on the Development Plan. The Applicant shall maintain the portion of the trail located on its Property and outside of the Flatlick Branch Dedication Area (as defined in Proffer 21 herein). The Pedestrian Trail shall be a Type I Asphalt Trail with a minimum width of eight feet (8'). The Pedestrian Trail is shown on Sheet 2 of the Development Plan and labeled thereon as "Pedestrian Trail" and "Pond Access and Pedestrian Trail." The exact location of the Pedestrian Trail shall be determined as part of site plan approval for the Proposed Development in consultation with DPWES and Fairfax County Parks Authority ("FCPA"). The Pedestrian Trail shall be completed and available for use by the public prior to the issuance of the Non-RUP representing more than 750,000 s.f. of the Proposed Development.

**17. Lighting.** All lighting shall be in conformance with Part 9 of Article 14 of the Fairfax County Zoning Ordinance. The maximum height of any freestanding light fixtures shall be eighteen feet (18') above grade, as measured from grade to the top of the fixture. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.

**18. Signage.** Signage for the Property and the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance and the Westfields

Development Guidelines or pursuant to a Comprehensive Sign Plan approved by the Westfields Architectural Review Board and the Planning Commission.

## **STORMWATER MANAGEMENT/ENVIRONMENTAL FEATURES**

**19. Stormwater Management Master Plan.** Prior to site plan approval for the first building to be constructed in Land Bay C of the Proposed Development, the Applicant shall submit to and obtain approval from DPWES of a Stormwater Plan for the Proposed Development (the "Stormwater Plan"). The Stormwater Plan shall include strategies for addressing both water quality and water quantity management issues, including detailed mitigation measures to be implemented as part of construction. Following approval by DPWES of the initial Stormwater Plan, the Applicant thereafter shall submit an updated Stormwater Plan to DPWES for approval concurrent with subsequent site plan submissions for the Proposed Development. These updated plans shall include any modifications to the stormwater detention or stormwater quality treatment program since the initial approval of the Stormwater Plan. The Applicant shall construct stormwater quality and stormwater quantity impact mitigation measures in accordance with the Stormwater Plan (and each subsequent revisions thereto) with the Proposed Development, such that the runoff reductions outlined below shall be achieved.

**A. Stormwater Management Goals.** Using a series of (i) stormwater management wet ponds, (ii) bioretention facilities and (iii) structural and non-structural BMPs, the Stormwater Plan shall demonstrate that, after the full build-out of the Proposed Development, there is no net increase in the combined peak rate of stormwater discharge from the Property based on a comparison of the conditions of the Property before it was developed and the conditions of the Property upon completion of the Proposed Development. This Proffer shall apply to the sum of all stormwater discharge coming from the Property as a whole, but not as a standard reduction at each individual discharge location on the Property (meaning that the discharge at individual locations may vary, so long as the overall reduction goal is achieved).

**B. Best Management Practices/Low Impact Development.** The Applicant shall, as part of the Stormwater Plan, incorporate low impact development ("LID") techniques and other Best Management Practices ("BMP") into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. Using structural and non-structural BMPs, such as sand filters, storm filters, Filterra devices, bioretention basins, Plaza landscaping, grass swales or a combination thereof, the Stormwater Plan shall demonstrate that there is a combined fifty percent (50%) reduction in phosphorous loading from the Property based on a comparison of the conditions of the Property upon completion of the Proposed Development (including the BMP/LID features) and the conditions of the Property prior to construction of the Proposed Development. In the event that either the Applicant or DPWES deems it necessary to substitute another BMP/LID strategy for one of those listed above, the Applicant shall identify an alternate strategy acceptable to both parties and, if necessary, will seek administrative approval from the Zoning Administrator pursuant to the provisions of Sect. 16-403 of the Zoning Ordinance.

**C. Maintenance Responsibility.** Prior to site plan approval for the first building to be constructed in Land Bay B, C, or D of the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM

Agreement”) providing for the perpetual maintenance of all of the elements of the Stormwater Plan serving the area of the site plan proposed, including the BMP and LID devices and detention facilities (collectively, the “SWM Facilities”), as applicable. The SWM Agreement shall require the Applicant (or a successor UOA) to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order. The UOA documents for each building in the Proposed Development shall specify the maintenance responsibilities of the owners under the SWM Agreement.

## **20. Landscape Plan.**

**A. Detailed Landscape Plans.** As part of each site plan submission for the Proposed Development, the Applicant shall submit to Urban Forest Management of DPWES (“UFM”) for review and approval a detailed landscape and tree cover plan (each a “Landscape Plan”) illustrating the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and other features, and which shall include, among other things:

- i. A statement reiterating that all landscaping areas shall be irrigated;
- ii. Design details for tree wells and other similar planting areas above structures and along streets;
- iii. Composition of the planting materials used where plantings are to be located within or on top of structures and other methods to be used to insure the viability of the proposed plantings; and
- iv. Other information that may be requested by UFM.

Such Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheet 6 of the Development Plan and shall include the use of additional shade trees as determined by the Applicant. Adjustments to the type and location of vegetation and the design of the Plaza and streetscape improvements and plantings shall be permitted in consultation with DPZ and UFM if determined to be in substantial conformance with the Development Plan.

**B. Plaza Landscaping.** As provided above, in order to (1) incorporate into otherwise impervious areas of the Property a soil matrix and plantings intended to provide stormwater pollutant removal; (2) reduce the heat island effect; and (3) naturalize and add aesthetically-pleasing elements, the Applicant shall install landscaping and other materials on the Plaza (“Plaza Landscaping”) as more particularly shown on the Development Plan, and shall install all of the Plaza Landscaping at one time. Shade trees having a minimum 2-½ inch caliper shall be installed within the Plaza area as shown on Sheet 6 of the Development Plan. Additional details concerning the plantings and design elements of the Plaza shall be included on the Landscape Plan that will be submitted pursuant to this Proffer.

**C. Planting Strips.** The Applicant shall install street trees consistent with the streetscape plans included on the Development Plan and with the requirements of the Public Facilities Manual ("PFM") For tree plantings that do not meet the minimum planting area required by the PFM, the Applicant shall provide a minimum of 130 square feet of surface area of structural soil for Category 4 shade trees and 90 square feet of surface area of structural soil for Category 3 shade trees, as such trees are identified in the PFM. The structural soil shall have a minimum width of 8-feet and a minimum depth of 36-inches and such planting areas shall be interconnected to the extent feasible, as determined by UFM. Prior to site plan approval for the first building to be constructed in Land Bay C of the Proposed Development, the Applicant shall provide written documentation to UFM, including written confirmation from a certified arborist and/or landscape architect verifying installation of the structural soil consistent with the requirements of this Proffer.

**D. Tree Planting along the EQC Border.** In order to compensate for trees displaced at the northwest corner of the Property due to implementation of the Stormwater Plan, the Applicant shall plant a minimum twenty (20) additional trees of at least 1-1/2 inch caliper along the western border of the Environmental Quality Corridor ("EQC") to supplemental the existing vegetation in the EQC (the "EQC Trees"), as shown on the Development Plan. The EQC Trees shall be included on the Applicant's Landscape Plan, subject to UFM approval, and installed prior to the issuance of the first Non-RUP for development in Land Bay D.

**21. Dedication of Flatlick Branch to Park Authority.** In recognition of the Property's location within a Water Supply Overlay District, and to protect Flatlick Branch from the encroachment of development, the Applicant shall dedicate to the FCPA approximately 20 acres of Property located within the limits of the EQC for Flatlick Branch, as more particularly shown on the CDP (the "Flatlick Branch Dedication Area"), for use as recreation facilities and open space. Dedication of the Flatlick Branch Dedication Area shall be accomplished upon completion of that portion of the Flatlick Branch Trail System to be located in the Flatlick Dedication Area, but in no event later than final bond release for the Proposed Development. The Applicant reserves the right to receive credit under the Stormwater Plan for dedicating land area within the floodplain against the water quality improvement/BMP requirements for the Proposed Development, if approved by DPWES, and, if approved, such credit may occur as each phase of the dedication is completed.

**22. Limits of Clearing.** The Applicant strictly shall adhere to the Limits of Clearing ("LOC") and shall not encroach upon the EQC and Resource Protection Area ("RPA") located along the eastern boundaries of Land Bays C and D, as shown on the Development Plan. However, minor adjustment of the LOC at time of final design and engineering and the location of proposed utilities, located in the least disruptive manner possible, may be permitted pursuant to Section 16-203 and Section 18-204 of the Zoning Ordinance if determined to be necessary by DPWES. The Applicant shall use its best efforts to mitigate adverse impacts, such as sedimentation, excessive clearing of vegetation and erosion, on the Flatlick Branch Dedication Area as a result of constructing the Proposed Development. The Director of DPWES shall review and approve all plans for work within the Flatlick Branch Dedication Area pursuant to the policy for protection of the Flatlick Branch Dedication Area.

## TRANSPORTATION DEMAND MANAGEMENT

**23. Transportation Demand Management.** This Proffer sets forth a program for a transportation demand management plan (the "TDM Plan") that shall be implemented by the Applicant, and subsequently, as appropriate, the UOA, to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Proposed Development.

**A. TDM Goal.** TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the A.M. and P.M. peak hour trips by a minimum of fifteen percent (15%) from the total number of vehicle trips that would be expected from full build-out of the 1,414,900 s.f. in the Proposed Development (the "Baseline Trips") based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7<sup>th</sup> Edition (the "TDM Goal"). In the event the Applicant constructs less square footage as part of the Proposed Development, then the Baseline Trips shall be calculated as if the full 1,414,900 s.f. of the Proposed Development actually had been constructed as reflected on the Development Plan. Owners, tenants and employees of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (as defined in this Proffer) through the annual dissemination of written materials summarizing the availability of the TDM strategies.

**B. Program Manager.** Within one hundred and twenty (120) days of final, unappealable approval of this Application or issuance of the first non-RUP for the Proposed Development, whichever is later, the Applicant (and thereafter, as applicable, the UOA) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with on-going coordination with FCDOT. The PM duties may be a part of other duties assigned to the individual(s). The Applicant shall notify FCDOT within ten (10) days of the designation and thereafter shall do the same within ten (10) days of any change in such appointment. Within three (3) months following approval of the first building permit for Land Bay B and/or C, the Applicant shall begin to calculate the Baseline Trips described in Proffer 23A herein.

**C. TDM Plan.** In order to meet the TDM Goals set forth in this Proffer, the Applicant shall implement the TDM Plan. A draft copy of this plan shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the Proposed Development following approval of this Application. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA; provided, however, that the TDM Goal shall not be amended absent approval of the Board of Supervisors. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the Proposed Development:

**i.** Requirement that each lease/sublease in the Proposed Development include a requirement for the tenant to disseminate information about transit services available to the Property, including Metro maps, schedules and forms, as well as ride-sharing and other relevant transit options, to employees, subtenants and, as applicable, on-site consultants;

ii. Coordination/Assistance with existing/established vanpool and carpool formation programs, including the Dulles Area Transportation Association ("DATA"), the Fairfax County Department of Transportation Ride Share, as well as other ride matching services and the adjacent office buildings and homeowners associations and established guaranteed ride home programs;

iii. Dedicated parking spaces on the Property for vanpools and car-sharing vendors not otherwise addressed herein will be provided at convenient locations so as to encourage vanpool usage and car-sharing;

iv. Dedication of three (3) parking spaces for vehicle/car sharing program(s), subject to agreement with third-party vendor(s) (such as ZipCar/FlexCar);

v. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;

vi. Installation of bicycle racks per Proffer 14 herein, shower facilities and similar amenities in each office building constructed in Land Bays A and D in order to encourage tenants and employees to use alternate means of transportation to work; and

vii. Other programs as determined by the PM in consultation with FCDOT.

**D. TDM Account.** Concurrent with the designation of the PM, the Applicant shall establish and fund a TDM account (the TDM Account") in the initial amount of Fifty Thousand dollars (\$50,000.00). Funds in the TDM Account shall be utilized by the PM each year to implement the TDM strategies and up to fifty percent (50%) may be used to pay for the PM's services, provided however that the percentage of the TDM Account used to pay for the PM's services shall not exceed the percentage of time the PM spends implementing the TDM strategies each year. The TDM Account shall be managed by the PM. As applicable, a line item for further funding of the TDM Account shall be included in the annual UOA budget upon the establishment of the UOA. The UOA documents shall provide that the TDM Account shall not be eliminated as a line item in the UOA budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund implementation of the TDM Plan or to pay the PM. In the event that the TDM Account is drawn upon, then the TDM Account shall be replenished until the TDM Account achieves a balance of Fifty Thousand Dollars (\$50,000.00). The PM shall consult with FCDOT to develop and implement the initial TDM strategies.

