



# FAIRFAX COUNTY

ZED

**OFFICE OF THE CLERK  
BOARD OF SUPERVISORS**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A  
March 21, 1997

Telephone: 703-324-3151  
FAX: 703-324-3926  
TDD: 703-324-3903

Antonio J. Calabrese, Esquire  
McGuire, Woods, Battle and Boothe, LLP  
8280 Greensboro Drive - Suite 900  
McLean, Virginia 22102

RE: Proffered Condition Amendment  
Number PCA 84-L-020-12  
(Concurrent with RZ 1996-LE-035)

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 10, 1997 approving Proffered Condition Amendment PCA 84-L-020-12 in the name of Kingstowne Commercial, Limited Partnership, subject to the proffers dated February 18, 1997, on subject parcels 91-2 ((1)) Pt. 26A, 31, Pt. 32, Pt. 32C, Pt. 32D, Pt. 32E, 33, and 34 (Formerly 91-2 ((1)) 26E) consisting of approximately 26.34 acres in Lee District. (On February 24, 1997, the Board held the public hearing on Proffered Condition Amendment Application PCA 84-L-020-12.)

**The Board also:**

- Reaffirmed the previously approved modifications of the transitional screening yard requirement; and
- Waived the barrier requirement for the outer periphery of the I-4 District subject to the proffers.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

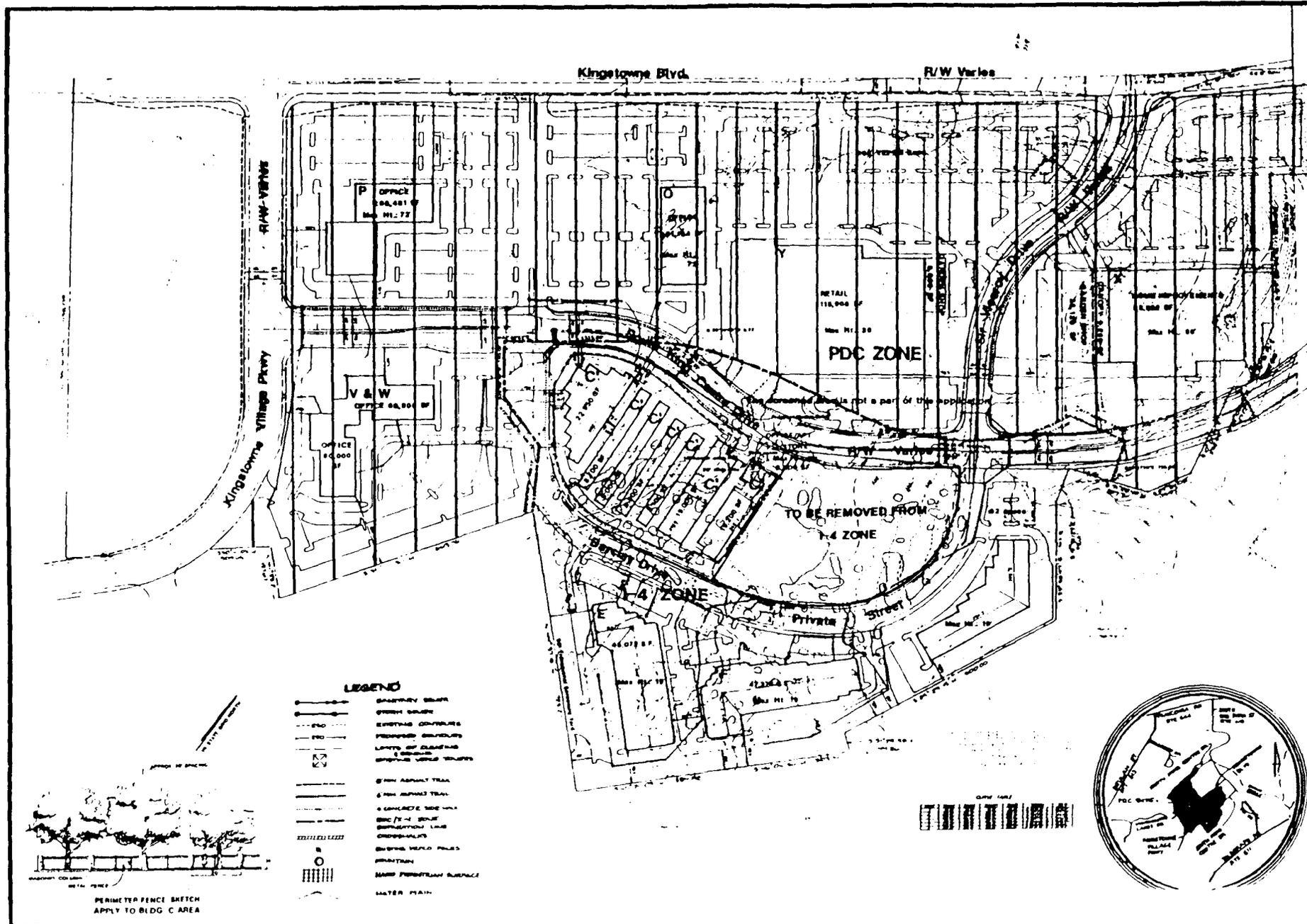
NV/ns

PCA 84-L-020-12

March 21, 1997

2.

