



FAIRFAX COUNTY

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

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

May 17, 2001

Erika L. Byrd, Esquire
McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard – Suite 1800
McLean, Virginia 22102-3915

RE: Proffered Condition Amendment
Number PCA 84-L-020-19

Dear Ms. Byrd:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2001, approving Proffered Condition Amendment PCA 84-L-020-19 in the name of Kingstowne Commercial, L.P., amending the previous proffers for mixed use development approved pursuant to RZ 84-L-020 et. seq. to permit site and use modifications with an overall Floor Area Ratio (FAR) of 0.76 within the application property, located generally southwest of South Van Dorn Street, Tax Map 91-2 ((1)) pt. 26A, pt. 26B and 32F, consisting of approximately 41.27 located in Lee District.

The Conceptual Development Plan was approved; the Planning Commission having previously approved FDPA 84-L-020-2-10 on April 21, 2001, subject to the Board's approval of PCA 84-L-020-19.

The Board also reaffirmed the previously granted modifications to the transitional screening yard and barrier requirements.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 84-L-020-19
May 17, 2001

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Lee District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Executive Director, Planning

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 18 2001
ZONING EVALUATION DIVISION

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 30th day of April 2001, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 84-L-020-19

WHEREAS, Kingstowne Commercial, L.P., filed in the proper form an application requesting amendment to the plan of a certain parcel of land to amend the previous proffers for mixed use development approved pursuant to RZ 84-L-020, and accepted pursuant to Virginia Code Ann. § 15.2-2303(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 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.

GIVEN under my hand this 30th day of April, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors



**Description of Proposed
PCA/FDPA on property of
Kingstowne Commercial, L.P.
Lee District
Fairfax County, Virginia**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 4 2001
ZONING EVALUATION DIVISION

Being a portion of the properties in the name of Kingstowne Commercial L.P. as recorded in Deed Book 6351 at Page 713 and Deed Book 6805 at Page 315 among the land records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point, said point being the northeasterly corner of the right-of-way of Kingstowne Village Parkway (right of way varies) (Deed Book 8411 at Page 1652, Deed Book 10715 at Page 876 and Deed Book 10776 at Page 440) at the intersection with Kingstowne Boulevard (120' right -of-way) (Deed Book 7048 at Page 771), thence running with the easterly right-of-way line of said Kingstowne Village Parkway the following ten (10) courses and distances.

- 1.) North 36°10'08" West, 400.00 feet (121.920 meters) to a point, thence
- 2.) 232.93 feet (70.997 meters) along the arc of a curve to the right and having a radius of 363.00 feet (110.642 meters) and a chord bearing of North 17°47'10" West, 228.95 feet (69.785 meters) to a point, thence
- 3.) North 00°35'48" East, 34.25 feet (10.440 meters) to a point, thence
- 4.) 270.54 feet (83.462 meters) along the arc of a curve to the right and having a radius of 543.00 feet (165.506 meters) and a chord bearing of North 06°50'22" East, 270.93 feet (82.581 meters) to a point, thence
- 5.) 17.99 feet (5.484 meters) along the arc of a curve to the left and having a radius of 543.00 feet (165.506 meters) and a chord bearing of North 30°26'21" East, 17.99 feet (5.483 meters) to a point, thence
- 6.) North 31°23'18" East, 87.01 feet (26.521 meters) to a point, thence
- 7.) 212.69 feet (64.829 meters) along the arc of a curve to the right and having a radius of 543.00 feet (165.506 meters) and a chord bearing of North 42°36'35" East, 211.34 feet (64.415 meters) to a point, thence
North 53°49'52" East, 586.99 feet (178.915 meters) to a point, thence

8.) 306.29 feet (93.357 meters) along the arc of a curve to the left and having a radius of 998.09 feet (304.218 meters) and a chord bearing of North 45°02'23" East, 305.09 feet (92.991 meters) to a point, thence

9.) 20.43 feet (6.227 meters) along the arc of a curve to the right and having a radius of 15.00 feet (4.572 meters) and a chord bearing of North 03°36'54" West, 18.89 feet (5.757 meters) to a point, thence

10.) 78.33 feet (23.875 meters) along the arc of a curve to the left and having a radius of 986.09 feet (300.561 meters) and a chord bearing of North 33°07'50" East, 78.31 feet (23.869 meters) to a point, thence leaving said Kingstowne Village Parkway right-of-way and running with the Southern line of Kingstowne L, L.P. (Deed Book 10887 at Page 1880) the following five (5) courses and distances,

11.) South 59°08'42" East, 84.62 feet (25.793 meters) to a point, thence

12.) North 53°49'52" East, 32.81 feet (10.000 meters) to a point, thence

13.) 15.46 feet (4.712 meters) along the arc of a curve to the right and having a radius of 9.843 feet (3.000 meters) and a chord bearing of South 81°10'08" East, 13.92 feet (4.243 meters) to a point, thence

