



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



June 20, 1988

Robert A. Lawrence, Esquire  
Hazel, Thomas, Fiske, Beckhorn and Hanes  
3110 Fairview Park Drive - Suite 1400  
Fairfax, Virginia 22030

Re: Proffered Condition Amendment  
Number PCA 84-L-020-2  
(Concurrent with CDPA 84-L-020-2;  
PCA C-448-2 and CDPA C-448-6)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 23, 1988, approving Proffered Condition Amendment PCA 84-L-020-2 in the name of Kingstowne Commercial Limited Partnership, subject to the revised proffers dated May 12, 1988, on subject parcels 91-4 (1) Pt. 26A consisting of approximately 131.43 acres in Lee District.

The Board also modified the transitional screening and barrier requirements required internally to the Kingstowne Towne Center in favor of the Landscape Plan dated September 15, 1987, and revised through April 18, 1988.

In addition, the Board waived the barrier requirements on all edges of the application property.

June 20, 1988

-2-

Further, the Board approved the Conceptual Development Plan Amendment CDPA 84-L-020-2 subject to the revised proffers dated May 12, 1988 contained in the Staff Report Addendum; the Planning Commission having previously approved Final Development Plan FDP 84-L-020-2 on April 21, 1988 subject to the revised development conditions contained in Attachment Seven of the Staff Report addendum dated April 20, 1988.

Sincerely,



Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix  
Real Estate Division, Assessments  
Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Barbara A. Byron, Director  
Zoning Evaluation Division  
Robert Moore, Transportation Planning Division,  
Office of Transportation  
Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer  
Virginia Department of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 23rd day of May, 1988, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 84-L-020-2  
(CONCURRENT WITH CDPA 84-L-020-2; PCA C-448-2 AND CDPA C-448-6)

WHEREAS, Kingstowne Commercial Limited Partnership, filed in the proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1-491 (a), 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.1-491 (a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 23rd day of May, 1988.



\_\_\_\_\_  
Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

The Board also approved Conceptual Development Plan Amendment CDPA 84-L-020-2 subject to the revised proffers dated May 12, 1988; the Planning Commission having previously approved Final Development Plan FDP 84-L-020-2 on April 21, 1988 subject to the revised development conditions contained in Attachment Seven of the Staff Report Addendum dated April 20, 1988.

May 12, 1988

PROFFER OF DEVELOPMENT CONDITIONS

PCA-84-L-020-2  
PCA-C-448-2  
CDPA-C-448-6  
FDP-84-L-020-2  
CDPA-84-L-020-2  
FDP-C-448-10  
FDP-C-448-11

The following Development Conditions shall apply to the subject property provided all of the following events occur: (1) approval of Proffered Condition Amendments PCA-84-L-020-2 and PCA-C-448-2; (2) Conceptual Development Plan Amendment approval as requested in CDPA-C-448-6 and CDPA-84-L-020-2; and (3) Final Development Plan approval as requested in FDP-84-L-020-2, FDP-C-448-10 and FDP-C-448-11.

1. Except as modified herein, the subject property is governed by the Proffer of Development Conditions of June 17, 1985 in DPA-C-448-2 and RZ-84-L-020..
- 14a. In order to protect water quality within Dogue Creek and Huntley Meadows Park from the detrimental effects of stormwater runoff from the Towne Centre containing oil, grease, trace metals, suspended solids, de-icing salts, nutrients and other contaminants, there shall be no direct discharge of stormwater into Dogue Creek, its tributaries or watershed without water quality treatment. As such, supplemental stormwater quality measures specific to the subject property (i.e., the Towne Centre) shall be implemented. Such stormwater quality measures shall be implemented in addition to

any BMP credits claimed for the 14-acre lake in Kingstowne under Proffer #14 of the Proffer of Development Conditions, dated June 17, 1985. These supplemental stormwater quality measures shall be compatible with the overall stormwater management plan for Kingstowne. They shall be approved as part of the approval of any Site Plan for the property subject to these conditions and shall be incorporated, where applicable, into each Site Plan pertaining to the subject property. The stormwater quality measures may include, but shall not be limited, to the following: oil/grit separators, infiltration trenches, stormwater diversion into the 14-acre lake and parking lot sweeping, provided such facilities are contained within the subject property and do not reduce the development shown on the Final Development Plans and Generalized Development Plan referenced in these conditions. Maintenance and inspection schedules shall be an integral element of the program and shall be incorporated into approved Site Plans for the subject property, where applicable.

- 67a. Development of that portion of the subject property zoned PDC shall be in accordance with the Conceptual Development Plan entitled "Conceptual Development Plan Amendment, Kingstowne Towne Centre," prepared by The BC Consultants, revised as of April 18, 1988 (Sheets 1, 2,

and 3). This Conceptual Development Plan supercedes the Conceptual Development Plan proffered in paragraph 67 of the Proffer of Development Conditions of June 17, 1985 in DPA-C-448-2 and RZ-84-L-020.

- 70a. Owners of commercial property within the PDC District shall be members of the Kingstowne Commercial Owners Corporation and subject to a Commercial Architectural Review Committee. Owners of residential property within the PDC District shall be members of the Kingstowne Residential Owners Corporation and subject to a Residential Architectural Review Committee. Owners of commercial and residential property shall also be members of the Kingstowne Community Association.
- 72a. Paragraph 72 of the Proffer of Development Conditions in DPA-C-448-2 and RZ-84-L-020, dated June 17, 1985, provides that at the time of Final Development Plan approval, commercial buildings, to the extent possible, will be clustered around central open space areas, including plazas and other landscaped areas. The provisions of paragraph 72 are met by the Final Development Plan filed herein.
- 82a. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, landscaping for Section 34 of Kingstowne shall be in substantial conformance with the Conceptual

Landscape Plan Sheets 1 through 5, prepared by The BC Consultants, revised as of April 18, 1988.

- 91a. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of that portion of the subject property zoned PDC shall be in conformance with the Final Development Plan for the Kingstowne Towne Centre, Sheets 1 through 3, prepared by The BC Consultants, revised as of April 18, 1988. The previously approved Final Development Plan for Section 32 is hereby deleted and superceded.
- 92a. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, development of that portion of the subject property zoned I-4 shall be in substantial conformance with the Generalized Development Plan entitled "I-4 Zone/Generalized Development Plan Amendment/Proffered Condition Amendment, Kingstowne Towne Centre," prepared by The BC Consultants, revised as of April 18, 1988. This Generalized Development Plan supercedes the Generalized Development Plan proffered in paragraph 92 of the Proffer of Development Conditions of June 17, 1985 in DPA-C-448-2 and RZ-84-L-020.
- 93a. Paragraph 93 of the Proffer of Development Conditions in DPA-C-448-2 and RZ-84-L-020, dated June 17, 1985, provides that prior to the construction of any building on the subject property, a more detailed Generalized Development Plan for said building and the accompanying

area necessary for said development, shall be submitted for Proffered Condition Amendment approval. Paragraph 93 also provides that densities and building configurations may vary from the Generalized Development Plan, provided the overall density set forth thereon is not exceeded. The provisions of paragraph 93 are met by the Generalized Development Plan filed herein.