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration  
Melinda M. Artman, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., OCP  
Robert Moore, Trnsprtn. Planning Div., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Div., Park Authority  
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Svcs.



Kingstowe Blvd.

R/W Varies

Kingstowe Village Pkwy

P OFFICE  
200,481 SF  
No. H.L. 77

V & W  
OFFICE 68,000 SF

OFFICE 10,000 SF

RETAIL  
118,000 SF

No. H.L. 20

PDC ZONE

TO BE REMOVED FROM  
I-4 ZONE

I-4 ZONE

Private Street



**The BC Consultants**  
 PLANNING ENGINEERING ARCHITECTURE  
 1-4 ZONE PROFFERED CONDITION AMENDMENT  
**KINGSTOWNE CENTER**  
 Lee District  
 Fairfax County, Virginia  
 7  
 4

**NOTES**

- 1 THE PROPERTY SHOWN ON THIS PROFFERED CONDITION AMENDMENT PLAN IS IN THE LEE SERVICE DISTRICT, THE DOUGLE CREEK SANITARY SEWER DISTRICT AND THE DOUGLE CREEK WATERSHED.
- 2 THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- 3 BOUNDARY INFORMATION IS PROVIDED BY KDMK.
- 4 LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM THE MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THIS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
- 5 STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 18-202 ARE INCLUDED WITH THESE PLANS.
- 6 THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
- 7 DATUM: U.S.G.S. 2' CONTOUR INTERVAL.
- 8 THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL BUILDING. BENCHMARK PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
- 9 ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 10 NO BUILDING HEIGHT SHALL EXCEED 40 FEET.
- 11 THE PROPERTY DELINEATED BY THIS PLAN IS SHOWN ON ASSESSMENT MAP 81-2-001, PART OF PARCELS 28A, 31, 32, 32C, 32B, 32E, AND ALL OF PARCELS 33 & 34.
- 12 PROPOSED BUILDING FOOTPRINT IS APPROXIMATE AND MAY BE SUBJECT TO MINOR MODIFICATIONS AS PERMITTED IN 18-403.
- 13 HE HEREBY REQUEST A BARRIER AND TRANSITIONAL SCREENING WALL AT ALL EDGES OF THIS SITE PURSUANT TO 13-104 PAR. 3.
- 14 NO FREE STANDING SIGN, APPLICATION RESERVED THE RIGHT TO PLACE SIGN ON BUILDING BUILDING PER COUNTY ORDINANCE.
- 15 THERE WILL BE NO OUTSIDE STORAGE ON SITE.
- 16 THE FINISHING WILL BE ORNAMENTAL METAL, THE COLLARS IN THE FENCE WILL HAVE A WARDON, AND COLOR COMPATIBLE WITH THE BUILDING.
- 17 COUNTRY CREEK WILL BE PRESERVED FOR ROAD DEDICATION.

**18-202 COMMENTS**

- 10
  - A. SHOWN ON PLAN.
  - B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.
  - C. SHOWN ON PLAN.
  - D. SHOWN ON PLAN.
  - E. STORM WATER MANAGEMENT WILL BE PROVIDED AS INDICATED ON THE OVERALL BMP/STORMWATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1988. PLAN NUMBER 8168-P-13-2.
  - F. N/A.
  - G. SHOWN ON PLAN, SEE TABULATIONS.
  - H. SHOWN ON PLAN, SEE NOTE NO. 7.
  - I. N/A.
  - J. DIMENSIONS SHOWN ON PLAN, SEE LANDSCAPE PLAN.
  - K. N/A.
  - L. SHOWN ON PLAN, REFER TO TABULATIONS.
  - M. N/A, SEE TABULATIONS FOR OPEN SPACE.
  - N. N/A.
  - O. SHOWN ON PLAN.
  - P. DEVELOPMENT SCHEDULE: PARKING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
  - Q. THERE ARE NO FLOODPLAIN, EDC OR RPA AREAS ON SITE.
  - R. SHOWN ON PLAN.
  - S. SHOWN ON PLAN. THE ENTIRE SITE WILL BE CLEARED.
  - T. THERE ARE NO SHOWN GRUBS OR PLACES OF BURIAL ON SITE.
  - U. PROPERTY OWNERS ARE KINGSTOWNE SHOPPING CENTER LIMITED PARTNERSHIP, KINGSTOWNE COMMERCIAL LP AND KINGSTOWNE E AND F LP.
- 11 THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- 12 TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.
- 13 THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE FOLLOWING NUMBER REQUESTED: A BARRIER AND TRANSITIONAL SCREENING WALL AT ALL EDGES OF THE 1-4 ZONE.