**E. Monitoring.**

i. Exactly one (1) year following the issuance of the final Non-RUP on the Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the PM and approved by FCDOT. The Applicant shall coordinate with FCDOT, and FCDOT shall approve, the scope of the traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall use the results of the surveys and traffic counts to determine if the TDM Goal has been met and shall submit this information to FCDOT for review and approval. If FCDOT has not responded within sixty (60) days, the survey and count data for that year shall be deemed approved. Similar TDM surveys

shall be conducted annually thereafter for an additional two (2) years following the initial survey. Neither the Applicant's tenants nor adjacent property owners shall be notified of the date and time of the surveys and/or traffic counts. If the TDM surveys show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall proceed with the TDM strategies as implemented and shall provide such surveys as may be requested by FCDOT, but not more often than once every three (3) years thereafter.

ii. In the event any TDM survey and traffic count indicates that the TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM Goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant, or successor condominium association, shall contribute five cents (\$0.05) per square foot of the Proposed Development then-constructed on the Property (up to a maximum \$50,000.00) to the TDM Account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The TDM Goal, the TDM strategies and potential for such TDM penalty shall be disclosed in the UOA documents.

**24. Inflationary Adjustment of Contributed Funds.** Any funds contributed for transportation improvements shall be subject to annual inflationary adjustments from the date of approval of this Proffer Condition Amendment request utilizing the Consumer Price Index-Urban ("CPI-U").

#### MISCELLANEOUS

**25. Advance Density Credit.** Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of site plan approval for the Property.

**26. Utility Locations.** To the extent possible and as permitted by the applicable utilities companies, the Applicant shall place all utilities serving the Property underground. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground without approval of a PCA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available.

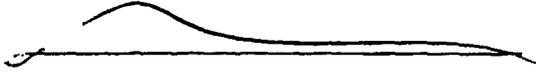
**27. Severability.** Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA, FDPA, FDP, SE or Special Permit ("SP") without joinder and/or consent of the owners of the adjacent Properties, provided that such PCA, FDPA, FDP, SE or SP does not materially adversely affect the other Properties. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, FDPA, FDP, SE or SP shall otherwise remain in full force and effect.

**28. Successors and Assigns.** These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer

statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

**29. Counterparts.** These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

COMMONWEALTH CENTRE INVESTORS, LLC  
Owner of Tax Map # 44-1 ((1)) 6, 6B, and 6C

By: 

Barry Howard

Chairman of the Board

COMMONWEALTH CENTRE INVESTORS II, LLC  
Owner of Tax Map # 44-1 ((1)) 6D

By: \_\_\_\_\_

Barry Howard

Chairman of the Board

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
A body corporate and politic  
Title Owner of Portion of Newbrook Drive

By: \_\_\_\_\_

Handwritten signature of Anthony H. Griffin in black ink, written over a horizontal line.

Name: Anthony H. Griffin

Title: Fairfax County Executive

## FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2006-SU-025

September 26, 2007

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2006-SU-025, to permit mixed use development, on property located at Tax Map 44-1 ((01)) 06, 6B, 6C, 6D and right-of-way for Newbrook Drive, to be vacated, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. A Phase I archaeological survey shall be conducted on portions of Land Bays B, C, D, and/or E of the property within boundaries established by the Park Authority's Cultural Resource Management and Protection Section (CRMPS), with comment by the applicant. Such study or studies shall utilize a scope of work provided by CRMPS and shall be completed prior to any land disturbing activities within the study area. If any archaeological resources are found in the Phase I survey and it is deemed appropriate by CRMPS, Phase II assessment shall be done, using a scope of work provided by CRMPS. If any sites are determined to be significant by CRMPS, then either they will be left undisturbed or Phase III data recoveries shall be performed in accordance with a scope provided by CRMPS. Any areas disturbed which are outside of the proffered limits of clearing shall be restored as approved by Urban Forest Management, DPWES. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies shall be submitted for approval to CRMPS.
2. Prior to any land disturbing activities in Land Bay D, an archaeological study shall be conducted in the area adjacent to the cemetery to determine if burials extend beyond the modern cemetery boundaries shown on the CDP/FDP. The scope of this study shall be coordinated with the Park Authority's Cultural Resource Management and Protection Sections (CRMPS). Any areas beyond the current, known limits of the cemetery in which human remains are found shall be included in the cemetery for the purposes of this condition, and shall be treated in accordance with applicable state law. The discovery of human remains is subject to the provisions set forth in the Virginia Antiquities Act, Code of Virginia 10.1-2305.

The cemetery (including any additional burial sites around the periphery) may be relocated as noted on the CDP/FDP in accordance with all applicable state laws. If the cemetery remains on the property, to protect the cemetery during construction activities, prior to the initiation of clearing

and grading on Land Bay D, temporary chain-link fencing shall be installed around the perimeter of the cemetery. This fencing shall consist of 6-8 foot tall 14-gauge welded wire with 10-12 foot wide panels, attached to steel posts that can be clamped together and set in concrete block "foundations." Said temporary fencing shall remain in place until completion of construction in the immediate area, when the Applicant shall provide around the cemetery a 4 foot tall, decorative metal fence, landscaping around the perimeter and a fiberglass imbedded historical marker commemorating the cemetery. A public access easement shall be provided to the cemetery, and the cemetery shall be maintained by the Applicant, which obligation shall be provided for in the appropriate documents.

## CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

**RZ 2006-SU-025**

**October 12, 2007**

If it is the intent of the Board of Supervisors to approve RZ 2006-SU-025 and the associated Conceptual Development Plan, on property located at Tax Map 44-1 ((1)) 6, 6B, 6C, 6D and a portion of right-of-way for Newbrook Drive (to be vacated), staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development condition.

1. Prior to dedication of the Flatlick Branch Dedication Area to the Fairfax County Park Authority (FCPA), the applicant shall take corrective action as necessary in accordance with PFM 2-1102.4B, as determined by FCPA.

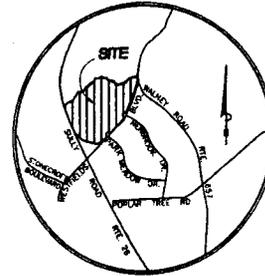
# PROFFERED CONDITION AMENDMENT PLAT (PCA 78-S-063-5) COMMONWEALTH CENTRE AT WESTFIELDS WESTFIELDS, PARCEL 24

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

APRIL, 2007  
REVISED: MAY 9, 2007  
REVISED: SEPTEMBER 18, 2007

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NUMBER 44-1 AS ((1)) PARCELS 6, 6B, 6C, 6D AND THE NEWBROOK DRIVE RIGHT-OF-WAY.
2. OWNER/APPLICANT:  
PARCEL 24, LOTS 2 AND 3, AND PARCEL 24-A  
COMMONWEALTH CENTRE INVESTORS, LLC  
770 TOWNSHIP LINE ROAD, SUITE 150  
YARDELEY, VA 19067  
PARCEL 24, LOT 1:  
COMMONWEALTH CENTRE INVESTORS II, LLC  
770 TOWNSHIP LINE ROAD, SUITE 150  
YARDELEY, VA 19067  
NEWBROOK DRIVE RIGHT-OF-WAY  
FAIRFAX COUNTY BOARD OF SUPERVISORS  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VIRGINIA 22035
3. EXISTING ZONE: 1-3 LIGHT INTENSITY INDUSTRIAL DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. PROPOSED ZONE: PDC, PLANNED DEVELOPMENT COMMERCIAL.
5. EXISTING USE: OFFICE DEVELOPMENT, TO INCLUDE ASSOCIATED UTILITIES AND SITE IMPROVEMENTS, IS EXISTING AND UNDER CONSTRUCTION ON A PORTION OF THE PROPERTY (IDENTIFIED AS LAND BAY "A" HEREIN) PURSUANT TO AN APPROVED AND BONDED SITE PLAN (6178-SP-091).
6. PROPOSED USES: PRIMARY OFFICE USE, WITH SECONDARY USES, INCLUDING, BUT NOT LIMITED TO, HOTEL, RETAIL, PERSONAL AND BUSINESS SERVICES AND EATING AND FAST FOOD ESTABLISHMENTS.
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOCGRAMMETRY.  
CONTOUR INTERVAL: 2 FEET.
8. SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLANS.
9. EXISTING TREES ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.
10. SOLID WASTE STORAGE IS TO BE PROVIDED BY DUMPSTERS OR OTHER SUITABLE LARGE CONTAINERS AND COLLECTED BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A "PUBLIC LANDFILL" IN FAIRFAX COUNTY AT THE COLLECTOR'S CHOICE.
11. A BURIAL/GRAVE SITE EXIST, ON THIS PROPERTY, AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP. WHILE THE APPLICANT INTENDS TO PRESERVE THIS SITE, THE APPLICANT ALSO RESERVES THE RIGHT TO RELOCATE THE REMAINS TO AN APPROPRIATE OFFSITE LOCATION SUBJECT TO THE LAWS OF THE STATE OF VIRGINIA.
12. THERE IS A 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA AND AN ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THIS PROPERTY, AS SHOWN HEREIN.
13. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES KNOWN TO EXIST ON THE PROPERTY, WITH THE EXCEPTION OF THE DETERGENT AND CLEANING PRODUCTS NORMALLY ASSOCIATED WITH, OR USED BY, OFFICE TENANTS. SECONDARY USES AND/OR HOTELS, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THIS PROPERTY.
14. THIS PROPERTY IS TO BE SERVED BY AVAILABLE PUBLIC WATER AND SANITARY SEWER FACILITIES.
15. EASEMENTS KNOWN TO EXIST ON THIS PROPERTY ARE AS SHOWN ON THE EXISTING CONDITIONS/VEGETATION MAP INCLUDED HEREIN.
16. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH CHAPTER 12 OF THE ZONING ORDINANCE AND THE WESTFIELDS DEVELOPMENT GUIDELINES, EXCEPT AS MAY BE OTHERWISE APPROVED AS PART OF A COMPREHENSIVE SIGNAGE PLAN.
17. A WAIVER OF ANY REQUIREMENT TO CONSTRUCT A SERVICE DRIVE ADJACENT TO ROUTE 28 IS REQUESTED. OTHERWISE, THE DEVELOPMENT PROPOSED HEREIN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
18. THIS PROPERTY IS CURRENTLY SUBJECT TO PROFFERED CONDITIONS ADOPTED WITH RZ 78-S-083.
19. UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE.
20. LANDSCAPE AND STREETSCAPE CONCEPTS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED THAT THE QUANTITY AND QUALITY OF LANDSCAPE AND HARDSCAPE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN HEREIN.
21. SUBJECT TO THE APPROVAL BY THE BOARD OF SUPERVISORS, THE DEDICATED RIGHT-OF-WAY FOR NEWBROOK DRIVE IS TO BE ABANDONED AND THE ROAD IS TO BECOME A PRIVATE STREET WHICH WILL BE PRIVATELY MAINTAINED.
22. THE LAND WITHIN THE FLATLICK BRANCH STREAM VALLEY IS TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY, AS SHOWN HEREON.
23. THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN HEREON IS CONCEPTUAL AND MINOR MODIFICATIONS TO THE SITE DIMENSIONS, BUILDING FOOTPRINTS AND ELEVATIONS, NUMBER OF PARKING SPACES AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND OTHER FEATURES SHOWN HEREON MAY OCCUR WITH THE FINAL SITE PLANS FOR THE INDIVIDUAL LAND BAYS.
24. STORM WATER MANAGEMENT POND 2, LOCATED IN LAND BAY D, IS TO BE CONSTRUCTED PRIOR TO, OR IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER LAND BAY B OR LAND BAY C, WHICHEVER OCCURS FIRST. THE STORM SEWER LINES REQUIRED TO CONVEY RUNOFF FROM LAND BAY B AND/OR LAND BAY C WILL ALSO BE CONSTRUCTED WITH THE POND.



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

1. COVER SHEET
2. TABULATIONS & STORM NARRATIVES - LAND BAYS A, B AND C
3. TABULATIONS & STORM NARRATIVES - LAND BAYS D, E AND F
4. CONCEPTUAL DEVELOPMENT PLANNING DEVELOPMENT PLAN
5. CONCEPTUAL GRADING PLAN
6. CONCEPTUAL LANDSCAPE PLAN
7. PEDESTRIAN CIRCULATION PLAN
8. DETAIL - LAND BAYS A AND C
9. LANDSCAPE DETAIL - LAND BAY B
10. BUILDING ELEVATIONS - LAND BAYS B AND C
11. LANDSCAPE DETAIL - LAND BAY C
12. LANDSCAPE DETAIL - LAND BAY D
13. SITE VIEW
14. SITE VIEW
15. SITE VIEW
16. DETAILS - FURNITURE AND LIGHTING
17. LOW IMPACT DESIGN DETAILS
18. WESTFIELDS BOULEVARD IMPROVEMENTS EXHIBIT
19. EXISTING CONDITIONS/VEGETATION MAP
20. EXISTING CONDITIONS/VEGETATION MAP

**ZONING REQUIREMENTS PDC DISTRICT**

**MAXIMUM BUILDING HEIGHT:** CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE, WITH NO MAXIMUM HEIGHT SPECIFIED.

**MINIMUM YARD / ANGLE OF BUILDING PLANE:** CONTROLLED BY STANDARDS SET FORTH IN PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE. NO MINIMUM YARD REQUIREMENTS ARE STIPULATED RELATIVE TO INTERIOR LOT LINES. FOR BUILDINGS LOCATED IN PROXIMITY TO EXTERIOR BOUNDARIES OF THE PARCEL, THE GUIDELINES ESTABLISHED BY SECTION 16-102-1 PROVIDE THAT THE MINIMUM YARD SHOULD GENERALLY CONFORM TO THAT REQUIRED BY THE CONVENTIONAL DISTRICT THAT WOULD BE APPROPRIATE FOR THE PROPOSED USE. SEE NOTES ON SHEET J.