- 95a. Owners of property within this I-4 District shall be members of the Kingstowne Commercial Owners Corporation and subject to a Commercial Architectural Review Committee. Owners of property within this I-4 District shall also be members of the Kingstowne Community Association.
- 99a. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, landscaping for Section 35 of Kingstowne shall be in substantial conformance with the Conceptual Landscaping Plan for the Kingstowne Towne Centre, Sheet 2 and Sheet 5 of 5, prepared by The BC Consultants, revised as of April 18, 1988.
- 107a. In the event that a non-residential use permit is sought for the establishment of a use which generates, utilizes, stores, treats, and/or disposes of hazardous or toxic materials or waste, as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30, et seq., the applicant for said non-residential use permit

shall submit the following information to the Director of the Department of Environmental Management simultaneously with any application for said non-residential use permit, unless deemed unnecessary by the Director:

- (1) A listing of all toxic and hazardous materials and wastes that will be generated, utilized, stored, treated, and/or disposed of on-site;
- (2) A description of all spill prevention, containment, and leakage control measures proposed by the applicant, for all toxic and hazardous materials and wastes generated, utilized, stored, treated, and/or disposed of on the site.
- (3) The applicant shall implement the measures referred to in paragraph (2) above.

KINGSTOWNE COMMERCIAL L.P.

By: HALLE ENTERPRISES, INC.,  
General Partner

Date: 5/13/88

By: Warren E. Halle  
Warren E. Halle  
President

KINGSTOWNE L.P.

By: HALLE ENTERPRISES, INC.,  
General Partner

Date: 5/13/88

By: Warren E. Halle  
Warren E. Halle  
President



ZONING MAP AMENDMENT

CA 84-L-020 -02

ZONING DISTRICT DATA

ZONING DISTRICT: I-4

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI						
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TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN	307,825	.27	PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	307,825	.27

REMARKS:

ZONING MAP AMENDMENT

CA 84-L-020 -02

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD						
SFA						
LOR						
MID						
HI	325					
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TOT	325					

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL	72,000		OFFICE	1,355,000	
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT	25,000		RETAIL-EATING EST	130,000	
INDUST-WAREHOUSE			*****TOTAL*****	1,582,000	.39

REMARKS:

ZONING MAP AMENDMENT

CA 84-L-020 -02

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1A GENERALIZED DEVEL PLAN	1B CONCEPTUAL DEVEL PLAN
1C FINAL DEVELOPMENT PLAN	1E CONDITIONS, PROFFERED
1F CONDITIONS, P DISTRICT	4C HAZARDOUS/TOXIC WASTE CONTROL
4G TRANSITN *SCRN/BARRIER:WAIVE/MOD	4H LANDSCAPING
7A OTHER MISCELLANEOUS - SEE FILE	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

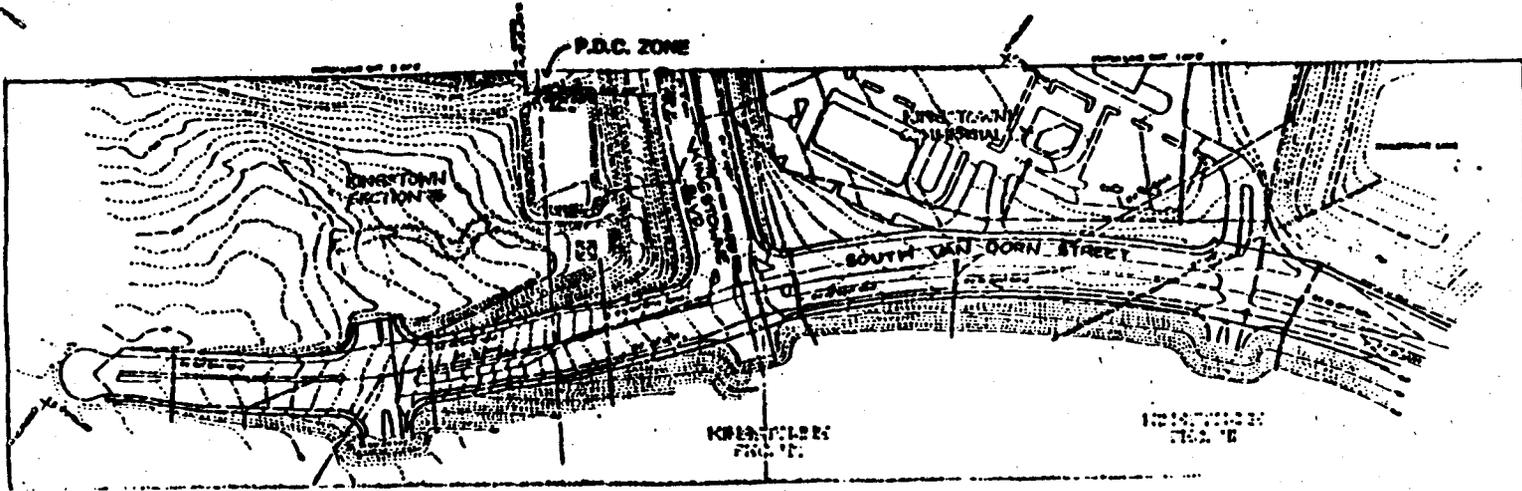
REMARKS:

PROFFERS AMENDED KINGSTOWNE PROFFERS DATED 6/17/85 - SEE FILE FOR DETAILS





SCREENED AREA  
NOT PART OF  
THIS APPLICATION



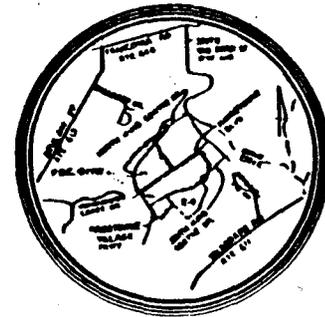
NOTE: By the amendment the gross square footage is increased in the P.D.C. Zone from 4,221,000 S.F. to 4,241,775 S.F. The difference of 20,775 S.F. has been abstracted from the 1-4 Zone.

- The property shown on this Final Development plan is to be the Kingstown Section, the South Van Horn Street Section and the West Coast Section.
- Map provided by DMU. Distance indicated is P.
- The Property Survey shows a frontage of 0.7 x 0.1 in the public water supply mains for this development.
- Boundary Subdivision is provided by DMU.
- Other water mains and other services shall be provided in accordance with the City of Vancouver Water Department and other utility companies. The City of Vancouver Water Department shall provide and maintain these services in accordance with the City of Vancouver Water Department.
- Location of easements shown on this plan and shown on subsequent plans shall be as shown on this plan and shall be subject to a review of this plan.
- Placement of easements in accordance with the easements required for the use of the land shall be as shown on this plan.
- Grade 2.000' is shown on this plan.
- All shown shall conform to the City of Vancouver Water Department and the City of Vancouver Water Department.
- Public utilities shall be shown on this plan, and shall be subject to a review of this plan and shall be subject to a review of this plan.
- The area shown on this plan is to be used for the purpose of this plan.
- The site plan is to be used for the purpose of this plan.
- All building footprints shall be shown on this plan.