**OVERALL 1-4 ZONE TABULATIONS**

GROSS LAND AREA	1,147,370 S.F. OR 26.34 ACRES
DEDICATED ROW	111,742 S.F. OR 2.56 ACRES
PRIVATE STREET	85,813 S.F. OR 1.97 ACRES
MINIMUM FAR ALLOWED	0.70
PROPOSED FAR	0.37
OPEN SPACE REQUIRED (15 % OF GROSS LAND AREA)	172,105.50 S.F. OR 3.95 ACRES
OPEN SPACE PROVIDED	5.00 ACRES ±

**AREA (TO BE REMOVED FORM 1-4 ZONE) TABULATIONS**

GROSS LAND AREA	165,281 S.F. OR 3.794 ACRES
OPEN SPACE REQUIRED (15% OF GROSS LAND AREA)	24,792 S.F. OR .568 ACRES

**AREA TO REMAIN IN 1-4 ZONE TABULATIONS**

GROSS LAND AREA	982,079 S.F. OR 22.54 ACRES
DEDICATED ROW	111,742 SF OR 2.56 ACRES
OPEN SPACE REQUIRED (15 % OF GROSS LAND AREA)	88,813 S.F. OR 1.97 ACRES
PROPOSED F.A.R.	.333

ZONE 1-4	BUILDING	G.S.F.	STORY	PARKING PROVIDED
USE: SELF STORAGE	<C	88,300	+1	11
	C1	22,500		
	C2	6,700		
	C3	6,000		
	C4	6,400		
	C5	8,100		
	C6	16,000		
	C7	16,300		
	F	45,875	1	115
	F	47,374	1	128
	G	37,800	1	82
		<b>226,781</b>		<b>336</b>

-THE OFFICE/MP1 (C) 3,000 S.F. TOTAL 1 & 2 STORES, ALL OTHER BUILDINGS ARE 1 STORY.

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE ACTUAL NUMBER OF PARKING SPACES FOR EACH USE SHALL BE ADJUSTED/ALLOCATED TO MEET THE REQUIREMENTS FOR A GIVEN USE. THE NUMBER OF PARKING SPACES DESCRIBED IN THE TABULATIONS WILL BE JUSTIFIED IN THE SITE PLAN.

THE APPLICANT MAY MAKE CHANGES AS LONG AS OPEN SPACE AND THE PERIPHERAL LOT LINE IS MAINTAINED CONSISTENT WITH THE GENERALIZED DEVELOPMENT PLAN.

IN THE EVENT THAT THE BUILDING SQUARE FOOTAGE IS REDUCED, THE CORRESPONDING PARKING MAY BE REDUCED IN ACCORDANCE WITH ARTICLE 11.

**BC Consultants**  
 Planning • Architecture • Engineering • Construction Administration  
 11700 Lee Highway, Suite 1000, Fairfax, VA 22030  
 (703) 464-1100 (703) 464-1101 (FAX)  
 www.bcva.com



NOTES AND TABULATIONS  
**KINGSTOWNE CENTER**  
 Lee Highway, Fairfax, Virginia  
 PROJECT NUMBER: 18-00000000

DATE: 12/15/00
DESIGNED BY: PLE
DRAWN BY: PLE
CHECKED BY: PLE
DATE: 12/15/00
SCALE: SEE EACH SHEET
SHEET 3 OF 4
CD: 180
FILE NO: 880330.P

**Proffer Statement**

**PCA 84-L-020-12**

February 18, 1997

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 91-2 ((1)) Parcels 26A (part), 31, 32 (part), 32C (part), 32D (part), 32E (part) and 34 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said request for a Proffer Condition Amendment is granted. In the event said application request is denied, these proffers shall be null and void. The proffered conditions are:

1. Except as modified herein, the subject property is governed by the proffers and development conditions of June 17, 1985 in RZ 84-L-020 and the applicable proffers of rezonings and Proffered Condition Amendments approved subsequent thereto but prior hereto.
2. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved Generalized Development Plan are permitted, the property shall be developed in substantial conformance with the Generalized Development Plan (Sheets 1-4) entitled Kingstowne Center I-4 Zone, prepared by BC Consultants, dated December 29, 1995, and revised through January 20, 1997.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

SUSA PARTNERSHIP LP

BY: Storage USA Inc.  
Its general partner

By: *Paul Wilson*  
Name: Paul Wilson  
Its: Senior Vice President

SUSA PARTNERSHIP LP

BY: Storage USA Inc.  
Its general partner

By: *Lee Moran*  
Name: LEE MORAN  
Its: Senior Vice President

KINGSTOWNE E AND F LP

By: Wan S Halls  
Name: WAN S E HALLS  
Its: President

# The BC Consultants, Inc.

Planners • Engineers • Surveyors • Landscape Architects

January 2, 1996  
BC Project # 95071  
RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