**MAXIMUM FLOOR AREA RATIO:** 1.5. SUBJECT TO INCREASE BY THE BOARD OF SUPERVISORS

**OPEN SPACE:** 15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.

**SUMMARY TABULATION**

TOTAL SITE	
TOTAL SITE AREA:	102.81 ACRES (4,261,294 SQ. FT.)
PARCEL 24, LOTS 1, 2 AND 3:	24.74 ACRES
PARCEL 24-A:	72.86 ACRES
NEWBROOK DRIVE RIGHT-OF-WAY:	5.21 ACRES
TOTAL OFFICE USE FLOOR AREA:	1,126,800 OSF
TOTAL HOTEL USE FLOOR AREA:	812,500 OSF
TOTAL SECONDARY USES FLOOR AREA:	76,400 OSF
TOTAL FLOOR AREA:	1,615,700 OSF
FLOOR AREA RATIO:	0.32
OPEN SPACE:	52.00 ACRES (51%)
PARKING REQUIRED:	
OFFICE USE:	
1,126,800 OSF @ 2.8 SPACES/1000 OSF:	3,156 SPACES
HOTEL USE (SEE DETAIL IN LAND BAY C BELOW):	414 SPACES
SECONDARY USES (SEE NOTE 1):	
76,400 OSF @ 4.3 SPACES/1000 OSF:	329 SPACES
TOTAL PARKING REQUIRED:	3,799 SPACES
PARKING PROPOSED (SEE NOTES 2 AND 3):	3,728 SPACES (198% MIN)

**TABULATION NOTES**

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY DEPENDING UPON SPECIFIC USES.
2. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING FOR THE PROPOSED USES, PROVIDED THAT THE PERCENTAGE OF OPEN SPACE SHALL NOT BE REDUCED.
3. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.

**SUMMARY TABULATION - PCA**

ORIGINAL LAND AREA SUBJECT TO PROFFERS ADOPTED WITH RZ 78-S-083:	1048.88 ACRES
LESS: LAND AREA PREVIOUSLY REZONED TO C4 DISTRICT (PCA 78-S-063-4):	3.82 ACRES
SUB-TOTAL:	1045.06 ACRES
LESS: COMMONWEALTH CENTRE LAND AREA SUBJECT TO PROFFER CONDITION AMENDMENT:	17.82 ACRES
REMAINING AREA:	987.24 ACRES
PCA LAND AREA:	97.80 ACRES
CURRENT ZONE:	I-3
CURRENT MAXIMUM ALLOWABLE FAR:	0.30
CURRENT MAXIMUM ALLOWABLE BUILDING FLOOR AREA:	2,921,372 SQ. FT.

NOTE: THE DELETION OF THE COMMONWEALTH CENTRE LAND AREA FROM THE PROFFERS APPLICABLE TO RZ 78-S-083 WILL HAVE NO IMPACT ON THE ALLOWABLE FAR, ALLOWABLE FLOOR AREA YIELD, OR REQUIRED OPEN SPACE FOR ANY PORTION OF THE RESIDUAL LAND REMAINING SUBJECT TO THOSE PROFFERS.



**BURGESS & NIPLÉ**  
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226  
PH. (703) 631-9630 FAX (703) 631-6041

**RECEIVED**  
Department of Planning & Zoning

SEP 19 2007

Zoning Evaluation Division

TABLATIONS / NARRATIVES

TABLATION - LAND BAY A

AREA	37.46 ACRES
NUMBER OF BUILDINGS	3 FIVE-STORY BUILDINGS EXISTING PER APPROVED SITE PLAN #178 (SP-01)
GROSS FLOOR AREA	144,870 GSF
BUILDING 1:	144,870 GSF
BUILDING 2:	144,870 GSF
BUILDING 3:	144,870 GSF
TOTAL:	433,610 GSF
OPEN SPACE	21.2 ACRES (56%)
<b>PARKING SPACES REQUIRED/PROVIDED:</b>	
TOTAL PARKING SPACES REQUIRED:	493.00 GSF @ 3.5 SPACES/1000 GSF
PARKING SPACES PROVIDED:	1,282 SPACES MINIMUM
<b>LOADING SPACES REQUIRED/PROVIDED:</b>	
LOADING SPACES REQUIRED:	8 SPACES
BUILDING 1:	8 SPACES
BUILDING 2:	8 SPACES
BUILDING 3:	8 SPACES
TOTAL LOADING SPACES REQUIRED:	24 SPACES
LOADING SPACES PROVIDED:	16 SPACES

**TABLATION NOTES:**

1. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY A

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE MET BY AN EXISTING STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) POND AND A BIO-RETENTION FACILITY, BOTH LOCATED WITHIN LAND BAY "A". THE POND, IDENTIFIED AS SWM POND 1, IS A NET POND AND WILL RECEIVE DRAINAGE FROM THE MAJOR PORTION OF THE SITE DEVELOPMENT AREA (25.84 ACRES), AS WELL AS PORTIONS OF LAND BAYS B AND C AND HENROCK DRIVE (18.74 ACRES). IT WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP). THE POND IS A CURRENTLY EXISTING FACILITY, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN FOR THE CONSTRUCTION OF BUILDINGS 1, 2 AND 3 ON LAND BAY A (SP-01). THE BIO-RETENTION FACILITY IS TO BE LOCATED IN THE NORTHEASTERN PORTION OF LAND BAY A, AT A LOCATION PREVIOUSLY APPROVED FOR CONSTRUCTION OF A NET POND. IT WILL RECEIVE DRAINAGE FROM A MAJOR PORTION OF LAND BAY A (14.74 ACRES), AS WELL AS A PORTION OF LAND BAY D (3.54 ACRES). THE FACILITY WILL PROVIDE BOTH DETENTION AND BMP FUNCTIONS. STORM RUNOFF ON LAND BAY A WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS BEING CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT POND AND BIO-RETENTION FACILITY BY ENCLOSED STORM DRAINAGE SYSTEMS.

BOTH THE POND AND BIO-RETENTION FACILITY WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE FACILITIES, THE FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 840 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE SITE RUNOFF WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY A

THE MAJOR PORTION OF THE STORM RUNOFF ON LAND BAY A WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM TO BE DISCHARGED INTO STORM WATER MANAGEMENT POND 1. THIS IS AN EXISTING STORM WATER MANAGEMENT POND LOCATED ON THE SITE, AND HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM THOSE PORTIONS OF LAND BAY A THAT WILL DRAIN TO IT, AS WELL AS RUNOFF FROM PORTIONS OF LAND BAYS B AND C AND THE INTERNAL ROADWAY (HENROCK DRIVE). THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE POND, PORTIONS OF WHICH ARE EXISTING, HAVE BEEN, OR WILL BE, DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND FROM OTHER LAND AREAS DRAINING INTO THE SYSTEMS. RUNOFF FROM A SMALL PORTION OF THE SITE WILL DRAIN BY SURFACE SHEET FLOW INTO A PROPOSED BIO-RETENTION FACILITY TO BE CONSTRUCTED IN LAND BAY A OR DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. THE POND AND BIO-RETENTION FACILITY WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 840 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY B

STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO LAND BAY ARE TO BE MET BY TWO STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) PONDS LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS. ONE ON LAND BAY A AND THE OTHER ON LAND BAY D. POND 1 ON LAND BAY A IS EXISTING, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN #178 (SP-01) FOR DEVELOPMENT OF LAND BAY A. THIS POND WILL RECEIVE RUNOFF FROM THE MAJOR PORTION OF LAND BAY B (8.74 ACRES). POND 2 ON LAND BAY D WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER OR BOTH LAND BAYS B AND D. IT WILL RECEIVE RUNOFF FROM A MAJOR PORTION OF LAND BAY B (8.24 ACRES), THESE PONDS, WHICH WILL BE NET PONDS, AND WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP) FUNCTIONS FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY B WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT PONDS BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING HENROCK DRIVE AND THROUGH PORTIONS OF LAND BAYS A OR D.

EACH OF THE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 840 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE SITE WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY B

STORM RUNOFF ON THE MAJOR PORTION OF LAND BAY B WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM THROUGH LAND BAY C AND ACROSS HENROCK DRIVE TO LAND BAY A ON THE WEST SIDE AND WILL BE DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. RUNOFF FROM A SMALL PORTION OF LAND BAY B WILL BE CONVEYED ACROSS HENROCK DRIVE TO LAND BAY D AND DISCHARGED INTO STORM WATER MANAGEMENT POND 2. THIS POND IS TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF LAND BAY B OR C. DEPENDING UPON WHICH OCCURTS FIRST, THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE PONDS WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE STORM WATER MANAGEMENT FACILITIES WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE FACILITIES WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 840 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

TABLATION - LAND BAY B

AREA	11.83 ACRES
USE AREAS (GROSS SQUARE FEET)	80,000 GSF
OFFICE USE:	80,000 GSF
SECONDARY USES:	
NUMBER OF BUILDINGS:	2 - TWO STORY BUILDINGS
BUILDING FLOOR AREA (GROSS SQUARE FEET):	
BUILDING 1:	26,000 GSF
PRIMARY OFFICE USE:	26,000 GSF
SECONDARY USES:	30,000 GSF
BUS-TOTAL:	56,000 GSF
BUILDING 2:	26,000 GSF
OFFICE USE:	26,000 GSF
SECONDARY USES:	34,000 GSF
BUS-TOTAL:	60,000 GSF
TOTAL:	117,000 GSF
OPEN SPACE:	3.70 ACRES (31%)
<b>PARKING SPACES REQUIRED/PROVIDED:</b>	
PARKING SPACES REQUIRED:	289 SPACES
SECONDARY USES (FIRST FLOOR):	289 SPACES
OFFICE (SECOND FLOOR):	180 SPACES
90,000 GSF @ 3.5 SPACES/1000 GSF:	315 SPACES (SEE NOTE 1)
TOTAL PARKING SPACES REQUIRED:	469 SPACES
TOTAL PARKING SPACES PROVIDED:	70 SPACES
LESS SPACES AVAILABLE TO LAND BAY C USER:	70 SPACES (SEE NOTE 2)
NET SPACES AVAILABLE FOR LAND BAY B AT ALL TIMES:	639 SPACES
<b>LOADING SPACES REQUIRED/PROVIDED:</b>	
LOADING SPACES REQUIRED:	8 SPACES
SECONDARY USES (87,000 GSF):	8 SPACES
OFFICE USES (80,000 GSF):	8 SPACES
TOTAL LOADING SPACES REQUIRED:	16 SPACES (SEE NOTE 3)
LOADING SPACES PROVIDED:	8 SPACES

**TABLATION NOTES:**

1. PARKING REQUIREMENTS FOR SECONDARY USES MAY VARY SLIGHTLY DEPENDING UPON THE SPECIFIC USES.
2. CROSS-PARKING AGREEMENTS SHALL BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
3. LOADING SPACES TO BE CONSERVATIVELY UTILIZED BY THE SECONDARY AND OFFICE USES, WITH ADEQUATE ARRANGEMENTS TO BE IMPLEMENTED TO ASSURE THEIR AVAILABILITY.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

TABLATION - LAND BAY C

AREA	8.17 ACRES
NUMBER OF BUILDINGS:	1 FOUR-STORY HOTEL, 1 EIGHT-STORY HOTEL, 1 ONE-STORY SECONDARY USE BUILDING
FLOOR AREA (GROSS SQUARE FEET):	
HOTEL 1:	81,000 GSF
HOTEL 2:	111,000 GSF
SECONDARY USE BUILDING:	1,000 GSF
TOTAL:	193,000 GSF
OPEN SPACE:	3.8 ACRES (46%)
<b>PARKING SPACES REQUIRED/PROVIDED:</b>	
PARKING SPACES REQUIRED - HOTEL 1:	123 SPACES @ 1 SPACE/ROOM
123 ROOMS @ 4 SPACES/ROOM:	16 SPACES
MEETING ROOM (1,041 SF) (SEE NOTE 2):	8 SPACES
SUB-TOTAL HOTEL 1:	147 SPACES
PARKING SPACES REQUIRED - HOTEL 2:	211 SPACES @ 1 SPACE/ROOM
211 ROOMS @ 4 SPACES/ROOM:	17 SPACES
MEETING ROOM (1,841 SF) (SEE NOTE 2):	12 SPACES
RESTAURANT (128 SEATS) (SEE NOTE 3):	18 SPACES
64 SEATS @ 3 SPACES/SEAT:	192 SPACES
LOUNGE (80 SEATS) (SEE NOTE 3):	18 SPACES
18 SEATS AT 1 SPACE/2 SEATS:	9 SPACES
SUB-TOTAL HOTEL 2:	275 SPACES
SECONDARY USES:	1 SPACE
6,000 GSF @ 4.3 SPACES/1,000 GSF:	26 SPACES
TOTAL PARKING SPACES REQUIRED:	468 SPACES
PARKING SPACES PROVIDED, LAND BAY C:	380 SPACES (SEE NOTE 4)
PARKING SPACES PROVIDED, LAND BAY B:	78 SPACES (SEE NOTE 4)
TOTAL PARKING PROVIDED:	458 SPACES (MINIMUM)
<b>LOADING SPACES REQUIRED/PROVIDED:</b>	
LOADING SPACES REQUIRED:	2 SPACES
HOTEL 1:	2 SPACES
HOTEL 2:	2 SPACES
SECONDARY USES:	1 SPACE
TOTAL LOADING SPACES REQUIRED:	5 SPACES
LOADING SPACES PROVIDED:	5 SPACES

**TABLATION NOTES:**

1. MEETING ROOMS IN BOTH HOTELS ARE INTENDED PRIMARILY FOR USE BY GUESTS, AND A LIMITED NUMBER OF PARKING SPACES HAVE BEEN ALLOCATED FOR OUTSIDE USERS.
2. RESTAURANT AND LOUNGE FACILITIES IN HOTEL 2 ARE ANTICIPATED TO BE USED BY A MIX OF GUESTS AND OUTSIDE USERS AT A BROAD SPLIT.
3. CROSS-PARKING AGREEMENTS ARE TO BE ESTABLISHED BETWEEN LAND BAYS B AND C IF SUFFICIENT PARKING IS NOT PROVIDED WITHIN A PARTICULAR LAND BAY.
4. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER OF PARKING SPACES PROVIDED ON THE LAND BAY PROVIDED THAT SUFFICIENT SPACES ARE PROVIDED TO MEET APPLICABLE ZONING REQUIREMENTS AND THAT THE PERCENTAGE OF OPEN SPACE IS NOT REDUCED.