Item	Area (S.F.)	Volume (C.F.)	Notes
1. 1st Floor	1,000,000	1,000,000	
2. 2nd Floor	1,000,000	2,000,000	
3. 3rd Floor	1,000,000	3,000,000	
4. 4th Floor	1,000,000	4,000,000	
5. 5th Floor	1,000,000	5,000,000	
6. 6th Floor	1,000,000	6,000,000	
7. 7th Floor	1,000,000	7,000,000	
8. 8th Floor	1,000,000	8,000,000	
9. 9th Floor	1,000,000	9,000,000	
10. 10th Floor	1,000,000	10,000,000	
11. 11th Floor	1,000,000	11,000,000	
12. 12th Floor	1,000,000	12,000,000	
13. 13th Floor	1,000,000	13,000,000	
14. 14th Floor	1,000,000	14,000,000	
15. 15th Floor	1,000,000	15,000,000	
16. 16th Floor	1,000,000	16,000,000	
17. 17th Floor	1,000,000	17,000,000	
18. 18th Floor	1,000,000	18,000,000	
19. 19th Floor	1,000,000	19,000,000	
20. 20th Floor	1,000,000	20,000,000	
21. 21st Floor	1,000,000	21,000,000	
22. 22nd Floor	1,000,000	22,000,000	
23. 23rd Floor	1,000,000	23,000,000	
24. 24th Floor	1,000,000	24,000,000	
25. 25th Floor	1,000,000	25,000,000	
26. 26th Floor	1,000,000	26,000,000	
27. 27th Floor	1,000,000	27,000,000	
28. 28th Floor	1,000,000	28,000,000	
29. 29th Floor	1,000,000	29,000,000	
30. 30th Floor	1,000,000	30,000,000	
31. 31st Floor	1,000,000	31,000,000	
32. 32nd Floor	1,000,000	32,000,000	
33. 33rd Floor	1,000,000	33,000,000	
34. 34th Floor	1,000,000	34,000,000	
35. 35th Floor	1,000,000	35,000,000	
36. 36th Floor	1,000,000	36,000,000	
37. 37th Floor	1,000,000	37,000,000	
38. 38th Floor	1,000,000	38,000,000	
39. 39th Floor	1,000,000	39,000,000	
40. 40th Floor	1,000,000	40,000,000	
41. 41st Floor	1,000,000	41,000,000	
42. 42nd Floor	1,000,000	42,000,000	
43. 43rd Floor	1,000,000	43,000,000	
44. 44th Floor	1,000,000	44,000,000	
45. 45th Floor	1,000,000	45,000,000	
46. 46th Floor	1,000,000	46,000,000	
47. 47th Floor	1,000,000	47,000,000	
48. 48th Floor	1,000,000	48,000,000	
49. 49th Floor	1,000,000	49,000,000	
50. 50th Floor	1,000,000	50,000,000	

Item	Area (S.F.)	Volume (C.F.)	Notes
1. 1st Floor	1,000,000	1,000,000	
2. 2nd Floor	1,000,000	2,000,000	
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7. 7th Floor	1,000,000	7,000,000	
8. 8th Floor	1,000,000	8,000,000	
9. 9th Floor	1,000,000	9,000,000	
10. 10th Floor	1,000,000	10,000,000	
11. 11th Floor	1,000,000	11,000,000	
12. 12th Floor	1,000,000	12,000,000	
13. 13th Floor	1,000,000	13,000,000	
14. 14th Floor	1,000,000	14,000,000	
15. 15th Floor	1,000,000	15,000,000	
16. 16th Floor	1,000,000	16,000,000	
17. 17th Floor	1,000,000	17,000,000	
18. 18th Floor	1,000,000	18,000,000	
19. 19th Floor	1,000,000	19,000,000	
20. 20th Floor	1,000,000	20,000,000	
21. 21st Floor	1,000,000	21,000,000	
22. 22nd Floor	1,000,000	22,000,000	
23. 23rd Floor	1,000,000	23,000,000	
24. 24th Floor	1,000,000	24,000,000	
25. 25th Floor	1,000,000	25,000,000	
26. 26th Floor	1,000,000	26,000,000	
27. 27th Floor	1,000,000	27,000,000	
28. 28th Floor	1,000,000	28,000,000	
29. 29th Floor	1,000,000	29,000,000	
30. 30th Floor	1,000,000	30,000,000	
31. 31st Floor	1,000,000	31,000,000	
32. 32nd Floor	1,000,000	32,000,000	
33. 33rd Floor	1,000,000	33,000,000	
34. 34th Floor	1,000,000	34,000,000	
35. 35th Floor	1,000,000	35,000,000	
36. 36th Floor	1,000,000	36,000,000	
37. 37th Floor	1,000,000	37,000,000	
38. 38th Floor	1,000,000	38,000,000	
39. 39th Floor	1,000,000	39,000,000	
40. 40th Floor	1,000,000	40,000,000	
41. 41st Floor	1,000,000	41,000,000	
42. 42nd Floor	1,000,000	42,000,000	
43. 43rd Floor	1,000,000	43,000,000	
44. 44th Floor	1,000,000	44,000,000	
45. 45th Floor	1,000,000	45,000,000	
46. 46th Floor	1,000,000	46,000,000	
47. 47th Floor	1,000,000	47,000,000	
48. 48th Floor	1,000,000	48,000,000	
49. 49th Floor	1,000,000	49,000,000	
50. 50th Floor	1,000,000	50,000,000	

NOTE: The proposed final development plan is to be used for the purpose of this plan. The proposed final development plan is to be used for the purpose of this plan. The proposed final development plan is to be used for the purpose of this plan.