OCT 16 1996

DATE OF RECEIPT

DESCRIPTION OF  
PART OF I-4 ZONE  
KINGSTOWNE  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Being part of the property of Kingstowne Commercial L.P., Deed Book 6251 Page 713, King Centre Drive, variable width, Deed Book 9269 Page 1326, and all of Kingstowne Shopping Center L.P., Deed Book 9381 Page 1137, and Kingstowne E and F L.P., Deed Book 8503 Page 1203 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point, said point being the Northwest corner of Parcel "A" Turnberry Mews (Deed Book 8984 at Page 130) said point also lying on the Eastern line of Parcel A3 (Deed Book 8335 at Page 103) of the Mews (Deed Book 7668 at Page 722) thence running with a portion of said Eastern line

- 1) North  $44^{\circ}37'15''$  West 723.27 feet to a point said point lying on the Eastern line of Parcel D - Commercial 34 Kingstowne, Deed Book 8925 Page 1692, thence leaving said Eastern line and running through the properties of Kingstowne Commercial L.P. and the aforementioned King Centre Drive, the following five (5) courses and distances
- 2) North  $30^{\circ}07'03''$  West 169.12 feet to a point, thence
- 3) North  $72^{\circ}40'28''$  West 146.72 feet to a point, thence
- 4) North  $36^{\circ}10'08''$  West 140.00 feet to a point, thence
- 5) North  $53^{\circ}49'52''$  East 323.00 feet to a point, thence
- 6) 135.83 feet along the arc of a curve deflecting to the right having a radius of 770.00 feet and a chord bearing North  $58^{\circ}53'04''$  East 135.65 feet to a point, said point lying on the Western line of Parcel "B" - Commercial 34 Kingstowne, Deed Book 8928 Page 1341, thence running with the said Western line

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 10th day of March, 1997, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 84-L-020-12  
(CONCURRENT WITH RZ 1996-LE-035)

WHEREAS, Kingstowne Commercial Limited Partnership filed in 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

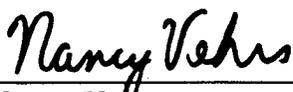
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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., § 15.1491(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 10th day of March, 1997.

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

I-4 Zone Kingstowne

January 2, 1996

Page Two

- 7) South  $36^{\circ}10'08''$  East 0.22 feet to a point, said point being on the Northern right-of-way line of the aforementioned King Centre Drive thence running with the right-of-way the following three (3) courses and distances
- 8) 65.92 feet along the arc of a curve deflecting to the right having a radius of 455.00 feet and a chord bearing South  $85^{\circ}32'03''$  East 65.87 feet to a point, thence
- 9) 476.81 feet along the arc of a curve deflecting to the left having a radius of 610.00 feet and a chord bearing North  $76^{\circ}13'26''$  East 464.76 feet to a point, thence
- 10) North  $53^{\circ}49'52''$  East 81.74 feet to a point, thence leaving said right-of-way line and running through said King Centre Drive and through the properties of Kingstowne Commercial L.P. the following seven (7) courses and distances
- 11) 289.76 feet along the arc of a curve deflecting to the left having a radius of 630.00 and a chord bearing North  $53^{\circ}27'02''$  East 287.21 feet to a point, thence
- 12) 110.46 feet along the arc of a curve deflecting to the left having a radius of 350.00 and a chord bearing North  $31^{\circ}14'01''$  East 110.00 feet to a point, thence
- 13) North  $77^{\circ}45'30''$  East 150.28 feet to a point, thence
- 14) South  $18^{\circ}31'20''$  East 110.51 feet to a point, thence
- 15) South  $71^{\circ}28'40''$  West 110.85 feet to a point, thence
- 16) South  $15^{\circ}31'27''$  East 93.41 feet to a point, thence
- 17) South  $35^{\circ}58'37''$  East 303.76 feet to a point, said point lying on the Northern line of Parcel L Section Six D'Evereux West, Deed Book 5706 Page 1190, thence running the Northern lines of said Parcel L the following two (2) courses and distances

I-4 Zone Kingstowne  
January 2, 1996  
Page Three

- 18) South 25°29'15" West 600.00 feet to a point, thence
- 19) South 51°29'38" East 49.26 feet to a point said point being the  
Northeastern corner of the aforementioned Parcel "A"  
Turnberry Mews, thence running with the Northerly lines of  
said Parcel A the following two (2) courses and distances
- 20) South 46°04'56" West 303.74 feet to a point, thence
- 21) South 45°24'03" West 384.98 feet to the point of beginning  
containing 1,116,746 square feet or 25.63696 acres of land

This description was prepared without the benefit of a Title Report which  
may reveal or discover easements and/or rights-of-way not described herein.