14.) South 36°10'08" East, 24.49 feet (7.465 meters) to a point, thence

15.) North 53°49'52" East 56.23 feet (17.138 meters) to a point, thence leaving said Kingstowne L, L.P. and running with the southwestern line of Kingstowne Shopping Center, L.P. (Deed Book 9883 at Page 180) the following three (3) courses and distances,

16.) South 30°19'45" East, 121.20 feet (36.942 meters) to a point, thence

17.) South 10°32'21" East 174.95 feet (53.325 meters) to a point, thence

18.) South 39°37'08" East 636.67 feet (194.057 meters) to a point, thence leaving said Kingstowne Shopping Center L.P and running with the Northern right of way line of said Kingstowne Boulevard the following three (3) courses and distances,

19.) 44.43 feet (13.542 meters) along the arc of a curve to the right and having a radius of 13,954.57 feet (4,253.353 meters) and a chord bearing of South 53°44'24" West, 44.43 feet (13.542 meters) to a point, thence,

20.) South 53°49'52" West, 1,577.82 ft (480.919 meters) to a point, thence

21.) North 81°10'08" West, 57.17 feet (17.424 meters) to the point of beginning containing 34.1239 acres (13.80946 hectares) of land.

This description was written without the benefit of a title report, which may reveal or discover easements and/or right-of-way not described herein.

PROFFER STATEMENT
KINGSTOWNE TOWNE CENTER
PROFFER CONDITION AMENDMENT PCA 84-L-020-19
FINAL DEVELOPMENT PLAN AMENDMENT 84-L-020-10
April 26, 2001

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and the applicant for itself and its successors and assigns (hereinafter, collectively referred to as the "Applicant") in these Proffer Condition Amendment and Conceptual/Final Development Plan Amendment applications, proffer that the development of the parcels under consideration and shown on Fairfax County Tax Map as Tax Map References 91-2((1)), a portion of Parcels 26A and Parcel 32F (hereinafter referred to as the "Property"), will be in accordance with the following conditions if, and only if, Proffer Condition Amendment ("PCA") PCA 84-L-020-19 and Final Development Plan Amendment ("FDPA") FDPA 84-L-020-10 are granted. In the event said requests are denied, these proffers will immediately be null and void and of no further force or effect. Previously approved proffers pursuant to PCA 84-L-020-13 shall remain in full force and effect as they pertain to Parcel 32F except as modified below. Previously approved proffers pursuant to PCA 84-L-020-16 shall remain in full force and effect as they pertain to Tax Map Reference 91-2((1)) Parcel 26A except as modified below for the portion of Parcels 26A and 26B affected by the application. The proffered conditions for the Property are:

GENERAL

1. Proffer 1 accepted pursuant to PCA 89-L-020-16 is hereby deleted in its entirety and replaced with the following as it applies to the application property:

"The Property which is the subject of this application shall be developed in substantial conformance with the Proffer Condition Amendment/Final Development Plan Amendment Plan (the "Plan") dated August 30, 2000 and revised through November 28, 2000 (5 sheets), prepared by Tri-Tek Engineering provided, however, that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Public Works & Environmental services ("DPWES") pursuant to provisions of Section 16-403 of the Fairfax County Zoning Ordinance."

2. Proffer 1 accepted pursuant to PCA 84-L-020-13 is hereby deleted in its entirety and replaced with the following as it applies to Parcel 32F included in this application property:

"The Property which is the subject of these applications shall be developed in substantial conformance with the Conceptual/Final Development Plan Amendment Plan (the "BC Plan") dated November, 1996 and revised

through July 18, 1997 (8 sheets), except that, to the extent the proposed configuration plan for Tax Map #91-2((1)) Parcel 32F shows a revised entrance configuration pursuant to the Proffer Condition Amendment/Final Development Plan Amendment Plan dated August 30, 2000 and revised through November 28, 2000 (5 sheets), prepared by Tri-Tek Engineering (the "Tri-Tek Plan"), the revised entrance configuration for Parcel 32F as shown on the Tri-Tek Plan shall govern."

3. If the Applicant does not secure a movie theater tenant for Building Q (as shown on the Plan) then the Applicant shall secure the tenant currently known as "Expo Design Center" in Building Q as the initial tenant in Building Q.

4. At the time of the issuance of the Non-Residential Use Permit for the tenant currently known as Expo Design Center, or for a tenant other than a movie theater in Building Q, a contribution of \$50,000 shall be made to the Board of Supervisors for the design and construction of the Island Creek School. At the discretion of the Board of Supervisors, these funds may also be used for athletic fields at the location to include, but not limited to, the possible redesign and reengineering of the previously planned Park Authority athletic facilities at this school site in coordination with the construction of the school.