**LEGEND**

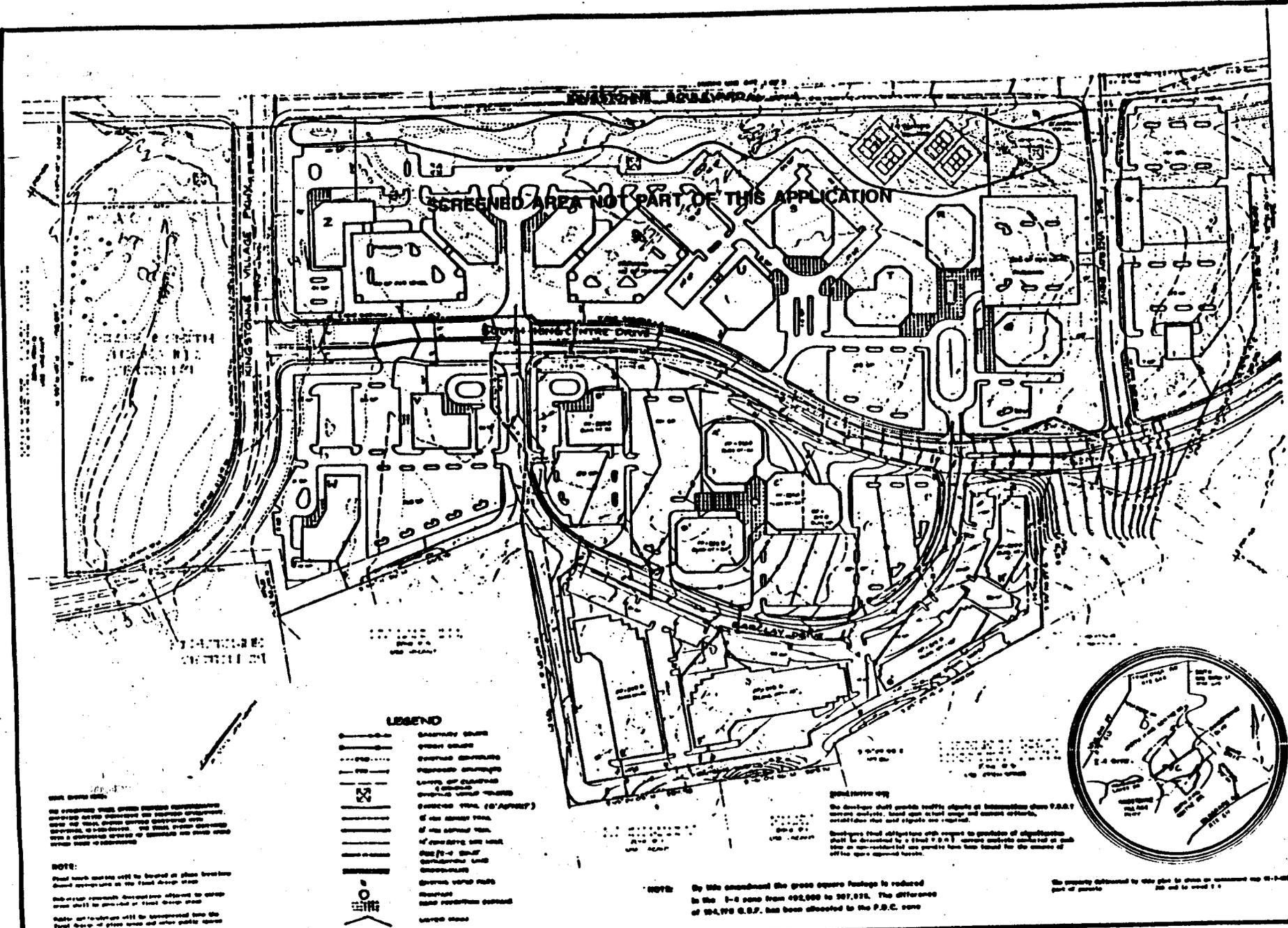
—	1st Floor
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—	40th Floor
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—	45th Floor
—	46th Floor
—	47th Floor
—	48th Floor
—	49th Floor
—	50th Floor

**The IBC Consultants**  
 PLANNING — ARCHITECTURE — ENGINEERING — SURVEYING  
 1100 - 11th Avenue West, Suite 1100, Vancouver, B.C. V6H 1A1  
 TEL: 681-1111 FAX: 681-1112  
**P.D.C. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT**  
**KINGSTOWNE TOWNE CENTRE**  
 PREPARED BY: IBC CONSULTANTS  
 DATE: 11/11/88









SCREENED AREA NOT PART OF THIS APPLICATION

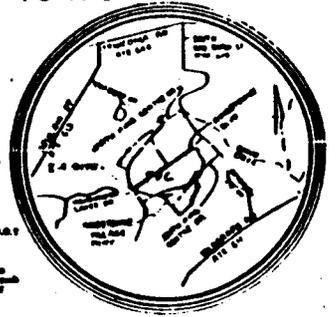
**LEGEND**

- Boundary Lines
- Street Center Lines
- Driveway Center Lines
- Parking Spaces
- Lot Lines
- Easement Lines
- Utility Lines
- Proposed Road (10' Right-of-Way)
- 10' Easement Area
- 20' Easement Area
- 30' Easement Area
- 40' Easement Area
- 50' Easement Area
- 60' Easement Area
- 70' Easement Area
- 80' Easement Area
- 90' Easement Area
- 100' Easement Area
- 120' Easement Area
- 150' Easement Area
- 200' Easement Area
- 300' Easement Area
- 400' Easement Area
- 500' Easement Area
- 600' Easement Area
- 700' Easement Area
- 800' Easement Area
- 900' Easement Area
- 1000' Easement Area

**NOTE:**  
 The developer shall provide traffic signals at intersection shown P.S.D.1  
 to be provided by a third P.S.D.1 owner unless indicated at plan  
 site an alternative plan may be provided to the satisfaction of the  
 City of Kingstone.

**NOTE:**  
 The developer shall provide traffic signals at intersection shown P.S.D.1  
 to be provided by a third P.S.D.1 owner unless indicated at plan  
 site an alternative plan may be provided to the satisfaction of the  
 City of Kingstone.