PRELIMINARY STORM WATER MANAGEMENT NARRATIVE - LAND BAY C

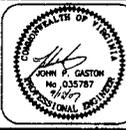
STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THIS LAND BAY ARE TO BE MET BY TWO STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) PONDS LOCATED WITHIN COMMONWEALTH CENTRE, PARCEL 24 OF WESTFIELDS. ONE ON LAND BAY A AND THE OTHER ON LAND BAY D. POND 1 ON LAND BAY A IS EXISTING, HAVING BEEN CONSTRUCTED PURSUANT TO AN APPROVED SITE PLAN #178 (SP-01) FOR DEVELOPMENT OF LAND BAY A. THIS POND WILL RECEIVE RUNOFF FROM APPROXIMATELY ONE-HALF OF LAND BAY C (8.44 ACRES). POND 2 ON LAND BAY D WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EITHER OR BOTH LAND BAYS B AND D. IT WILL RECEIVE RUNOFF FROM THE REMAINING PORTION OF LAND BAY C (8.44 ACRES). THESE PONDS, WHICH WILL BE NET PONDS, WILL PROVIDE BOTH DETENTION AND WATER QUALITY TREATMENT (BMP) FUNCTIONS FOR RUNOFF FROM THE SITE. STORM RUNOFF ON LAND BAY C WILL BE CAPTURED IN STORM DRAINAGE SYSTEMS TO BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LAND BAY AND WILL BE CONVEYED TO THE STORM WATER MANAGEMENT PONDS BY ENCLOSED STORM DRAINAGE SYSTEMS, CROSSING HENROCK DRIVE AND THROUGH PORTIONS OF LAND BAYS A AND D.

EACH OF THESE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH. AT THE POINTS OF DISCHARGE FROM THESE PONDS, THIS FLOOD PLAIN IS A MAJOR FLOOD PLAIN, RECEIVING DRAINAGE FROM AN UPSTREAM AREA GREATER THAN 840 ACRES. THE DISCHARGE INTO THE STREAM VALLEY FROM THE RESPECTIVE PONDS WILL BE BY WAY OF A CHANNEL ADEQUATE TO CONVEY THE FLOW TO THE MAIN STREAM CHANNEL AT NON-EROSIVE VELOCITIES, AND AN ADEQUATE OUTFALL FOR THE RUNOFF WILL BE ACHIEVED.

STORM WATER OUTFALL NARRATIVE - LAND BAY C

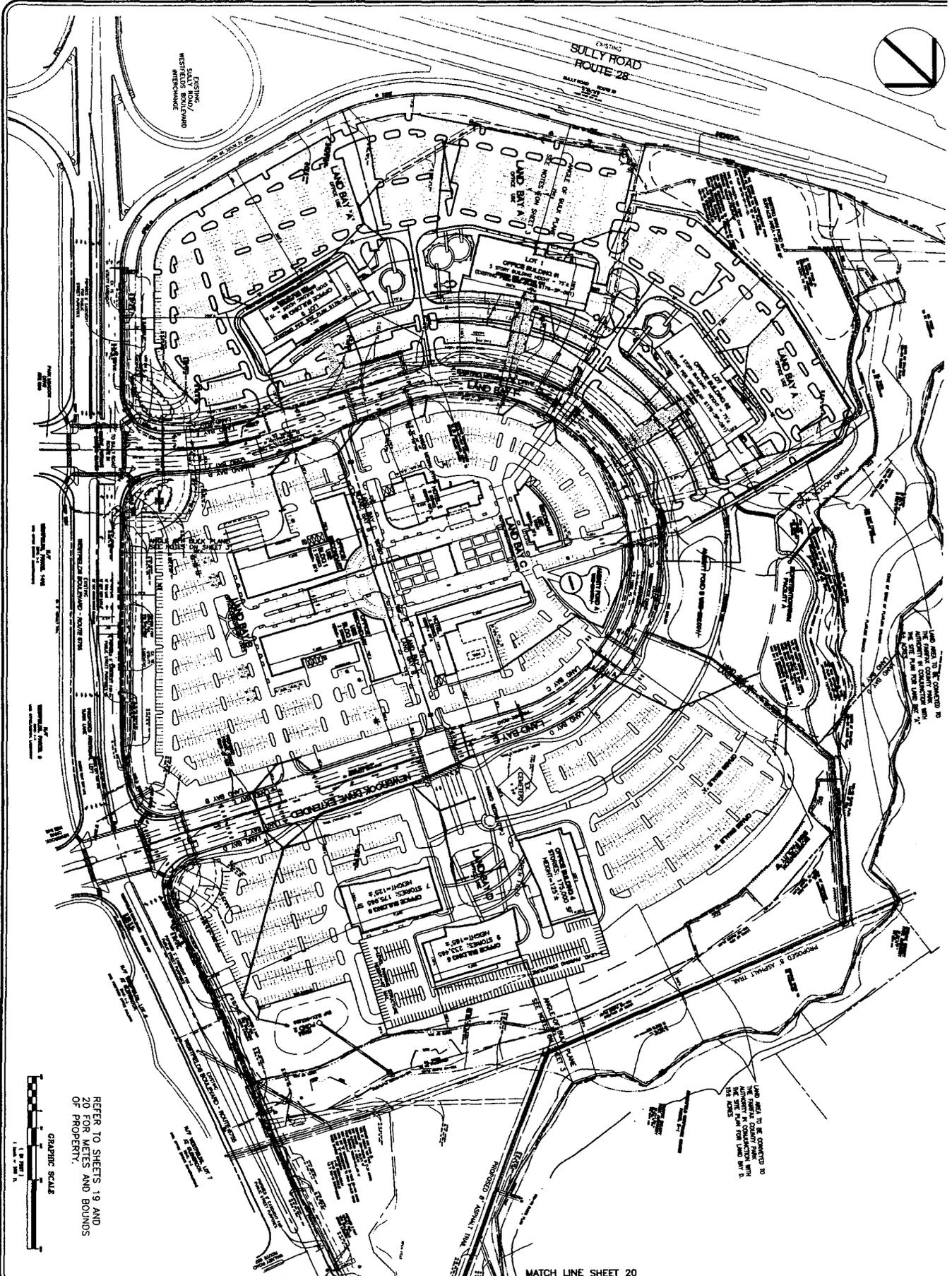
STORM RUNOFF ON THE WESTERN HALF OF LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM ACROSS HENROCK DRIVE TO LAND BAY A AND DISCHARGED INTO EXISTING STORM WATER MANAGEMENT POND 1 ON LAND BAY A. STORM RUNOFF ON THE EASTERN HALF OF LAND BAY C WILL BE COLLECTED IN AN ON-SITE STORM DRAINAGE SYSTEM AND CONVEYED BY A CLOSED PIPE SYSTEM THROUGH LAND BAY D ON THE OPPOSITE SIDE OF HENROCK DRIVE, EXTENDED AND DISCHARGED INTO STORM WATER MANAGEMENT POND 2. THIS POND IS TO BE CONSTRUCTED IN CONJUNCTION WITH, OR ON ADVANCE OF, THE DEVELOPMENT OF LAND BAY C. THE PIPE SYSTEMS CONVEYING THE RUNOFF TO THE PONDS WILL BE DESIGNED AND CONSTRUCTED WITH ADEQUATE CAPACITY TO CONVEY THE DRAINAGE FROM THE SITE AND OTHER LAND AREAS DRAINING INTO THE SYSTEMS. THE PONDS WILL PROVIDE DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES (BMP) FUNCTIONS TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE SITE. BOTH OF THE PONDS WILL DISCHARGE DIRECTLY INTO THE 100-YEAR FLOOD PLAIN ASSOCIATED WITH FLATLICK BRANCH AT LOCATIONS AT WHICH THE UPSTREAM DRAINAGE AREA IS GREATER THAN 840 ACRES, AND AN ADEQUATE OUTFALL WILL BE ACHIEVED.

TABULATIONS & STORM NARRATIVES  
LAND BAYS A, B AND C - CDP/FDP  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SULLY DISTRICT  
PAINES COUNTY, MINN.

	<p>DATE: MAY, 2006 SCALE: NONE DESIGN: JLM DRAWN: JTB CHECK: JLM CHECK: JLM JOB NO.: 930091 P.R. NO.: 41427 SHEET 2 OF 20 FILE NO. C-4658</p>
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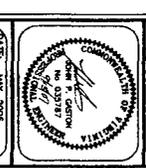
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REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROPERTY.

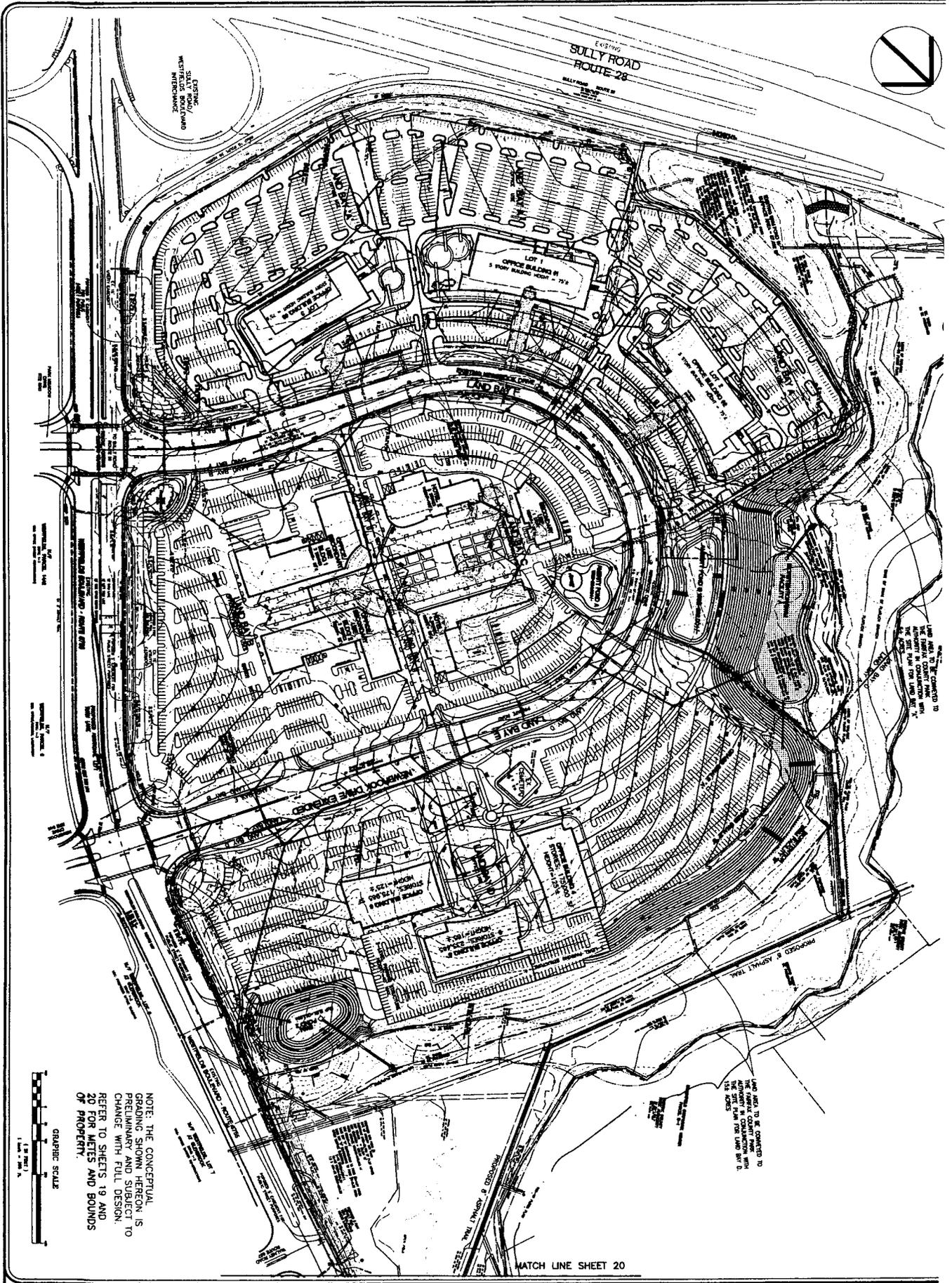
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1" = 20' (HORIZ.)  
1" = 10' (VERT.)