5. Any and all modifications to the external architecture, façade treatment or signage of Building Q must be reviewed and approved by the Kingstowne Residential Owners Corporation Board of Trustees and such approval given in writing to the Fairfax County Department of Planning and Zoning prior to the issuance of any building or sign permit.

6. There shall be no outdoor vending machines, including but not limited to, soft drink machines, snack machines or newspaper machines, in or around the exterior of Building Q.

7. Outdoor display, storage and sales of any type of goods shall be strictly prohibited in or around the exterior of Building Q; however these restrictions shall not preclude (i) having outdoor seating at eating establishments or at fast food restaurants, approved through a special exception, or (ii) community-oriented events, such as farmer's markets, antique markets, car shows, arts and crafts displays, "Taste of Kingstowne" and similar special and seasonal events. These special seasonal and community events shall be planned and coordinated upon agreement of dates, times, etc. between the Kingstowne Residential Owners Corporation ("KROC") and the Kingstowne Commercial Owners Corporation ("KCOC") and from time to time may necessitate blocking vehicular traffic from the plaza area (between Buildings B and Q) for pedestrian traffic only. Notwithstanding the foregoing, and notwithstanding proffer number 6 accepted pursuant to PCA 89-L-020-16, The KROC and KCOC may permit, upon mutual consent, sidewalk sales (i.e. sales occurring outside of the interior of tenant spaces in sidewalk and pedestrian areas that are limited in duration and scope). The dates, times, locations and other terms and conditions of the sidewalk sales shall be agreed upon in writing by the KCOC and KROC.

8. There shall be no storage of shopping carts, or other such carts, in the parking lots. All such carts shall be stored inside the buildings. All carts used by customers to transport purchases to their cars shall be returned to inside the store.

9. Proffer 14 accepted pursuant to PCA 89-L-020-16 is hereby deleted in its entirety and replaced with the following:

"14. Tenant Spaces.

a. The building configuration shall be in substantial conformance with the Plan; however, the square footages of individual tenants as reflected on the Plan are illustrative and subject to change as dictated by market needs and as limited by these proffers.

b. Individual tenant spaces may be modified (subdivided or consolidated) as needed by the Developer to accommodate tenant's needs and market demands, limited by the following:

(i) for the purposes of this paragraph "Retail Frontage" shall include entrances and entrance features/retail/retail with windows;

(ii) there shall be a minimum of three (3) tenant spaces within Building A with Retail Frontage and entrances facing Kingstowne Boulevard and each space shall contain a minimum of 1200 square feet;

(iii) the retail/facades located on the sides of Buildings A and B that face the secondary plaza road shall be treated with similar architectural detail/features as the rear façade of Buildings A and B and each façade shall have a minimum of 40 feet of retail frontage (frontage to include entrances and entrance features, actual retail frontage windows with awnings, and/or false retail frontage windows with awnings);