((95071MBD.DOC))



ZONING MAP AMENDMENT

PCA 84-L-020 -12

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						
-----						
TOT						

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN	133,411		PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN	95,350		TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	228,761	.23

REMARKS:

ZONING MAP AMENDMENT

PCA 84-L-020 -12

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1A GENERALIZED DEVEL PLAN	1Z OTHER - GENERAL
7A OTHER MISCELLANEOUS - SEE FILE	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:

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

**MAR 27 1997**

ZONING EVALUATION DIVISION

JAN 23 1997

ZONING EVALUATION DIVISION

# KINGSTOWNE CENTER

I-4 ZONE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

## SHEET INDEX

1. COVER SHEET
2. PROFFERED CONDITION AMENDMENT
3. NOTES/TABULATIONS
4. LANDSCAPE PLAN

### OWNERS

SUSA PARTNERSHIP, L.P.  
SUITE 1100  
10440 LITTLE PATUXENT PKWY.  
COLUMBIA, MD 21044

KINGSTOWNE COMMERCIAL, L.P.  
2900 LINDEN LANE SUITE 300  
SILVER SPRING, MD 20910

KINGSTOWNE E AND F, L.P.  
2900 LINDEN LANE SUITE 300  
SILVER SPRING, MD 20910

KOHL'S DEPT. STORE INC. N54  
13600 W. WOODALE DR.  
MENOMONEE FALLS, WI 53051

**BC Consultants**  
Professional Services  
1875 Park Lakeside Drive, Suite 100, Fairfax, VA 22031  
(703)444-2100 (703)444-1100 (Fax)  
E-mail: bcc@bcva.com



KINGSTOWNE CENTER  
Lee District  
Fairfax County, Virginia

DATE REVISION	
DESIGNED BY: PLR	
DRAWN BY: JAH	
CHECKED BY: PLR	
DATE: 1/23/97	
SCALE: 1/8" = 1'-0"	
SHEET 1 OF 4	
CL. NO.	
FILE NO. 96035 BY	
CADD NAME: G333P/07/20	



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  - H. SHOWN ON PLAN, SEE NOTE NO. 7.
  - I. N/A
  - J. DIMENSIONS SHOWN ON PLAN, SEE LANDSCAPE PLAN.
  - K. N/A
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GROSS LAND AREA	862,079 S.F. OR 22.54 ACRES
DEDICATED ROW	111,742 SF OR 2.56 ACRES
OPEN SPACE REQUIRED (15 ± OF GROSS LAND AREA)	147,311 SF OR 3.36 ACRES
PROPOSED F.A.R	.233

ZONE 1-4	BUILDING	G.S.F.	STORY	PARKING PROVIDED
USE: SELF STORAGE	C	86,350	11	11
	C1	22,850		
	C2	8,700		
	C3	9,000		
	C4	8,400		
	C5	8,100		
	C6	16,000		
	C7	18,200		
	E	45,072	1	115
	F	47,374	1	120
	G	37,863	1	82
		<b>228,781</b>		<b>338</b>

\*THE OFFICE/APT (C) 3,000 S.F. TOTAL IS 2 STORES, ALL OTHER BUILDINGS ARE 1 STORY.

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE ACTUAL NUMBER OF PARKING SPACES FOR EACH USE SHALL BE ADJUSTED/ALLOCATED TO MEET THE REQUIREMENTS FOR A GIVEN USE. THE NUMBER OF PARKING SPACES DESCRIBED IN THE TABULATIONS WILL BE JUSTIFIED IN THE SITE PLAN.

THE APPLICANT MAY MAKE CHANGES AS LONG AS OPEN SPACE AND THE PERIPHERAL LOT LINE IS MAINTAINED CONSISTENT WITH THE GENERALIZED DEVELOPMENT PLAN.