CONCEPTUAL DEVELOPMENT PLAN/  
FINAL DEVELOPMENT PLAN  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

ADD TRAIL	9/17/2007
NOTATIONS, EOC, PARKING, BUS AREA	9/13/2007
TRANSPORTATION COMMENTS	5/31/2007
ADD ANGLE OF BULK PLANE	5/9/2007
ADD GRADING/CONSTRUCTION ESMT	4/11/2007
REVISED TO COP/PDP	4/9/07
REVISED TO COP/PDP	12/15/06
LAUNCH	7/17/06
COUNTY COMMENTS	
REVISION	DATE

UNIVERSITY OF VIRGINIA  
FAIRFAX COUNTY, VIRGINIA



NOTE: THE CONCEPTUAL GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE WITH FULL DESIGN. REFER TO SHEETS 19 AND 20 FOR METES AND BOUNDS OF PROPERTY.



MATCH LINE SHEET 20

DATE	10/11/06
DESIGNED BY	J. GARDNER
CHECKED BY	J. GARDNER
APP. NO.	03/0701
DATE	03/07
SHEET	5 OF 20
FILE NO.	04-4658

CONCEPTUAL GRADING PLAN  
 PARCEL 24  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FARRIFAX COUNTY, VIRGINIA

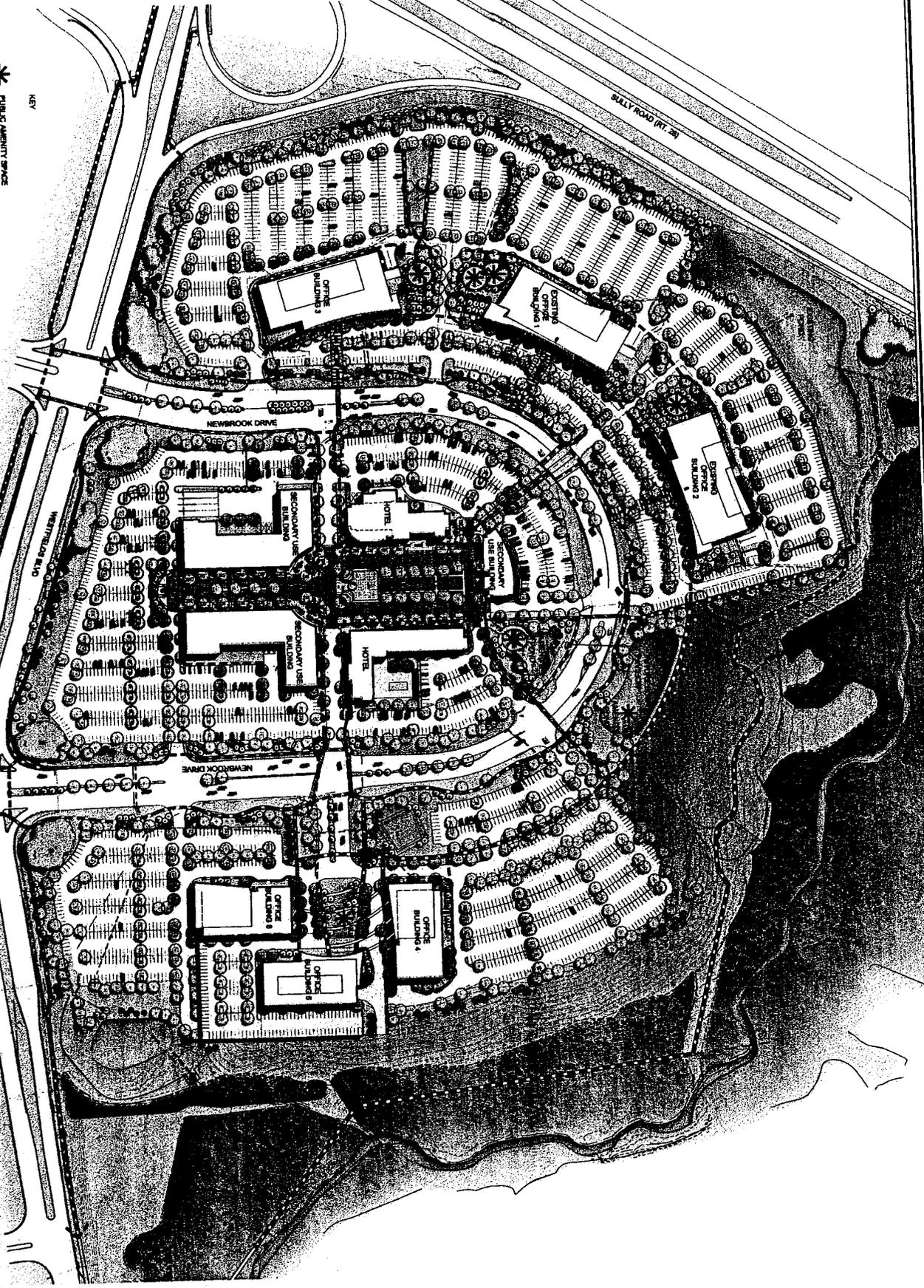
ADD TRAIL	9/17/07
NOTATIONS, PARKING, EOC	9/13/07
REVISED TRAIL LOCATIONS	4/17/07
REVISED TO CDP/UDP	4/6/07
REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER  
 VIRGINIA BOARD OF PROFESSIONAL ENGINEERS  
 No. 037879



\* PUBLIC AMENITY SPACE  
 --- PEDESTRIAN AND BIKE ROUTE

KEY



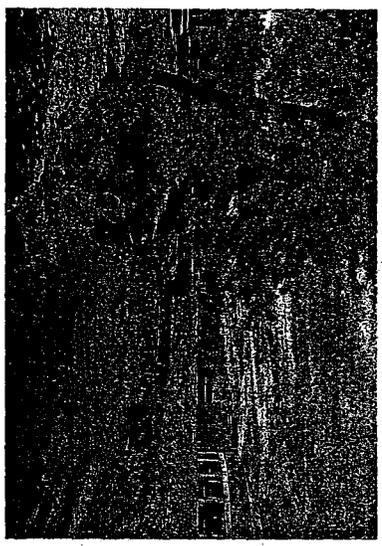
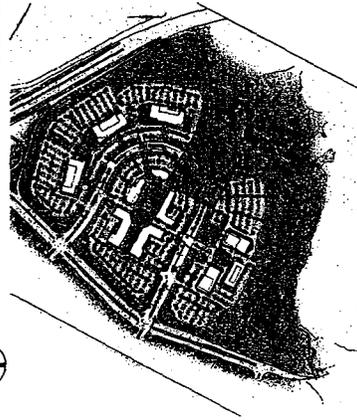
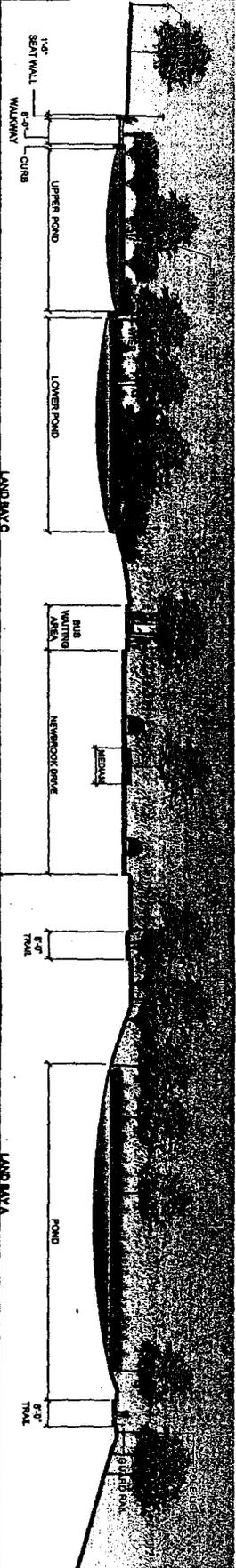
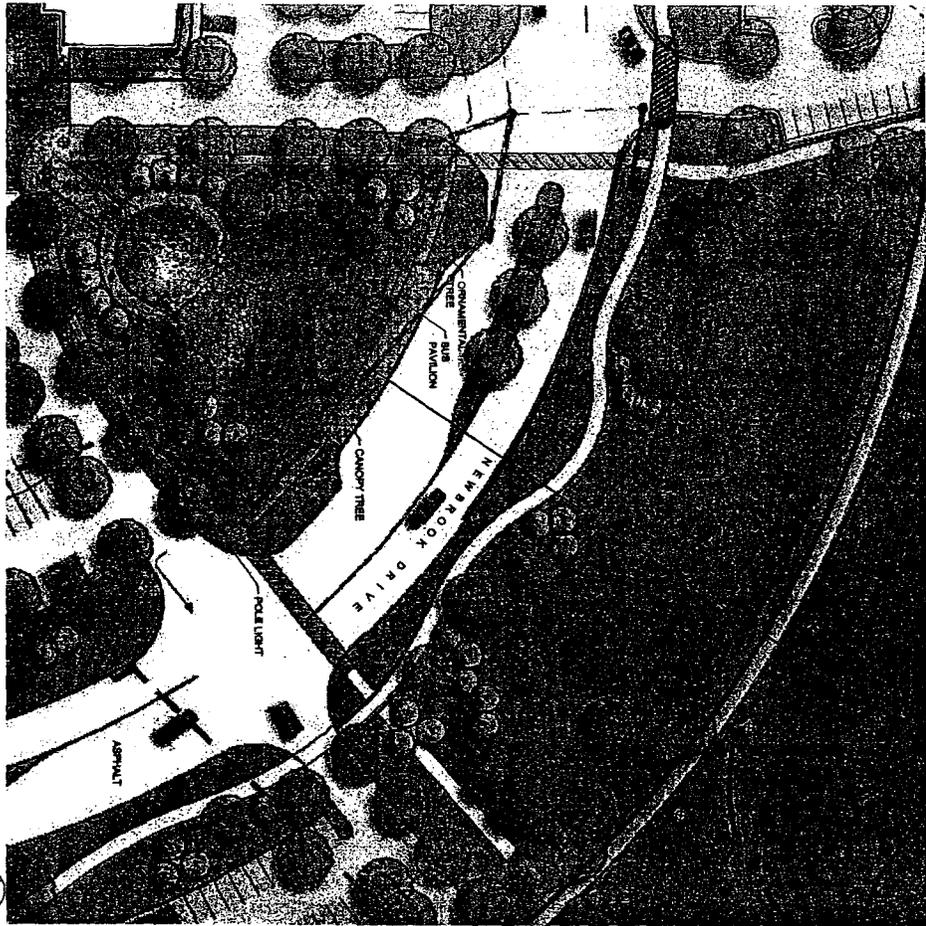
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 CHECKED BY: [Name]  
 DESIGNED BY: [Name]  
 DATE: 01/01/07  
 SHEET: 7 OF 18  
 FILE NO.: C-4598

PEDESTRIAN CIRCULATION PLAN  
 CDP / FDP  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DATE
COUNTY ORDINANCES	SEPT 13 2007
REVISED SIDEWALKS, TREE PLANT AND SHEET #	APRIL 9 2007
REVISED SHEET NUMBER AND PLAZA DESIGN	MAR 12 2007