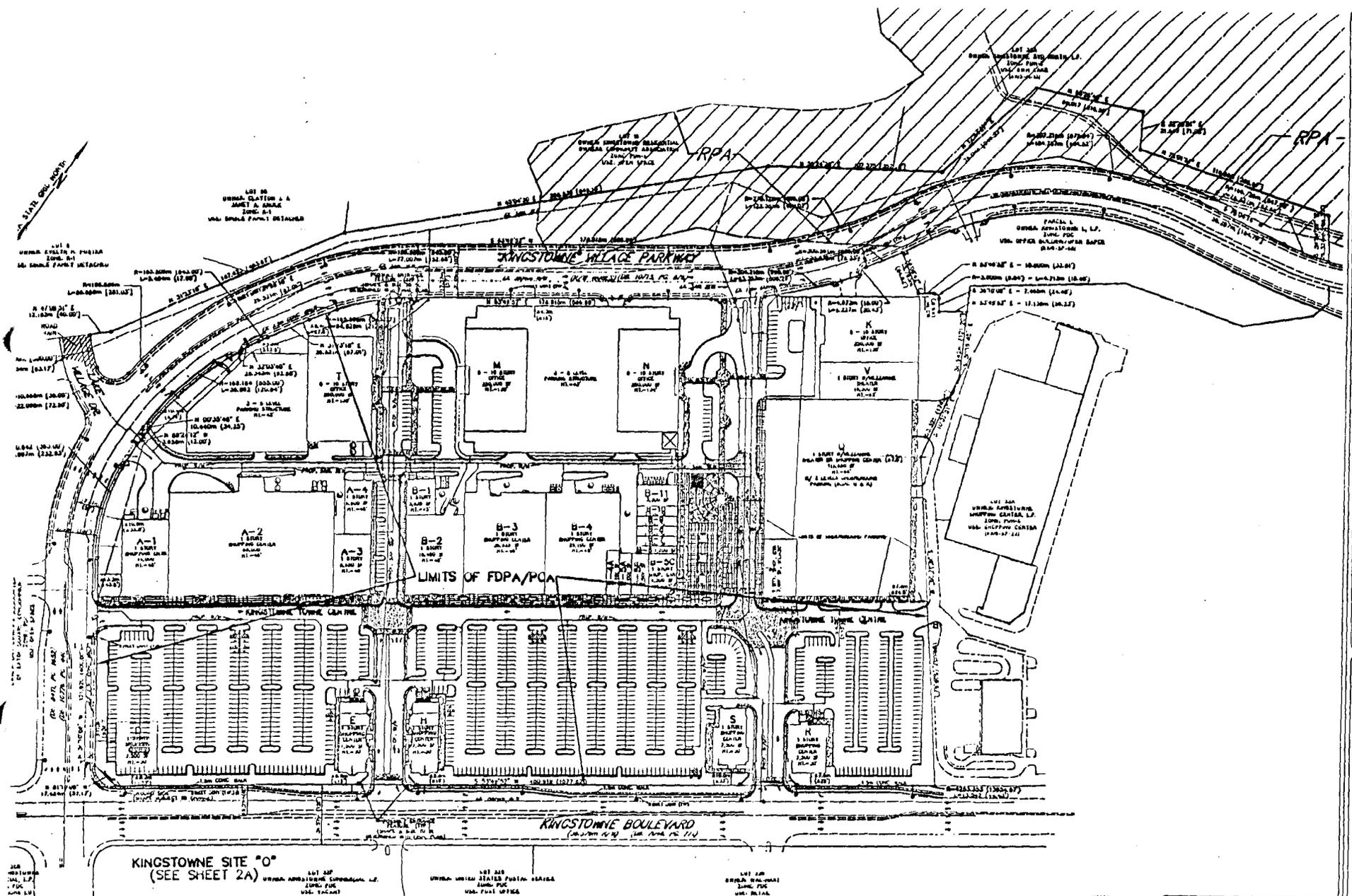
(iv) if the tenant space identified on the Plan as A-4 is a separate tenant space, it shall have an entrance on the access road;

(v) there shall be a minimum of three (3) tenant spaces within Building B with Retail Frontage facing Kingstowne Boulevard;

(vi) there shall be a minimum of three (3) tenants with Retail Frontage on the main plaza (in front of Building Q) in Building B. The three tenants shall all have entrances on the Building B frontage facing the main plaza; and

(vii) the tenant space identified as B-5 on the Plan may extend to the Plaza, however, there shall be a minimum of three (3) other tenant spaces in addition to any extension of B-5.

c. Tenant square footages may be modified, so long as the overall retail, office and FAR caps are not exceeded and the other provisions of these proffers are met.



KINGSTOWNE SITE "0"
(SEE SHEET 2A)

LOT 20
URBAN CLUSTER 1 &
MONEY & BANK
ZONE A-1
VIA SPALLS FACTORY DISTRICT

LOT 21
URBAN CLUSTER 1 &
MONEY & BANK
ZONE A-1
VIA SPALLS FACTORY DISTRICT

LOT 22
URBAN CLUSTER 1 &
MONEY & BANK
ZONE A-1
VIA SPALLS FACTORY DISTRICT



DATE	REVISION
11/28/89	REV. FDPA LIMITS

SCALE: 1/8"=1'-0"
DATE: 11/28/89
DWN: R.S.S.
CHK: R.S.S./J.S.B.
SHEET 1 OF 1



TRI-TEK ENGINEERING
INC. A CORPORATION, A LIMITED LIABILITY COMPANY
1000 W. BROADWAY, SUITE 200
FALLS CHURCH, VIRGINIA 22044
TEL: (703) 441-1111

KINGSTOWNE TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA

PCA/FDPA

KINGSTOWNE COMMERCIAL, L.P.

By: Halle Enterprises, Inc., its General Partner

By: Warren E. Halle
Warren E. Halle, President

\\REA\48541.6

4:30 P.M. Item - PCA-84-L-020-19 - KINGSTOWNE COMMERCIAL LP
Lee District

On Wednesday, April 18, 2001, the Planning Commission unanimously voted *(Commissioner Murphy absent from the meeting)* to recommend the following actions to the Board of Supervisors:

Approval of PCA-84-L-020-19, subject to execution of the proffers;

Reaffirmation of the previously granted modifications to the transitional screening yard and barrier requirements.

The Planning Commission also voted unanimously *(Commissioner Murphy absent from the meeting)* to approve FDPA-84-L-020-2-10, subject to the development conditions in Appendix 2 of the staff report dated November 30, 2000, and subject also to Board approval of the PCA.