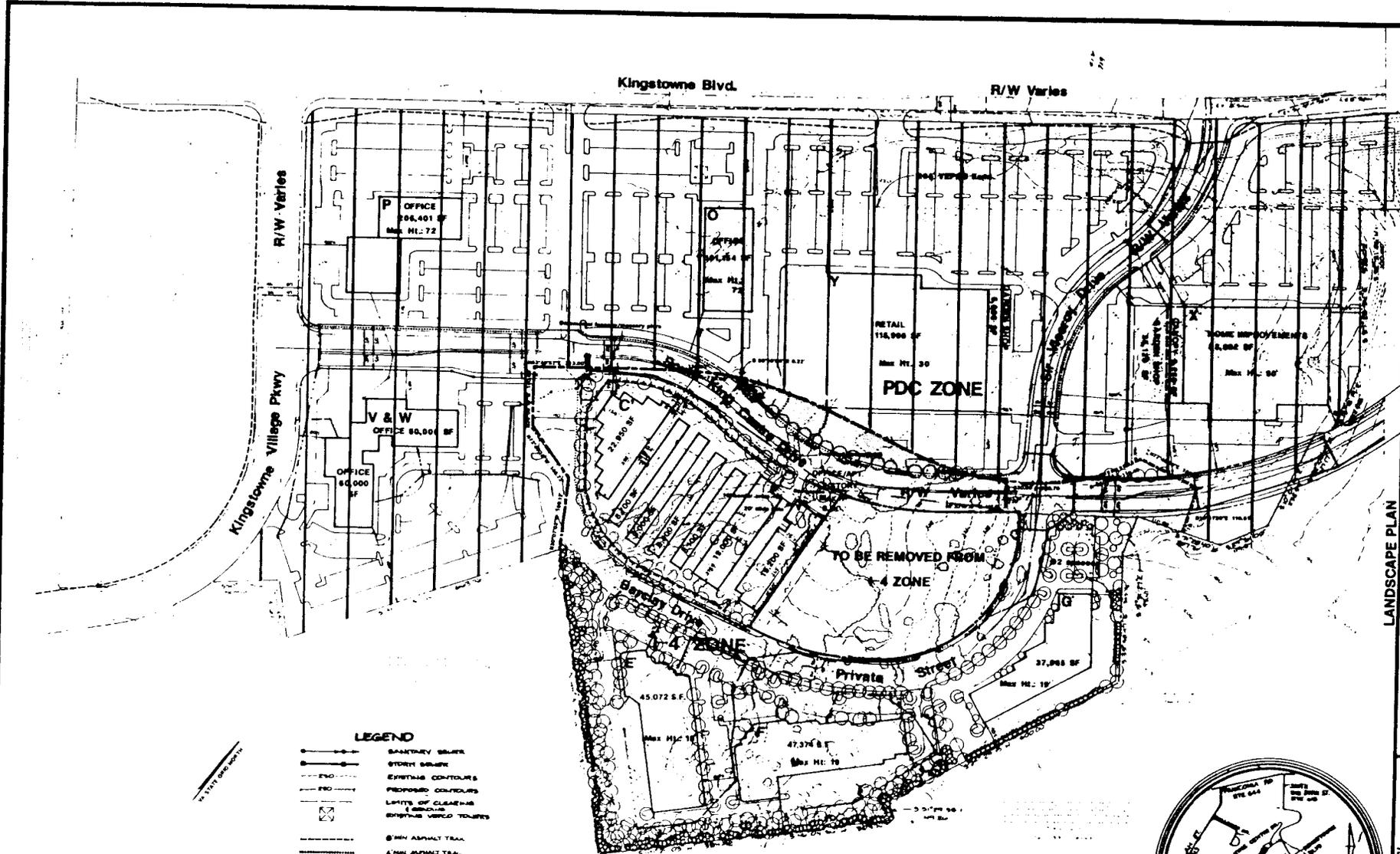
IN THE EVENT THAT THE BUILDING SQUARE FOOTAGE IS REDUCED, THE CORRESPONDING PARKING MAY BE REDUCED IN ACCORDANCE WITH ARTICLE 11.

**BC Consultants**  
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 11700 Fair Lakes Circle, Suite 106, Fairfax, VA 22033  
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 bcconsultants.com



NOTES AND TABULATIONS  
**KINGSTOWNE CENTER**  
 LEE SERVICE DISTRICT, VIRGINIA

DESIGNED BY: PLR
DRAWN BY: JAH
CHECKED BY: PLR
DATE: 8/3/08
SCALE: PER THE SCALE SHEET
SHEET 3 OF 4
CO. NO.
FILE NO. 08035.01
CADD NAME: 08035070.DWG



**LEGEND**

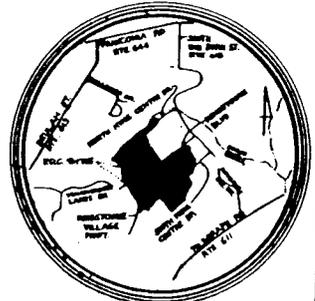
- SANITARY SEWER
- STORM SEWER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMITS OF CLEARING
- EXISTING VEPCO TOLERANCES
- 6' MIN ASPHALT TRAIL
- 8' MIN ASPHALT TRAIL
- CONCRETE SIDE WALK
- 6' x 2'-4' BORE SEPARATION LINE
- CROSSWALKS
- EXISTING VEPCO POLES
- FOUNTAIN
- HARD PAVED/STREAM SURFACE
- WATER MAIN

**LEGEND**

- Large Deciduous Trees 2"-2 1/2" cal.
- Ornamental Trees 6'-8'
- Evergreen Trees 6'



Note: The double staggered row of street trees shown along South King Center Drive and South Kingslowe Drive adjoining Site 'C' are to be planted by a landscape I.P.



THIS PLAN IS FOR LANDSCAPE PURPOSE ONLY!