LEWIS  
 SCULLY  
 GONNET  
 ARCHITECTS  
 1100 N. GLEBE ROAD, SUITE 100  
 ARLINGTON, VA 22202  
 TEL: 703.261.1100

SHANNON & RUPPE  
 1400 COMMONWEALTH AVENUE, SUITE 200  
 ARLINGTON, VA 22202  
 TEL: 703.261.1100



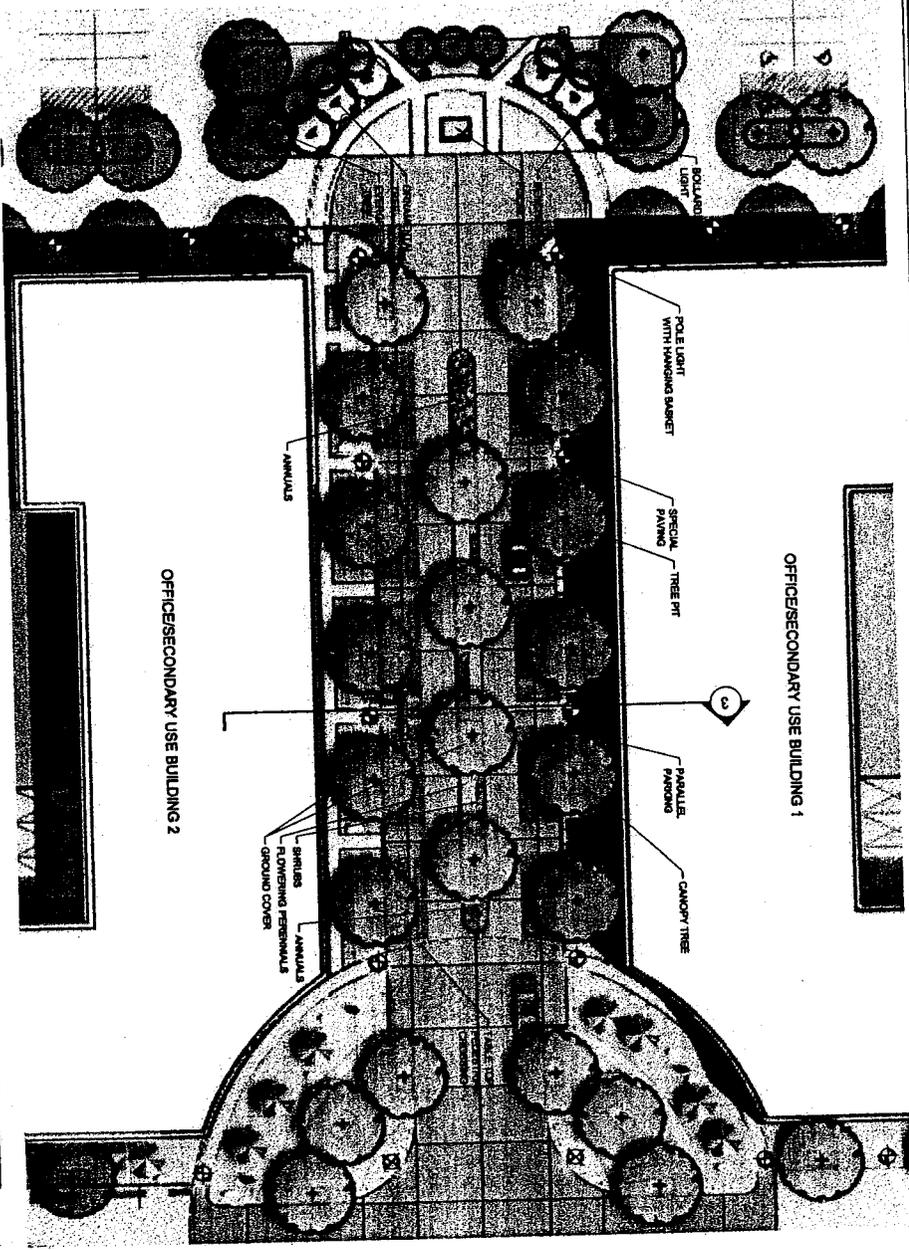
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DRAWN BY: [unreadable]  
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SHEET # OF 20  
FILE NO.: C-46556

DETAIL - LAND BAYS A AND C  
CDP/ FDP  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SULLY CO.

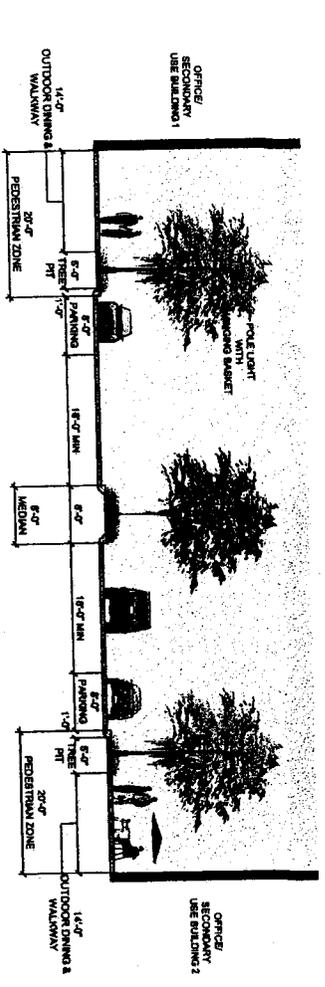
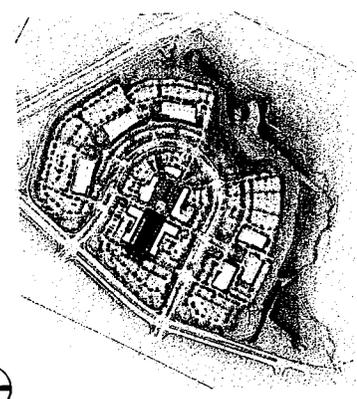
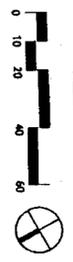
REVISED SHEET NUMBER	APRIL 9 2007
REVISED SHEET NUMBER	MAR 17 2007

EMWIS  
LEWIS  
SCULLY  
STONE  
GIONE  
INC.

BLUMBERG & BUPLE  
INC.



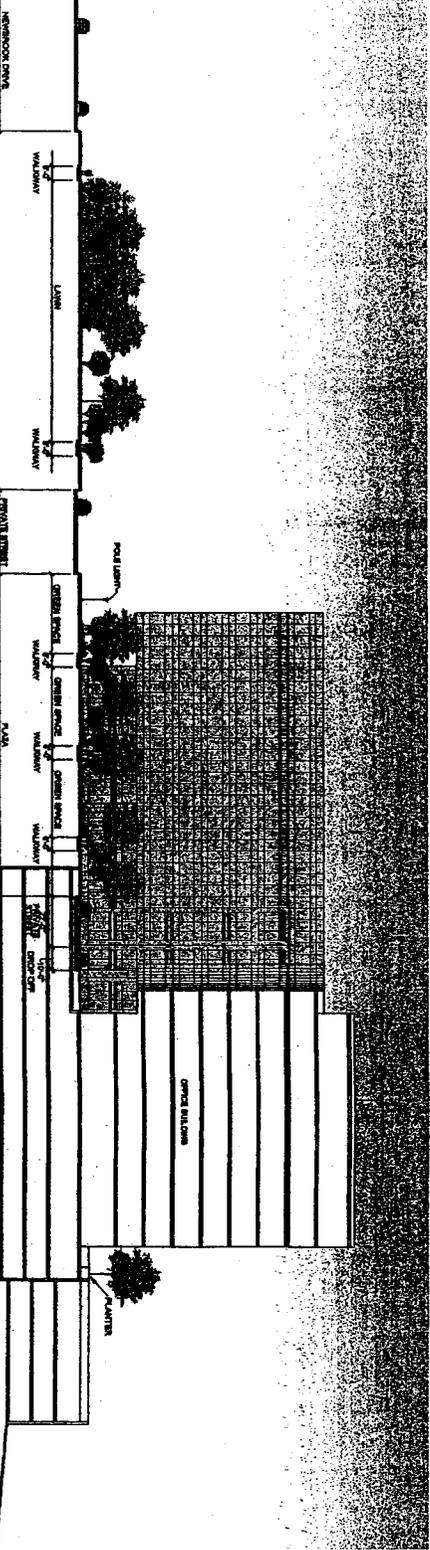
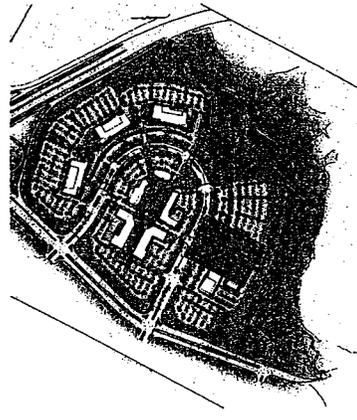
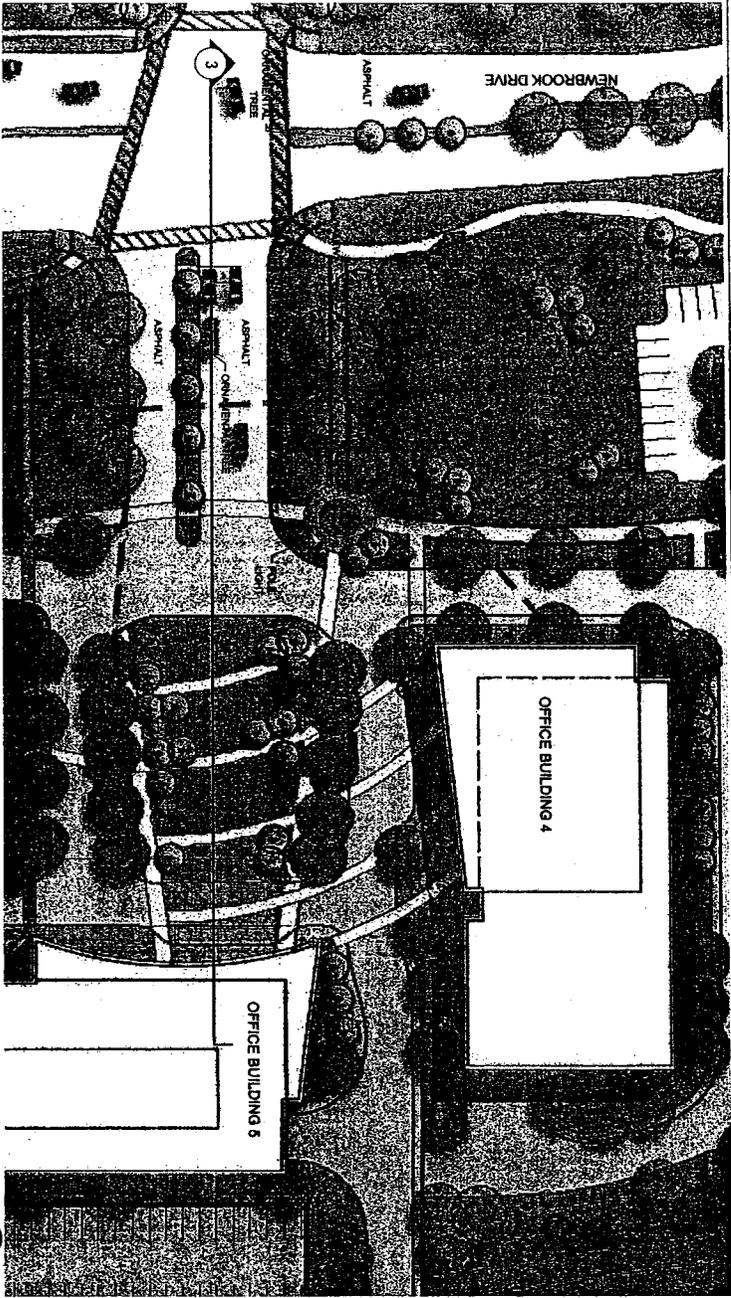
2 PLAZA PLAN - LAND BAY 'B'  
SCALE 1"=20'-0"



	<b>LANDSCAPE DETAIL - LAND BAY B</b> CDP/ FDP <b>COMMONWEALTH CENTRE</b> AT WESTFIELDS SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA		TRWEL LINES REVISION SHEET NUMBER REVISION TITLE, SHEET NUMBER & PLAZA DESIGN REVISIONS	DATE SEPT 13 2007 APRIL 9 2007 MAR 12 2007		
	DATE: JAN 04 2007 SCALE: AS NOTED DESIGN BY: DANIEL S. BROWN DRAWN BY: DANIEL S. BROWN C.E. NO. 18200 SHEET 8 OF 20 FILE NO. C-4598					







LANDSCAPE DETAIL - LAND BAY D  
CDP/ FDP  
COMMONWEALTH CENTRE  
AT WESTFIELDS

REVISED SHEET NUMBER	APR 9 2007
REVISED TITLE AND SHEET NUMBER	MAR 12 2007

**LEWIS SCULLY GIONETTI**  
ARCHITECTS

100 WESTFIELD COMMONS  
WESTFIELD, MA 01096  
TEL: 413.253.1100  
WWW.LSGA.COM

Numbered & Indexed  
See Legend for Details

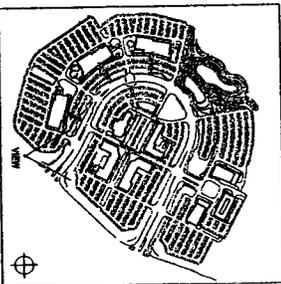
**Professional Seal:**  
Landscape Architect  
No. 9518  
L. J. LEBLANC  
MASS. REG. LANDSCAPE ARCHITECT

DATE: JAN. 04, 2007  
SCALE: AS SHOWN  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
JOB NO.: 03.0001  
P.L. NO.: 01.437  
SHEET 12 OF 20  
PROJECT NO.: C-4668

VIEW FROM WESTFIELDS BOULEVARD



KEY PLAN



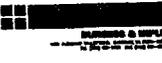
SITE VIEWS  
 PARCEL 24  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS

SALLY DE  
 FAIRFAX COUN

REVISIONS	DATE
REVISOR PAGE NUMBERING	12 MARCH 2007
REVISOR PAGE NUMBERING	5 APRIL 2007


  
 HATCH CO.
   