Planning Commission Meeting
April 18, 2001
Verbatim Excerpts

PCA-84-L-020-19 - KINGSTOWNE COMMERCIAL LP
FDPA-84-L-020-2-10 - KINGSTOWNE COMMERCIAL LP
(Public Hearing held on March 15, 2001)

Decision Only During Commission Matters

Commissioner Kelso: I have a decision only in the Kingstowne area. Mr. Chairman, we held the public hearing on this application on March 15, 2001. The applicant seeks to amend proffers and FDP originally approved in 1985 and most recently modified in 1997 for the development of the town center in the Kingstowne community within Lee District. The commercial component of the center is well under way with the office component soon to begin. The most recent modification to the plans provided for a multi-screen cinema to be constructed in the northern area of the site. We have been advised, regrettably, that the market for facilities such as the cinema is failing and that this location is no longer viable for such use. The applicant has secured EXPO Design Center as a ground lease tenant who will construct their facility in the space formerly planned as a cinema. The applicant will include a smaller cinema in the space adjacent to the EXPO. We deferred decision on this application to allow time to resolve some issues between the community and the applicant. These issues have been satisfied and I am now able to bring the application forward for decision tonight. The applicant has agreed to proffer funding for public facilities at the Island Creek School and will resolve the specific wording of that proffer prior to the Board hearing on April 30th. The applicant met on several occasions with the Kingstowne Residential Owners Corporation, the Supervisor, our Lee District Leadership Team and with our Lee District Council and received our endorsement. The application has staff recommendation for approval and is in concert with the Comprehensive Plan. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-84-L-020-19, KINGSTOWNE COMMERCIAL LP, SUBJECT TO EXECUTION OF THE STAFF PROFFERS.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Any discussion? All in favor of the motion to recommend the Board approve PCA-84-L-020-19, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Kelso.

Commissioner Kelso: I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-84-L-020-2-10, SUBJECT TO THE BOARD'S APPROVAL OF PCA-95 -- 85-L-020-2-10 (sic) AND THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED NOVEMBER 30, 2000.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Well, let me back up. Is it 85 or 84?

Commissioner Kelso: 85. I'm sorry.

Mr. Peter Braham: It's 84.

Commissioner Kelso: 84. Okay. It was a while ago.

Vice Chairman Byers: Okay. All in favor of the motion to approve FDPA-84-L-020-10, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Thank you very much.

Commissioner Kelso: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS REAFFIRMATION OF PREVIOUSLY GRANTED MODIFICATIONS TO THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS.

Commissioner Koch: Second.

Vice Chairman Byers: Seconded by Mr. Koch. Any discussion? All in favor of the motion as articulated by Mr. Kelso, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Thank you very much.

//

(All three motions carried unanimously with Commissioner Murphy absent from the meeting.)

GLW

ZONING MAP AMENDMENT

PCA 84-L-020 -19

ZONING DISTRICT DATA

ZONING DISTRICT: PDC

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
-----	-----	-----	-----	-----	-----

COMMERICAL - GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL - GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****	1,469,600	

REMARKS:

ZONING MAP AMENDMENT

PCA 84-L-020 -19

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
-----	-----
2B USE RESTRICTION	2F DEDICATION: SCHOOL SITE
2I ARCHITECTURE	1Z OTHER - GENERAL
7A OTHER MISCELLANEOUS - SEE FILE	1B CONCEPTUAL DEVEL PLAN
7A OTHER MISCELLANEOUS - SEE FILE	7A OTHER MISCELLANEOUS - SEE FILE
7A OTHER MISCELLANEOUS - SEE FILE	

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
	2F	\$50,000	X	01/01/01	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

SEE PROFFER 7 REGARDING RESTRICTIONS ON OUTDOOR DISPLAY, STORAGE AND SALES ADN EXCEPTIONS TO THE RESTRICTIONS. SEE RESTRICTIONS REGARDING OU

SEE SHEET 1

PARCEL 20A
UNIMPL. COMM. USE
COMMERCIAL LP
USE: PRIVATE STREET
ZONE: P-4

KINGSTOWNE BOWLEWAY
(FORMERLY, 2001 SOUTH OF HWY 9)
(100'-0" W)

6 1/2' (100'-0" W)

LIMITS OF FDPA/PCA

PARCEL A1
COMMERCIAL 34
KINGSTOWNE
7.1532 AC

PARCEL 10H
FEDERAL USPS APPROVED
BRANCH OFFICE
USE: POST OFFICE
ZONE: P-OC

NOTES

1. THE PROPERTY ILLUSTRATED ON THIS PLAT IS LOCATED ON ASSIGNMENT MAP NO. 81-2-1(11) PARCEL 33F AND IS ZONED P-OC.
2. NO CURRENT TITLE REPORT FURNISHED.
3. EXISTING EASEMENTS NOT SHOWN.
4. AREA OF FDPA/PCA = 7.1532 AC.
TOTAL WITH SHEETS = 41.2771 AC.