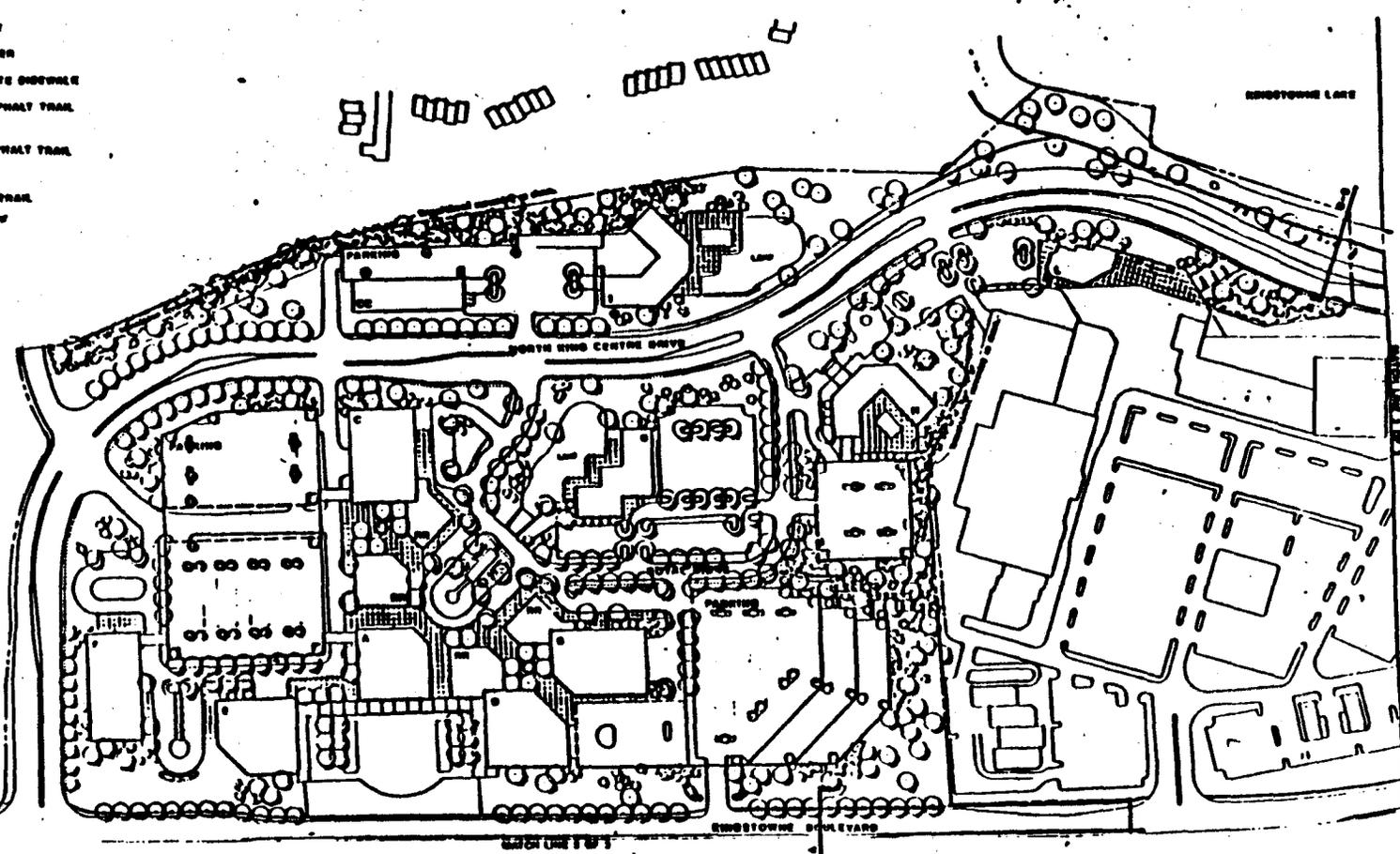
**NOTE:** By this amendment the gross square footage is reduced  
 to the 1-0 zone from 492,000 to 307,000. The difference  
 of 185,000 G.S.F. has been allocated to the P.S.C. zone



**The BC Consultants**  
 1-4 ZONE / GENERALIZED DEVELOPMENT PLAN AMENDMENT  
 PROPOSED CONDITION APPENDMENT  
**KINGSTONE TOWNE CENTRE**  
 1000 Kingstone Road, Suite 200, Kingstone, Ontario  
 L7M 1G8  
 Phone: (905) 881-1111  
 Fax: (905) 881-1112  
 Email: info@bcconsultants.com  
 Website: www.bcconsultants.com



- LEGEND**
- ◻ MIXED DECIDUOUS AND EVERGREEN SHRUBS
  - MIXED DECIDUOUS AND EVERGREEN TREES
  - ORNAMENTAL TREE
  - CONIFEROUS TREE
  - FOUNTAIN
  - EXISTING VEPCO POLE
  - ⊞ EXISTING VEPCO TOWER
  - PROPOSED 6' CONCRETE SIDEWALK
  - PROPOSED 6' WID. ASPHALT TRAIL
  - PROPOSED 6' WID. ASPHALT TRAIL
  - PROPOSED EXERCISE TRAIL
  - ||||| EXISTING FUTUREWAY DRIVEWAY



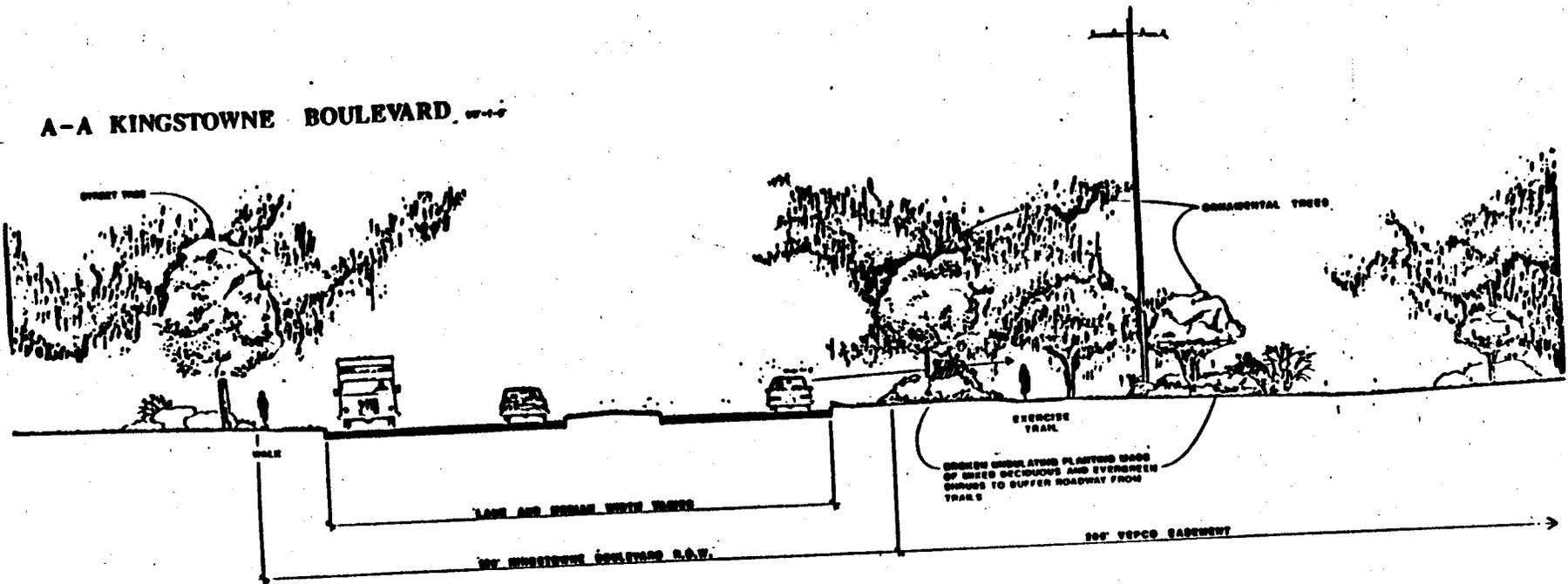
1. All plantings shown on this plan are subject to the approval of the City of Vancouver, Department of Parks and Recreation.

2. The location and type of landscape plantings shown on this plan are subject to the approval of the City of Vancouver, Department of Parks and Recreation.