**LANDSCAPE PLAN**  
**T-4 ZONE PROFFERED CONDITION AMENDMENT**  
**KINGSTOWNE CENTER**  
 AND 17 BUILDINGS  
 Lee District  
 Fairfax County, Virginia

**The BC Consultants**  
 PLANNERS ENGINEERS ARCHITECTS  
 1213 Alexander Blvd Drive, Suite 120, Fairfax, VA 22031  
 (703)715-9999 (703)715-1998 (FAX)

Designed By: [Signature]  
 Checked By: [Signature]  
 Date: 10.01.18  
 Scale: 1" = 100'  
 Sheet: OF 4  
 Co. No.:

2/24/97

3:30 p.m. Items: RZ-1996-LE-035 - ALEXANDRIA SPORTS COMPLEX INC.  
KINGSTOWNE SHOPPING CENTER L.P.  
PCA-84-L-020-12 - ALEXANDRIA SPORTS COMPLEX INC.  
KINGSTOWNE SHOPPING CENTER L.P.  
Lee District

On Thursday, February 20, 1997, the Planning Commission voted 8-1-2 (Commissioner Hall opposed; Commissioners Byers and Downer abstaining; Commissioner Coan absent from the meeting) to recommend to the Board of Supervisors approval of RZ-1996-LE-035 and PCA-84-L-020-12, subject to the proffers dated 2/18/97, and the conceptual development plan for RZ-1996-LE-035, subject to the proposed conceptual development plan conditions dated 2/20/97.

The Commission voted 9-1-1 (Commissioner Hall opposed; Commissioner Downer abstaining; Commissioner Coan absent from the meeting) to approve FDP-1996-LE-035, subject to the Board's approval of RZ-1996-LE-035 and PCA-84-L-020-12.

The Commission also voted 10-0-1 (Commissioner Hall abstaining; Commissioner Coan absent from the meeting) to recommend that the Board of Supervisors not act on RZ-1996-LE-035 and PCA-84-L-020-12 until the outstanding issues regarding the previously proffered commitments within Kingstowne are resolved in a manner that puts into place suitable commitments or assurances of how and when previously proffered commitments will be fulfilled.

Planning Commission Meeting  
February 20, 1997  
Verbatim Excerpts

RZ-1996-LE-035 - ALEXANDRIA SPORTS COMPLEX, INC.  
FDP-1996-LE-035 - ALEXANDRIA SPORTS COMPLEX, INC.  
PCA-84-L-020-12 - KINGSTOWNE COMMERCIAL L. P.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Kelso.

Commissioner Kelso: Thank you, Mr. Chairman. This application includes a requested rezoning, final development plan approval and proffer condition amendment to allow the construction of an indoor recreational facility in an existing I-4 area of the Kingstowne Towne Center. The Towne Center plan has been reviewed by a special subcommittee of the Lee District Land Use and Transportation Committee over the past year and will soon be presented to the Planning Commission for review. The sports complex depicted in this application is an important component of the Towne Center and, in concept, is enthusiastically endorsed by both the Lee District Committee and the Kingstowne Residential Owners Corporation. However, two major issues, as identified in the staff report associated with Kingstowne development, remain unresolved at this time. The lesser issues are addressed in the conceptual development plan conditions distributed to us tonight, dated 2/20/97. It's my intention to move favorably on this application with a recommendation to the Board that the outstanding issues regarding the previous proffered commitments within Kingstowne be resolved prior to the approval of the application. I am hopeful that the principals of the sports complex can exercise patience through the resolution period, which can be relatively short with cooperation by the development entity. Therefore, Mr. Chairman, I offer the following three motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1996-LE-035 AND PCA-84-L-020-12, SUBJECT TO THE PROFFERS DATED 2/18/97 AND THAT THE BOARD OF SUPERVISORS APPROVE THE CONCEPTUAL DEVELOPMENT PLAN FOR RZ-1996-LE-035, SUBJECT TO THE PROPOSED CONCEPTUAL DEVELOPMENT PLAN CONDITIONS DATED 2/20/97, DISTRIBUTED TONIGHT.

Commissioner Byers: Second. Mr. Chairman?

Chairman Murphy: Seconded by Mr. Byers. Discussion? Mr. Byers.

Commissioner Byers: Mr. Kelso, I have the advantage of having your motions in front of me and it seems that your third motion contradicts your first motion. In the first motion you're moving that the Board approve it and in the third motion you're moving that the Board not act on it.

Commissioner Kelso: That's correct. We've --

Commissioner Byers: That's contradictory.

RZ-1996-LE-035, FDP-1996-LE-035, PCA-84-L-020-12

Commissioner Kelso: Well, we have consulted with Mr. Zook and with the County Attorney and it is the intention of the Supervisor to delay action on it, at the Board level, on these applications until these resolutions are achieved.

Commissioner Harsel: So it's not approve or deny.

Commissioner Byers: I understand that, but I -- in the first motion you're saying approve it.

Commissioner Kelso: That's correct. Recommend to the Board that they approve it.

Commissioner Byers: That's right. You're not saying approve but wait, you're saying approve.

Commissioner Kelso: That's correct.

Commissioner Byers: But you don't want them to approve it.