PLAT SHOWING
PCA LIMITS
KINGSTOWNE PARCEL 0 LP

DB 11428 PD 449

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=100' DATE: AUGUST 24, 2009

DATE	REVISION
11/25/09	REV. FDPA LIMITS



SECTION 21
UNIMPL. RESIDENTIAL DEVELOPMENT
USE: TOWNHOUSES (OPEN SPACE)
ZONE: P-OC

PARCEL 20A
UNIMPL. COMM. USE
COMMERCIAL LP
USE: PRIVATE STREET
ZONE: P-4

PARCEL 20B
UNIMPL. COMM. USE
COMMERCIAL LP
USE: PRIVATE STREET
ZONE: P-4

SECTION 21
UNIMPL. RESIDENTIAL DEVELOPMENT
USE: TOWNHOUSES (OPEN SPACE)
ZONE: P-OC

PARCEL 20C
UNIMPL. COMM. USE
COMMERCIAL LP
USE: PRIVATE STREET
ZONE: P-4

SECTION 21
UNIMPL. RESIDENTIAL DEVELOPMENT
USE: TOWNHOUSES (OPEN SPACE)
ZONE: P-OC

KINGSTOWNE BOWLEWAY (P/R 2000)

KINGSTOWNE BOWLEWAY
(FORMERLY, 2001 SOUTH OF HWY 9)
(100'-0" W)

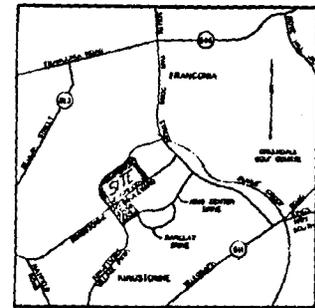
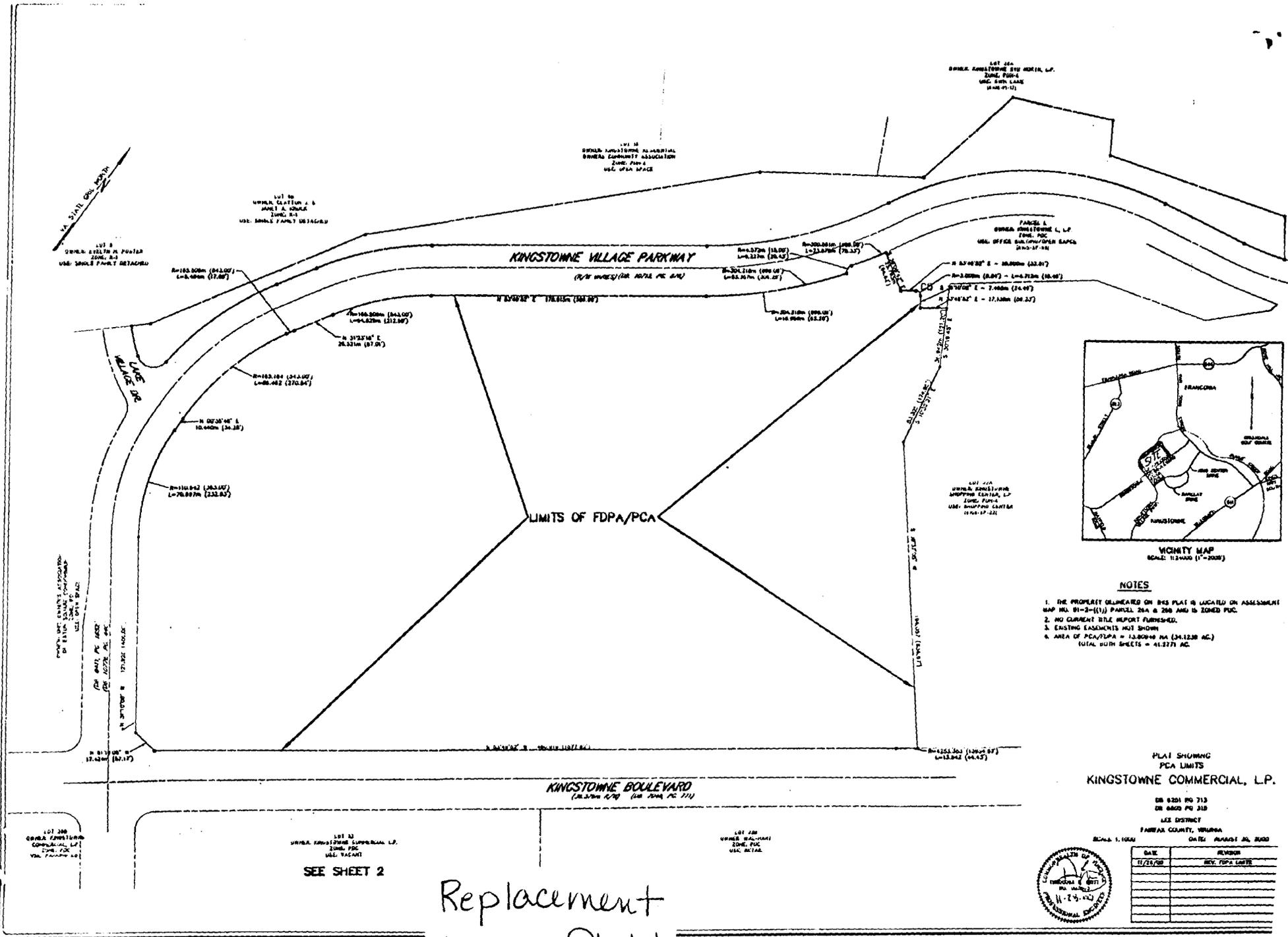