 1000 WEST 10TH AVENUE, SUITE 1000
   
 DENVER, CO 80202
   
 TEL: 303.733.1000
   
 FAX: 303.733.1001
   
 WWW.HATCHCO.COM


  
 PROFESSIONAL ENGINEER
   

 STATE OF CALIFORNIA
   
 LICENSE NO. 46558
   
 EXPIRES 12/31/07

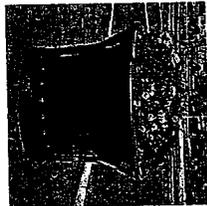
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 SHEET 13 OF 24  
 46558


  
 PROFESSIONAL ENGINEER
   

 STATE OF CALIFORNIA
   
 LICENSE NO. 46558
   
 EXPIRES 12/31/07

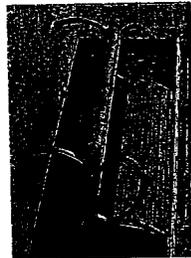






**MANUFACTURER:**  
**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

13 CENTRAL PLAZA PLANTER  
 SCALE: 1/8" = 1'-0"



**MANUFACTURER:**  
**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
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**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

9 CENTRAL PLAZA BENCH  
 SCALE: 1/8" = 1'-0"



**MANUFACTURER:**  
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 1000 WEST 17th ST  
 DENVER, CO 80202  
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**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

5 CENTRAL PLAZA BOLLARD  
 SCALE: 1/8" = 1'-0"



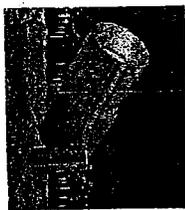
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

14 INFORMATION KIOSK  
 SCALE: 1/8" = 1'-0"



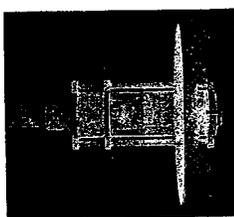
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

10 CENTRAL PLAZA SEATING  
 SCALE: 1/8" = 1'-0"



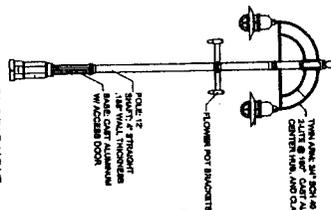
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

6 TREE UPLIGHT  
 SCALE: 1/8" = 1'-0"



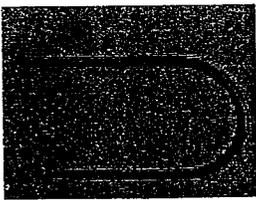
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

2 OFFICE PLAZA POLE LIGHT  
 SCALE: 1/8" = 1'-0"



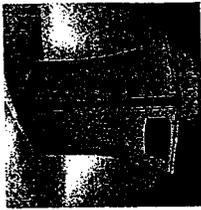
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

1 CENTRAL PLAZA POLE LIGHT  
 SCALE: 1/8" = 1'-0"



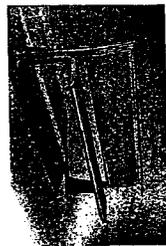
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 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

15 BIKE RACK  
 SCALE: 1/8" = 1'-0"



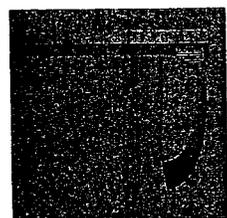
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

11 OFFICE PLAZA TRASH RECEPTACLE  
 SCALE: 1/8" = 1'-0"



**MANUFACTURER:**  
**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

7 OFFICE PLAZA BENCH 1  
 SCALE: 1/8" = 1'-0"



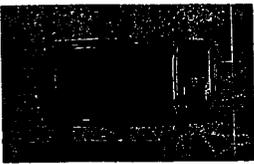
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

3 PARKING LOT AND ROAD WAY POLE LIGHT  
 SCALE: 1/8" = 1'-0"



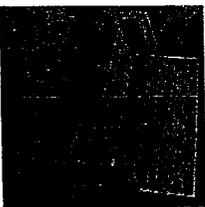
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

16 PEDESTRIAN BARRIER  
 SCALE: 1/8" = 1'-0"



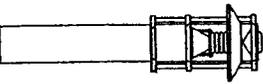
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**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

12 CENTRAL PLAZA TRASH RECEPTACLE  
 SCALE: 1/8" = 1'-0"



**MANUFACTURER:**  
**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

8 OFFICE PLAZA BENCH 2  
 SCALE: 1/8" = 1'-0"



**MANUFACTURER:**  
**DAVID GREENE**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
**MODEL:** 17-18  
**FINISH:** BLACK POWDERCOAT  
**ATTACHMENT:** TO CONCRETE  
**BASE PER MANUFACTURER'S**  
**SPECIFICATIONS**

4 OFFICE PLAZA BOLLARD LIGHT  
 SCALE: 1/8" = 1'-0"

DETAILS - FURNITURE AND LIGHTING  
 CDP/ FDP  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY COUNTY  
 FAIRFAX COUNTY

REVISIONS	DATE
REVISED SHEET NUMBER	APRIL 9 2007
REVISED TITLE AND SHEET NUMBER	MAR 12 2007

**LEWIS SCULLY GONNETT**  
 ARCHITECTS  
 1000 WEST 17th ST  
 DENVER, CO 80202  
 PHONE: 303.733.7373  
 FAX: 303.733.7374  
 WWW.LEWIS-SCULLY-GONNETT.COM

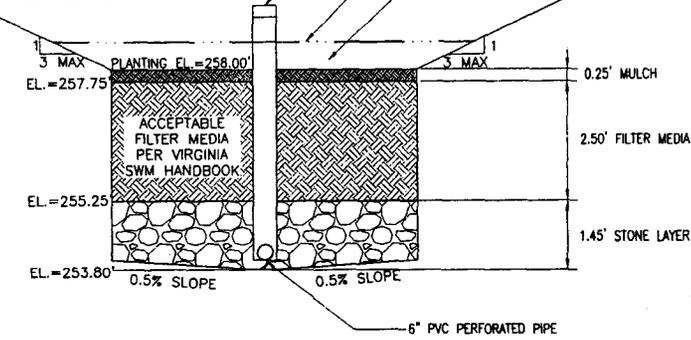
**Make it Right**  
 1000 WEST 17th ST  
 DENVER, CO 80202  
 PHONE: 303.733.7373  
 FAX: 303.733.7374  
 WWW.LEWIS-SCULLY-GONNETT.COM

6 INCH MIN. DIA  
CO/OBSERVATION WELL  
WITH SCREW OR FLANGE  
TYPE CAP EXTENDING  
ABOVE THE 10 YEAR WSEL

BMP WSEL = 258.63

BMP VOLUME  
= 7,260 CU.FT.

TOP OF 2' WIDE BERM = 260.00'



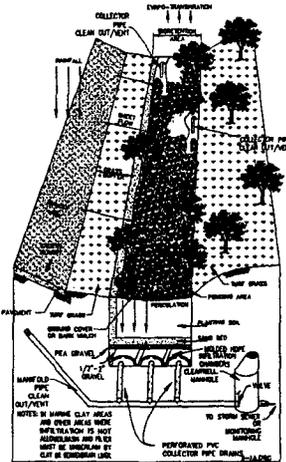
BIORETENTION 'A' CROSS SECTION

COMMONWEALTH CMBITE POND ALLOCATION TABLE			
	BIOPOND 1	BIOPOND 2	BIORETENTION 'A' & 'B'
TOTAL AREA	28.38	18.42	3.64
LAND BAY A		0.00	1.56
LAND BAY B	28.11	0.00	0.00
LAND BAY C	0.17	0.00	0.00
LAND BAY D	0.00	0.32	2.10
NEWBROOK DRIVE	0.10	2.36	0.00
TOTAL AREA TO FACILITIES:	81.37		
UNDISTURBED OPEN SPACE:	14.38		
CMBITE UNCONTROLLED:	21.87		
TOTAL SITE AREA:	87.60		

PRELIMINARY FACILITY ALLOCATION TABLE

NOTE: DETAILS ARE SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY.  
ACTUAL DESIGNS MAY VARY.

FIGURE 3.11A-1  
Bioswale Filter



3.11A-2  
BIORETENTION UNDERDRAIN TYPICAL CROSS SECTION  
PER VA STORMWATER MANAGEMENT HANDBOOK

**BMP FACILITY DESIGN CALCULATIONS**

Part 1. LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
(1) ON-SITE TO POND 1 WET	0.80	42.28
(2) ON-SITE TO POND 2 WET	0.80	10.43
(3) ON-SITE TO BIORETENTION	0.80	3.86
(4) UNDISTURBED OPEN SPACE	0.25	14.38
(5) ON-SITE UNCONTROLLED	0.25	21.87

Part 2. COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE:	C	A	ACRES	PRODUCT
(1) ON-SITE TO POND 1 WET	0.80	42.28	33.82	
(2) ON-SITE TO POND 2 WET	0.80	10.43	13.34	
(3) ON-SITE TO BIORETENTION	0.80	3.86	2.89	
(4) UNDISTURBED OPEN SPACE	0.25	14.38	6.00	
(5) ON-SITE UNCONTROLLED	0.25	21.87	7.85	
TOTAL		87.60	61.78	

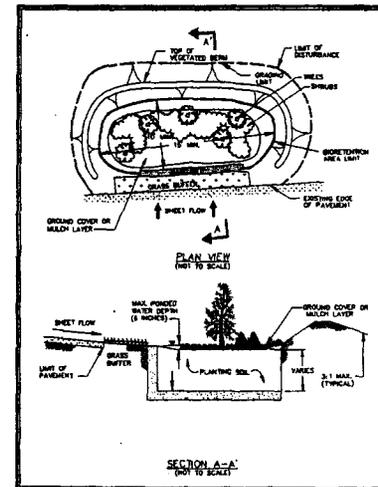
WEIGHTED AVERAGE "C" FACTOR FOR THE SITE = 61.78 / 87.60 = 0.63

Part 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFFICIENCY	A	RATIO	"C" FACTOR RATIO	PRODUCT
(1)	ON-SITE TO POND 1 WET	50	42.28 / 87.60 = 0.43	0.80 / 0.63 = 1.26	27.38	
(2)	ON-SITE TO POND 2 WET	20	10.43 / 87.60 = 0.16	0.80 / 0.63 = 1.26	6.90	
(3)	ON-SITE TO BIORETENTION	65	3.86 / 87.60 = 0.04	0.80 / 0.63 = 1.26	3.28	
(4)	UNDISTURBED OPEN SPACE	100	14.38 / 87.60 = 0.15	0.25 / 0.63 = 0.39	14.11	
(5)	ON-SITE UNCONTROLLED	0	21.87 / 87.60 = 0.25	0.25 / 0.63 = 0.39	0.00	
TOTAL SITE PHOSPHORUS REMOVAL =					51.67	

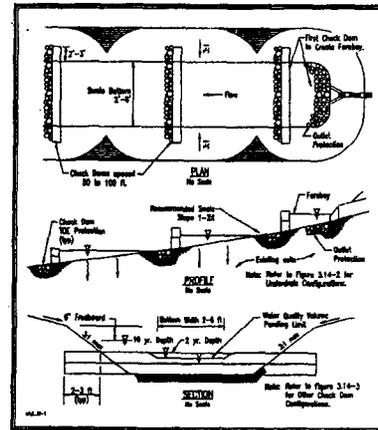
BMP FACILITY DESIGN COMPUTATIONS

FIGURE 3.11-5  
Bioswale Basin at Edge of Parking Lot Without Curbs



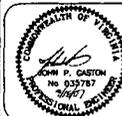
3.11-4  
BIORETENTION 'B' TYPICAL CROSS SECTION  
PER VA STORMWATER MANAGEMENT HANDBOOK