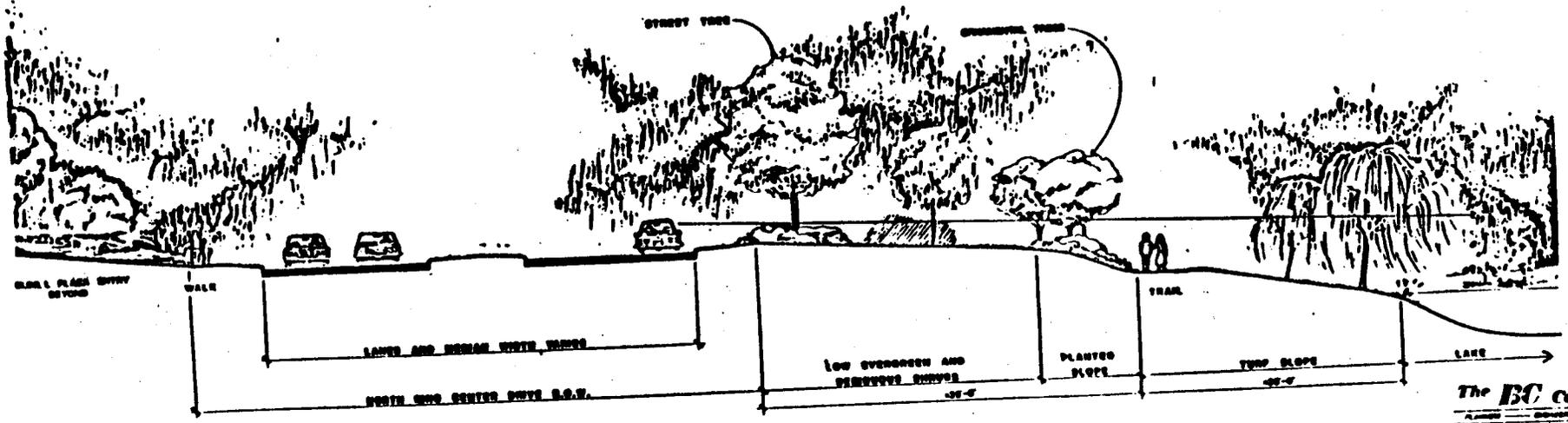
3. The location and type of landscape plantings shown on this plan are subject to the approval of the City of Vancouver, Department of Parks and Recreation.



**A-A KINGSTOWNE BOULEVARD**



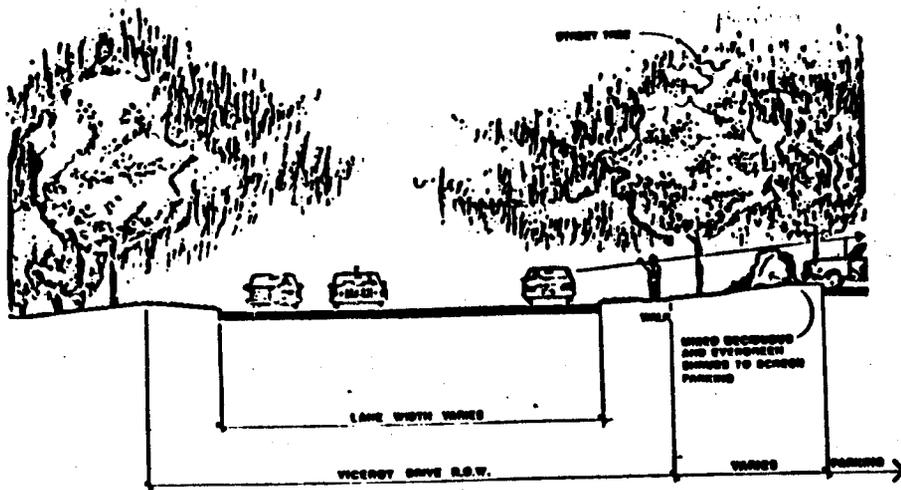
**B-B KINGSTOWNE LAKE AND TRAIL**



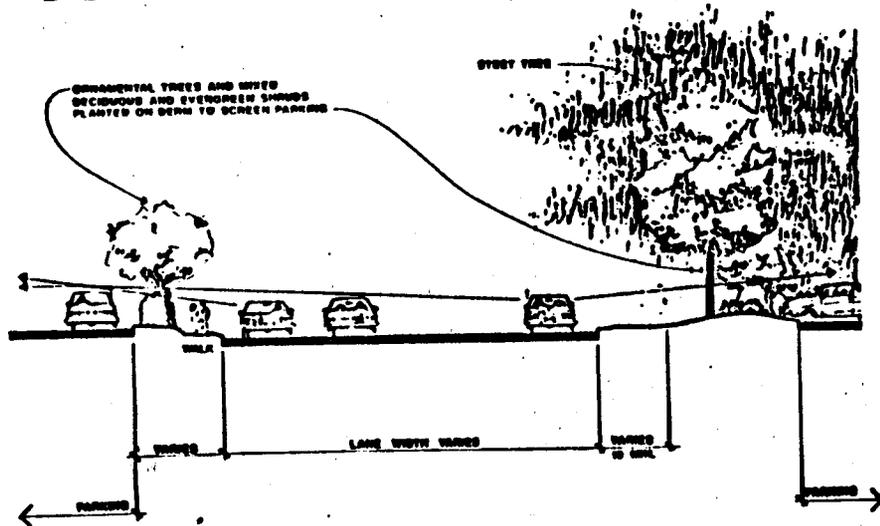
CONCEPTUAL LANDSCAPE PLAN AT 1/4" = 1'-0"  
**KINGSTOWNE TOWNE CENTRE**  
 L.S. 01/20/02

DATE	1/20/02
SCALE	1/4" = 1'-0"
PROJECT	KINGSTOWNE TOWNE CENTRE
CLIENT	THE BC CONSULTANTS
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	1/20/02
SCALE	1/4" = 1'-0"
PROJECT	KINGSTOWNE TOWNE CENTRE
CLIENT	THE BC CONSULTANTS