Commissioner Kelso: I want them to approve it.

Chairman Murphy: But not now.

Commissioner Kelso: But not now.

Commissioner Byers: That's why it seems that one and three should be combined in the same motion, so there isn't any misunderstanding about it.

Chairman Murphy: In other words, hopefully the Board will resolve this and when the Board resolves it, they'll have a recommendation to approve the RZ, FDP, and PCA and we won't have to have it remanded to the Planning Commission. Is that -- that's what we're doing.

Commissioner Kelso: Right.

Chairman Murphy: Gloria agrees, so it must be right. Okay, I'll take Gloria's word for it. I was confused until she told me she understood it.

Commissioner Harsel: I suddenly understand it.

Chairman Murphy: All right. All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1996-LE-035 and PCA-84-L-020-12, say aye.

Commissioners: Aye.

RZ-1996-LE-035, FDP-1996-LE-035, PCA-84-L-020-12

Chairman Murphy: Opposed?

Commissioner Hall: No. Mr. Chairman, if I could speak to it for a minute?

Commissioners Byers and Downer: Abstain.

Chairman Murphy: Motion carries. Mrs. Hall (sic) abstains. Ms. Hall.

Commissioner Hall: Thank you.

Chairman Murphy: Mrs. Hall votes no.

Commissioner Hall: I would support the Alexandria Sports Complex without hesitation. I mean, it's a worthwhile matter. But the fact is that the proffer that was given to this community is not being honored. They are turning their back on a promise. And when this happens -- and it happened in Mason District -- where I thought I was doing a wonderful thing for the district and they just ignored the proffer. And we're still in court. It undermines the integrity of the Planning Commission. It undermines the integrity of how a Commissioner deals in the district. And knowing that they have not even agreed to a gentleman's agreement on how to deal with this, I cannot support this application.

Chairman Murphy: Okay. Mrs. Hall votes no. Ms. Downer abstains.

Commissioner Byers: I abstained.

Chairman Murphy: Mr. Byers abstains. Mr. Kelso.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1996-LE-035, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1996-LE-035 AND PCA-84-L-020-12.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to approve FDP-1996-LE-035, subject to the Board's approval of the rezoning and proffer condition amendment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Hall: No.

RZ-1996-LE-035, FDP-1996-LE-035, PCA-84-L-020-12

Commissioner Downer: Abstain.

Chairman Murphy: Mrs. Hall votes no; Mrs. Downer abstains. Mr. Kelso.

Commissioner Kelso: Mr. Chairman, irrespective of the above, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD OF SUPERVISORS NOT ACT ON RZ-1996-LE-035 AND PCA-84-L-020-12 UNTIL SUCH TIME THAT THE OUTSTANDING ISSUES REGARDING THE PREVIOUSLY PROFFERED COMMITMENTS WITHIN KINGSTOWNE ARE RESOLVED IN A MANNER THAT PUTS INTO PLACE SUITABLE COMMITMENTS OR ASSURANCES OF HOW AND WHEN PREVIOUS PROFFERED COMMITMENTS WILL BE FULFILLED.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Chairman Murphy: Mrs. Harsel.

Commissioner Harsel: I feel very strongly for the same reasons that Mrs. Hall gave when she opposed the original motion. However, I voted for it because I knew this one was coming which was saying to the Board: "Do not act on this application until whoever it is or whatever hat Mr. Calabrese wants to wear gets it brushed off, cleaned up, then the concept of the ice arena, the concept of the commercial retail is fine." But we've got to get this other thing -- and that's why I've supported all the motions.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it do nothing on the recommendations that we just made to the Board of Supervisors, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Hall: Abstain.

Chairman Murphy: Mrs. Hall abstains. I know what we're doing. It's not the best way to do business and I would suggest that Kingstowne Limited Partnership stop being a stick in the mud, get with the program, live up to the proffers they committed themselves to and get the damn skating rink built.

Commissioner Kelso: Is the verbatim closed, Mr. Chairman?

Chairman Murphy: I hope not after that because I want that one to go the Board.

Commissioner Harsel: I was polite. I said brush off the hat.

Chairman Murphy: Mr. Kelso.

Commissioner Kelso: Mr. Chairman, I'd like to thank Peter Braham who worked diligently on this difficult application even though he has walking pneumonia. Ms. Byron and even Mr. Zook put in long hours and we've been working very hard at this. And I have the feeling and I have the hope that all these issues are going to be resolved satisfactorily very quickly.

Chairman Murphy: I hope so because Mrs. Harsel sent her skates out to be sharpened tonight.

//

(The first motion carried by a vote of 8-1-2 with Commissioner Hall opposed; Commissioners Byers and Downer abstaining; Commissioner Coan absent from the meeting.)

(The second motion carried by a vote of 9-1-1 with Commissioner Hall opposed; Commissioner Downer abstaining; Commissioner Coan absent from the meeting.)

(The third motion carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Coan absent from the meeting.)

GLW