FIGURE 3.13 - 1  
Typical Grass Swale Configuration

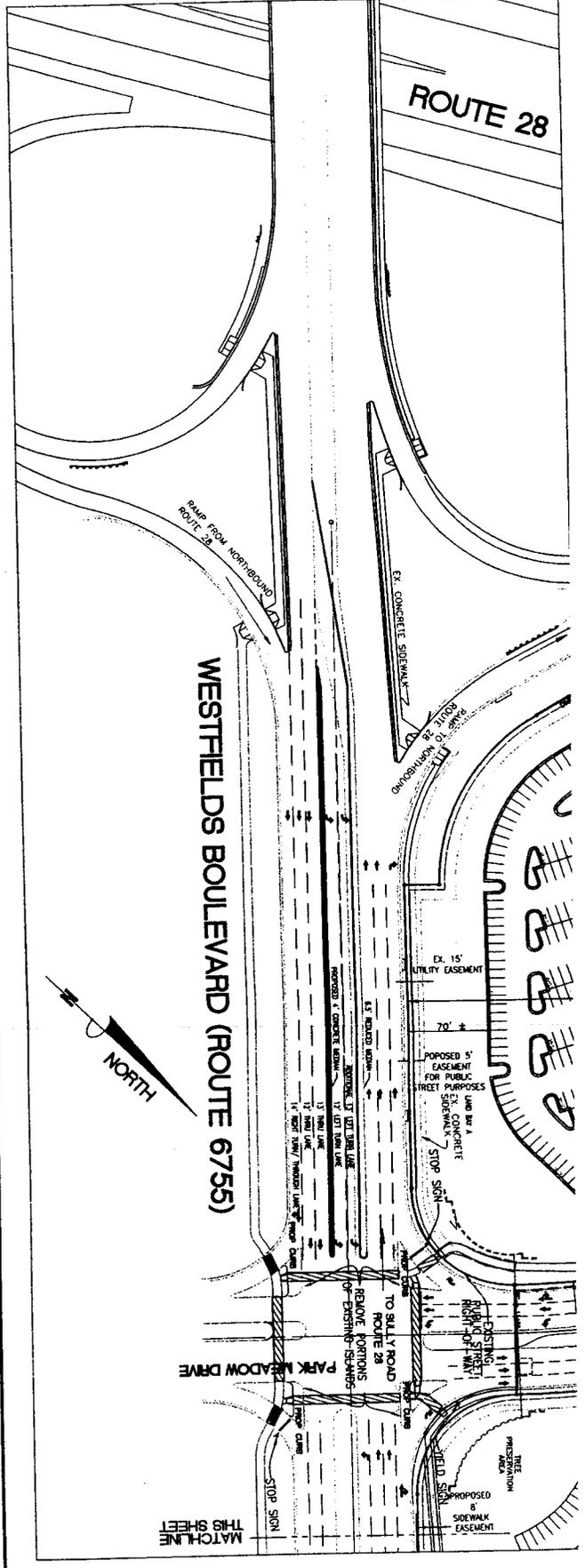
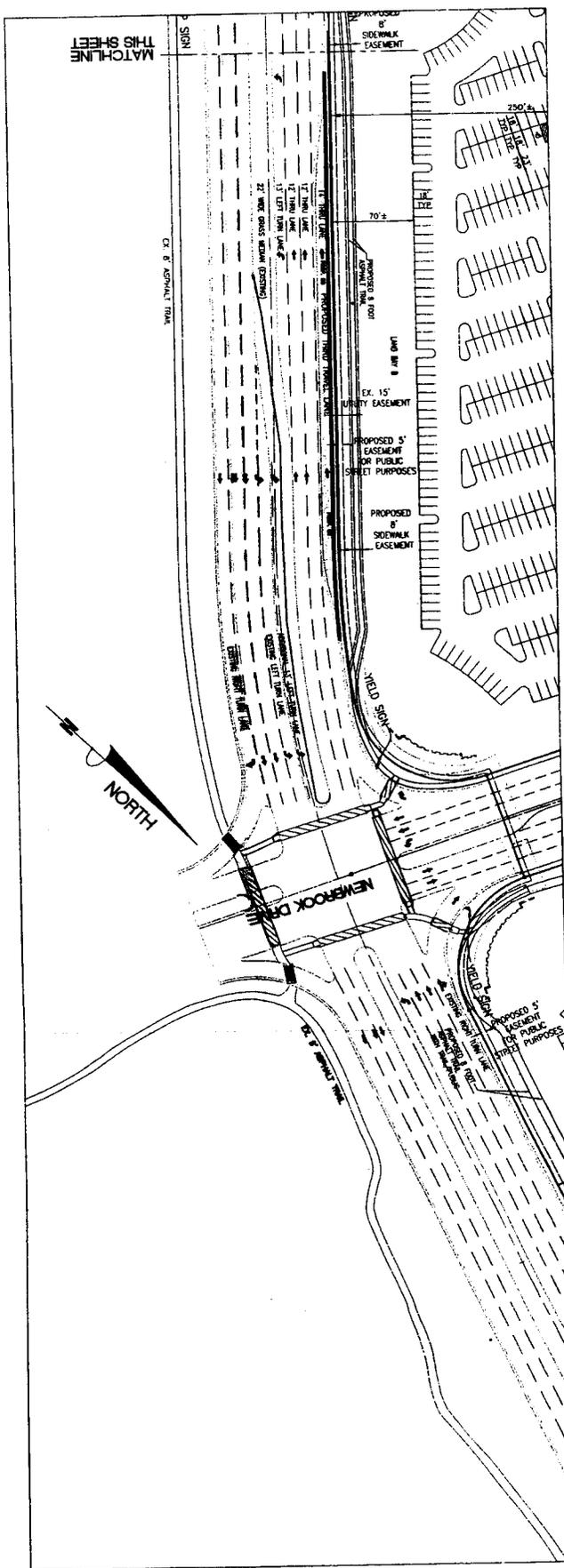


3.13-2  
TYPICAL GRASS SWALE CONFIGURATION  
PER VA STORMWATER MANAGEMENT HANDBOOK

LOW IMPACT DESIGN DETAILS  
CDP / FDP  
COMMONWEALTH CENTRE  
AT WESTFIELDS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA



DATE: MAY, 2006  
SCALE: NONE  
DESIGN: JPC  
CHECK: JAM  
JOB NO.: 036091  
P.R. NO.: 41427  
SHEET 17 OF 20  
FILE NO.: C-4658

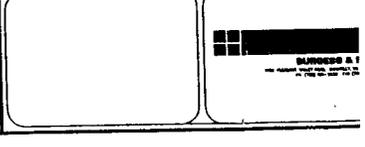


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 SHEET 18 OF 20  
 FILE NO.: C-4658

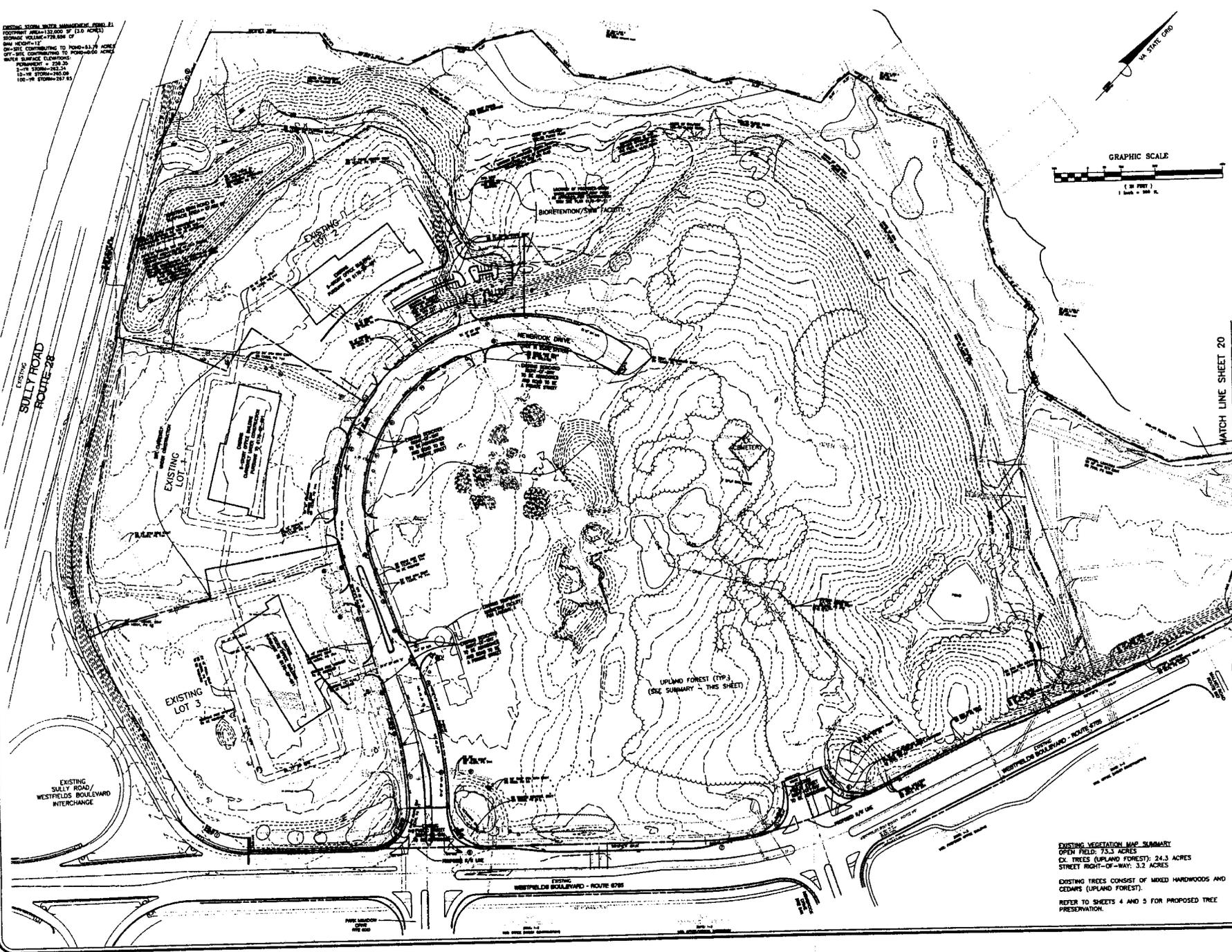


WESTFIELDS BOULEVARD (ROUTE 6755)  
 IMPROVEMENTS EXHIBIT  
 CDP/FDP  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISION	DATE
ADD TRAIL	06/18/07
EXTEND TURN LANE	06/13/07
ADD CROSSWALKS	05/30/07
SIDEWALK EASEMENT	04/11/07
SHEET ADDED	03/12/07



EXISTING STORM WATER MANAGEMENT POND #1  
 FOOTPRINT AREA= 32,000 SF (3.6 ACRES)  
 STORAGE VOLUME= 78,000 SF  
 MAX HEIGHT= 17'  
 OUTFALL CONTRIBUTING TO POND= 33.7 ACRES  
 OFF-SITE CONTRIBUTING TO POND= 600 ACRES  
 WATER SURFACE ELEVATIONS  
 POND #1= 102.20'  
 POND #2= 102.20'  
 100'-W STORM= 102.20'  
 100'-W STORM= 102.20'



MATCH LINE SHEET 20

EXISTING CONDITIONS AND  
 EXISTING VEGETATION MAP  
 COMMONWEALTH CENTRE  
 AT WESTFIELDS

SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE	8/23/07	REVISION	
EDC. NOTATIONS			
REVISED SUMMARY	2/17/08		
COUNTY COMMENTS			



EXISTING VEGETATION MAP SUMMARY:  
 OPEN FIELD: 75.3 ACRES  
 CX TREES (UPLAND FOREST): 24.3 ACRES  
 STREET RIGHT-OF-WAY: 3.2 ACRES  
 EXISTING TREES CONSIST OF MIXED HARDWOODS AND  
 CEDARS (UPLAND FOREST).  
 REFER TO SHEETS 4 AND 5 FOR PROPOSED TREE  
 PRESERVATION.

DATE	MAY, 2006
SCALE	1" = 100'
DESIGNER	JLM DRAWN: TES
CHECKER	JPC CHECK: JLM
JOB NO.	930091
P.R. NO.	41427
SHEET	19 OF 20
FILE NO.	C-4658

## LAND UNIT J

### CHARACTER

Land Unit J is comprised almost entirely of the Westfields International Corporate Center at Dulles, an approximately 1,100-acre campus-style development of office, conference center/hotel, industrial and industrial/flex space uses (Figure 31). Westfields has provided extensive landscaping, sidewalks, trails, a roadway network, recreation facilities, and other features for its planned development. Stormwater detention facilities have been enhanced to serve as ornamental ponds and large amounts of existing vegetation have been preserved. Large natural buffers exist between Westfield's non-residential development and adjacent residential areas, taking advantage of the Cub Run and Flatlick Branch EQCs. A commuter parking lot is located on Stonecroft Boulevard, near its intersection with Westfields Boulevard.

The section of Land Unit J west of Route 28 has been partially developed for office and hotel/conference center use. The area east of Route 28 has been partially developed in office, industrial/flex and industrial uses, as of January 1992.

### RECOMMENDATIONS

#### Land Use

1. Land Unit J is planned and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in Land Use Recommendations #5 and #6 below. Future development should be consistent with the character of the existing development. High quality landscaping should be maintained throughout the land unit.

It is desirable that development in this land unit be designed to enhance transit serviceability. This can be achieved by placing buildings closer together or to the road; designing them around plazas; utilizing approaches to bring employees within walking distance of transit facilities or otherwise facilitating transit-oriented development.

2. Mixed Use Focal Point

Described below are two options under which higher intensity mixed-use development may be appropriate for portions of Land Unit J in the vicinity of the intersection of Stonecroft Boulevard and Westfields Boulevard. The intent of this higher intensity mixed use development is to create a focal point to serve Westfield's employees, visitors, and nearby residents. Focal point development should be unified on one site, not split by a major arterial such as Route 28. Under either of these options the following applies:

- Access to this development should not be oriented to Route 28.
- A parking maximum for commercial development in the focal point should be established at the number of spaces required for office use at 1.0 FAR in conventional development without public transportation. To offset the decreased supply of parking, employers should be encouraged to participate in a transportation demand management program (TDM) including such alternatives as carpools and vanpools.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 26, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation 

**SUBJECT:** Transportation Impact

**FILE:** 3-4 (RZ 2006-SU-025)

**REFERENCE:** PCA/FDPA/CPDA 2006-SU-025; Commonwealth Centre Investors, LLC., and Commonwealth Centre Investors II, LLC.  
Traffic Zone: 1706  
Land Identification: 44-1 ((1)) 6, 6B, 6C, and 6D

The following comments reflect the position of the Department of Transportation. These comments are based on the amended Final Development Plan and draft proffers, both revised to March 16, 2009.

The applicant is seeking approval to allow: up to two child care centers; modification of the previously approved building heights; and the option for structured parking at two locations. There are no significant transportation issues associated with the application. However, it is recommended that the dumpster location for the proposed free standing child care facility be shifted from the northwest corner to the southwest corner of the building. As now planned, any refuse vehicle must back along a travel aisle with angle parking into an adjoining travel aisle. The above site design modification would eliminate this undesirable backing maneuver.

Subsequent draft proffer submissions should continue to carry forward all prior transportation commitments.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, DPW&ES

**16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

- 1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
- 2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
- 3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- 4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
- 5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
- 6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

**16-102 Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

- 1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		