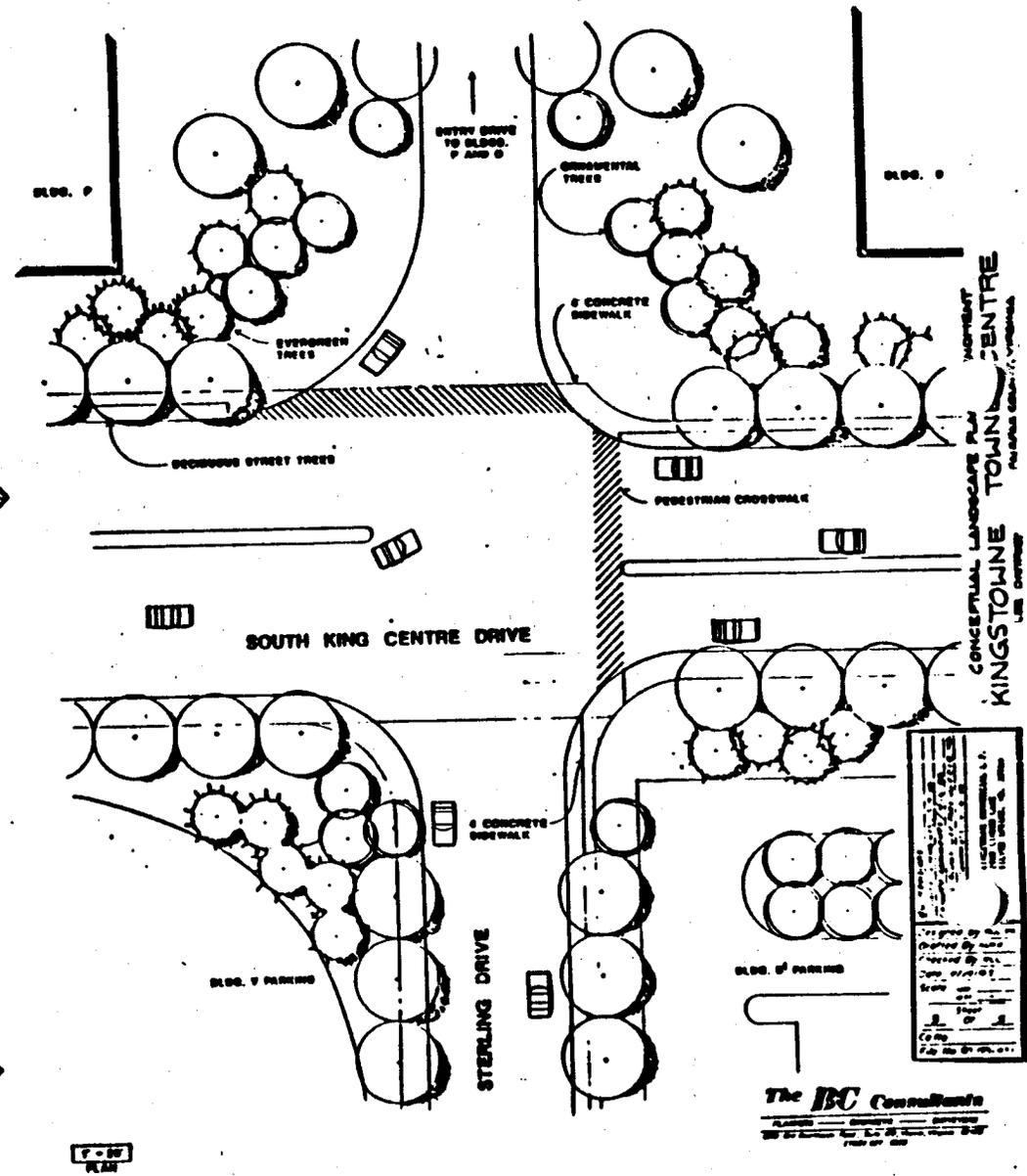
C-C VICEROY DRIVE (PART 2)



D-D BARCLAY DRIVE (PART 2)



PLAN A SOUTH KING CENTRE DRIVE INTERSECTION



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Verbatim Excerpts

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CDPA-84-L-020-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP  
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After Close of Public Hearing

Chairman Lilly: The public hearing is closed. We turn to Mr. Sell.

Commissioner Sell: Thank you, Mr. Chairman and thanks to the Commission for bearing with us on some of these issues, particularly as it pertains to stormwater management. It's, it's not that -- that stormwater management in the Dogue Creek watershed is the overriding issue in this case but it's awful close to it. First off, I want to commend the applicant, Kingstowne Limited Partnership, for coming back with a much improved conceptual development plan amendment and final development plan that we saw in early 1985 as part of the approval of the overall zoning case. And, I want to thank the -- particularly pay thanks to Peter Braham and the County staff for their in-depth analysis of this particular application. There's such a thing mentioned in the staff report that I found interesting, is a shadow study, as to how the shadows are going to fall on the plaza and the associated uses through part of the year. The staff raised that issue. The staff did that analysis -- I mean the applicant did that analysis and provided it, and -- maybe I've missed it. But that's the first one I've seen. And I probably have but in a large group of buildings like this it turns out to be important. And I'm glad they thought of it because I wouldn't have, probably. As I said, this is a vast -- vast improvement. It moves some of the density up into a plaza area that looks out onto the lake and gives a gateway affect from the Franconia Road/Van Dorn Corridor down into Kingstowne and yet with the green area along Kingstowne Village Parkway, there is sort of a nice looking back door affect if you're coming in from Springfield to visit us rather than coming from Alexandria, or Arlington, or 95. So, overall, I'm pleased with it and I'm pleased with the amount of effort that everybody put into it. The issue of the stormwater, and I -- we spent quite a bit of time with Mr. Thompson on that, and as I understand it, the lake compensates for the amount of stormwater. If we didn't have the water running from the Towne Center back into Dogue Creek and essentially a lot of times we have no Dogue Creek, as I understand it, and the lake is big enough to withstand considerable storm. The dam -- D-A-M -- breach analysis shows that it is safe and I can't find any reason to question that analysis. I would say that some of my thinking in this particular case has done a major turnaround in the last couple of months because we have been able to get to the situation where we are removing 80 per cent of the silt or better that goes down from Kingstowne and beyond, into Huntley Meadows Park through the monitoring system. And I might add that they are not only collecting the silt from their site, but they're collecting it from all

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site areas which has run uncontrolled into that area for a long time. There has been an awful lot of work -- I also would pay thanks to the Land Use Advisory Committee which has voted unanimously to support this application, subject to the staff recommendations, as they usually say; and the Kingstowne Monitoring Committee, which is out and walks this site with the developer, with the staff, on numerous occasions to make sure that all these things are working. I have a series of motions, Mr. Chairman. I would say before hand, I'm going to make some changes in the development conditions and I'd like to discuss those with you. I'm also going to make some bookkeeping changes in the proffers which will just really change the date on some plans that are more current. But in Attachment 7, there are the proposed development conditions for FDP -- the FDP's and the CDPA. And the first one the change is going to have to do with -- instead of the proffered conceptual landscape plan we're going to make it the landscape plan submitted as part of the site plan, in the first thing. I'm going to have a new #2. In conversations with the staff, rather than the parapet plantings along the edges of the top two levels of the parking garage located between building B and Section 37, which is the shopping center, we're going to opt for facades of all of the parking garages within the Towne Center shall be treated architecturally with materials similar to buildings adjacent thereto. And that landscaping shall be provided on the exposed top decks in accordance with the landscape plan reference in this case. I think given all concerned, we get -- rather than deal with that one garage and plantings on it, we want to try to deal with all the structured parking within Kingstowne, make sure the facades match the buildings that they're near; and, the landscape plan is adhered to. Number 3, I'm going to change some wording in that. It basically has to do with the signalization at the intersection shown on the final development plan. And the trouble with -- well, troubles a -- the problem with the wordage that's here in the staff report, as far as the applicant is concerned, it's never ending. And I suppose we could build a Kingstowne Towne Center and in fifteen years down the road somebody says we ought to change the signals, and they'd have to do it. And they don't think that that's quite fair. And I don't think that is what staff had in mind, so we changed some language. At least get them some relief at this point, but it is my understanding that -- that they're on the hook for those traffic signals in the Towne Center. So, if I could get back to my long list of motions, Mr. Chairman, I'll get on with it. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-C-448-2 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONTAINED IN ATTACHMENT 1 OF THIS REPORT, AND I WILL BE MAKING SOME BOOKKEEPING CHANGES TO THOSE. IN ATTACHMENT 1, THE THIRD PAGE, THE SECOND LINE AT THE TOP, SEPTEMBER 15, 1987, AS REVISED THROUGH APRIL 18, 1988, TO MAKE IT CURRENT. ON 82a, IN THE LAST LINE, WE CHANGE THE DATE FROM APRIL 6TH TO 18TH. THE LAST LINE OF

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PAGE 3 OF 91a WOULD GO FROM APRIL 6TH TO 18TH. ON PAGE 4 OF THE PROFFERS, 92a MIDWAY DOWN, WOULD BE CHANGED AS OF APRIL 18TH, RATHER THAN THE 6TH. AND THEN FINALLY, ON THE FIFTH PAGE OF THE PROFFERS, THE SECOND LINE REVISED AS OF APRIL 18, 1988.

Chairman Lilly: Is there a second?

Commissioner Byers: Second.

Commissioner Thomas: Second.

Chairman Lilly: Seconded by Mr. Byers and Mr. Thomas. Discussion of the motion?

Commissioner Thillmann: Mr. Chairman?

Chairman Lilly: Mr. Thillmann.

Commissioner Thillmann: I'll be abstaining since I was out of the room for most of the hearing.

Chairman Lilly: PCA-C-448-2, all those in favor of the motion say aye.

Commissioners: Aye..

Chairman Lilly: Opposed? The motion carries. Mr. Sell?

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT CDPA-C-448-6 BE APPROVED WITH THE EXECUTION OF THE DRAFT PROFFERS IN ATTACHMENT 1, AS AMENDED.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann abstains.

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-C-448-10, SUBJECT TO THE RECOMMENDED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 7 OF THIS ADDENDUM. AND I'M GOING TO RECOMMEND SOME CHANGES IN THOSE, AND SUBSEQUENT APPROVAL OF THE BOARD OF SUPERVISORS BY CDPA-C-448-6.

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BRIEFLY THOSE CHANGES IN ATTACHMENT 7, IN NUMBER 1 WE WOULD -- THE FIRST SENTENCE WOULD READ: "THE LANDSCAPE PLAN, SUBMITTED AS PART OF THE SITE PLAN, SHALL PROVIDE A LANDSCAPE ISLAND EVERY 12 TO 18 PARKING SPACES" AND PICK UP THE REST OF THE WAY DOWN. A NEW CONDITION #2, WHICH SHALL SAY "THE FACADES OF THE PARKING GARAGES WITHIN THE TOWNE CENTER -- AND IF FACADES AND GARAGES IS PLURAL -- SHALL BE TREATED ARCHITECTURALLY WITH THE MATERIALS SIMILAR TO BUILDINGS ADJACENT THERETO. LANDSCAPING SHALL BE PROVIDED ON THE EXPOSED TOP DECKS IN ACCORDANCE WITH THE LANDSCAPE PLAN REFERENCE HEREIN." AND A NEW #3, WHICH WOULD READ: "SIGNALIZATION SHALL BE PROVIDED AT INTERSECTIONS SHOWN ON THE FINAL DEVELOPMENT PLANS AND GENERALIZED DEVELOPMENT PLAN REFERENCED HEREIN, WHEN WARRANTED BY THE THEN CURRENT STANDARDS OF VDOT. DEVELOPERS FINAL OBLIGATIONS WITH RESPECT TO PROVISION OF SIGNALIZATION SHALL BE DETERMINED BY A FINAL VDOT WARRANT ANALYSIS CONDUCTED AT SUCH TIME AS NON-RESIDENTIAL USE PERMITS FOR ALL OF THE NON-RESIDENTIAL USES ARE APPROVED IN THE TOWNE CENTER."

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann abstains. Mr. Sell?

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-C-448-11, SUBJECT TO THE RECOMMENDED DEVELOPMENT -- THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 7, AS AMENDED, AND APPROVAL OF THE BOARD OF SUPERVISORS OF CDPA-C-448-6.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann abstains. Mr. Sell?

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-84-L-020-2 BE APPROVED, SUBJECT TO THE PROFFERS IN ATTACHMENT 1 OF THIS ADDENDUM, AS AMENDED.

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PCA-C-448-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP  
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Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Sell?

Commissioner Sell: Moving right along, Mr. Chairman.

Chairman Lilly: Mr. Thillmann abstains.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT CDPA-84-L-020-2 BE APPROVED, SUBJECT TO THE PROFFERS AS AMENDED IN ATTACHMENT 1 OF THE REPORT.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Any discussion? All those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann abstains. Mr. Sell.

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 84-L-020-2, SUBJECT TO THE PROFFERS CONTAINED IN ATTACHMENT 1 (sic) OF THE ADDENDUM, AS AMENDED, AND APPROVAL OF THE BOARD OF SUPERVISORS OF CDPA-84-L-020-2.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Anything else?

Commissioner Sell: Mr. Chairman?

Chairman Lilly: Mr. Sell?

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PCA-C-448-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP  
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Commissioner Sell: There's two more motions, I think.

Chairman Lilly: All right.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIERS, WHICH ARE REQUIRED INTERNALLY TO THE KINGSTOWNE TOWNE CENTER, BE MODIFIED IN FAVOR OF THE LANDSCAPE PLAN DEPICTED ON THE CONCEPTUAL LANDSCAPE PLAN DATED SEPTEMBER 15, 1987, AND REVISED THROUGH APRIL -- IS THAT CORRECT? APRIL 8TH OR 18TH?

Mr. Braham: It should be April 18th.

Commissioner Sell: Thank you, APRIL 18, 1988.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Sell.

Commissioner Sell: And finally Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS BE WAIVED ON ALL EDGES OF THE APPLICATION PROPERTY.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann abstains.

Commissioner Sell: Does that do it, Mr. Braham?

Mr. Braham: Mr. Sell, it's my understanding that the final development plan 84-L-020-2, should be subject to the development conditions contained in attachment 7 of the addendum, as amended.

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Commissioner Sell: Okay, maybe I read it wrong. FDP-84-L-020-2 IS SUBJECT TO THE DEVELOPMENT CONDITIONS, AS AMENDED. If I didn't say that, that's what I meant to say.

Chairman Lilly: Which development conditions? Is that what you're saying? It's a different --

Mr. Braham: The development conditions contained in attachment 7, as opposed to the draft proffers, has --

Commissioner Sell: Right.

Commissioner Byers: Second.

Chairman Lilly: All right, seconded by Mr. Byers. With that correction, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries? Is that it?

Commissioner Sell: Thank you, Mr. --

Chairman Lilly: You're not going to have any age limitation on this man that's going to run out and manually operate this valve?

Commissioner Sell: Why, you looking for a job Mr. Chairman?

Chairman Lilly: You know, you could get a retired senior there, he could run out there and --

Commissioner Sell: We -- We've got one near by.

Chairman Lilly: All right. Thank you very much.

Commissioner Sell: By the time Kingstowne gets in, I may be a retired senior.

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(The motions passed by a vote of 8-0-1 with Commissioner Thillmann abstaining; Commissioners Murphy and Sparks absent from the meeting.)

SLS