TRI-TEK ENGINEERING
ONE S. BROADWAY, SUITE 200
FAIRFAX COUNTY, VIRGINIA 22030
PHONE: 703.261.1000 FAX: 703.261.1001
WWW.TRI-TEK-ENG.COM

KINGSTOWNE TOWNE CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA LIMITS

SCALE: 1"=100'
DATE: 8/20/09
DWR: JLD
DWR: JLD
SHEET 1 OF 2



- NOTES**
1. THE PROPERTY Delineated ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 91-3-(11) PARCELS 25A & 25B AND IS ZONED PUC.
 2. NO CURRENT TITLE REPORT FURNISHED.
 3. EXISTING EASEMENTS NOT SHOWN.
 4. AREA OF PCA/FDPA = 12.8094 AC (34.1238 AC) TOTAL WITH SHEETS = 41.2771 AC.

PLAT SHOWING
PCA LIMITS
KINGSTOWNE COMMERCIAL, L.P.

DB 0201 PG 713
DB 0800 PG 318
LEX DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1:1000 DATE: AUGUST 24, 2020



DATE	REVISION
11/25/20	REV. FDP/PCA LIMITS

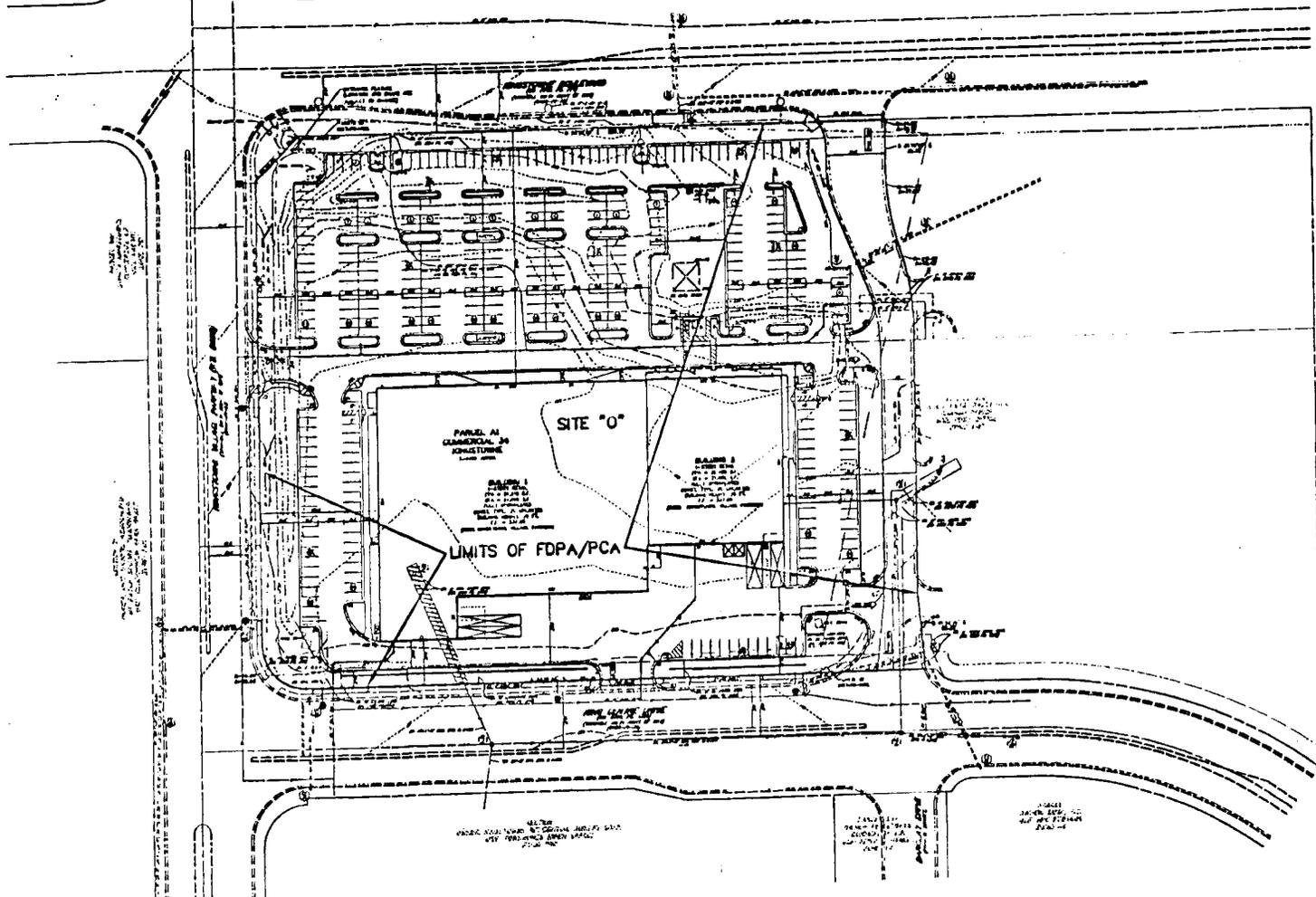
SEE SHEET 2

Replacement
for the Plat!

KINGSTOWNE TOWNE CENTRE
(SEE SHEET 2)

DATE: 11/25/03
BY: JAMES B. BROWN
CHECKED BY: JAMES B. BROWN

SECTION 11
TOWNSHIP OF KINGSTOWNE
COUNTY OF BRANT
MUNICIPALITY OF KINGSTOWNE
MAY 19 1998



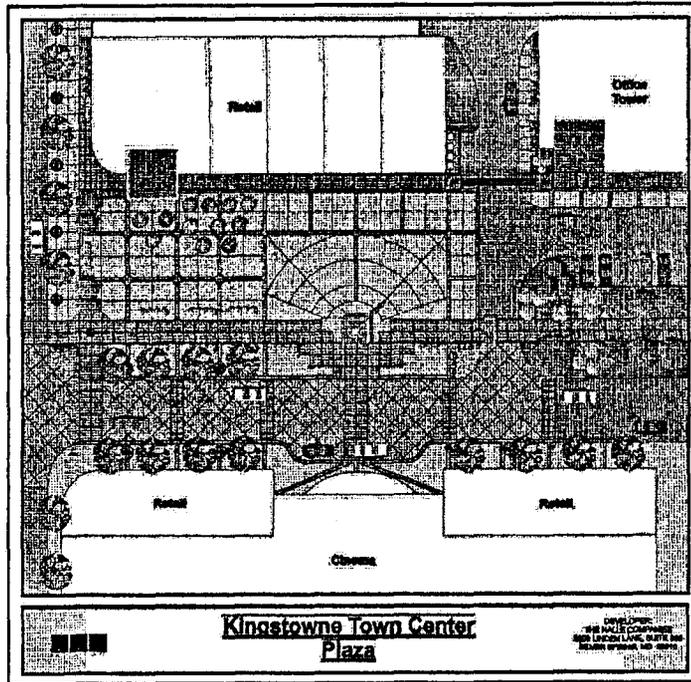
DATE	REVISION
11/25/03	REV. FDP/PCA LIMITS

TRI-TEK ENGINEERING
ONE GERRARD STREET EAST, SUITE 200
TORONTO, ONTARIO M5C 1E7

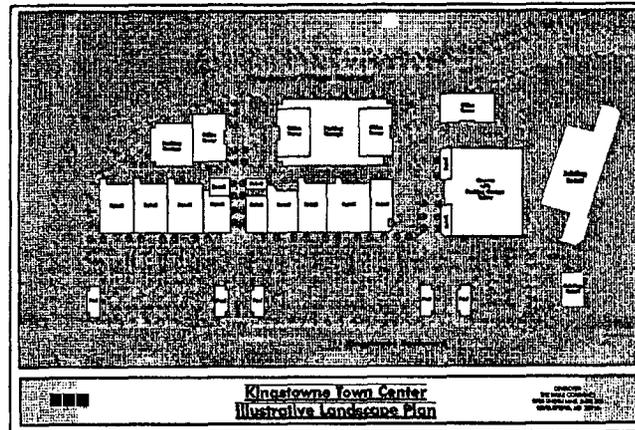
KINGSTOWNE TOWNE CENTRE

BCA / FDP/PCA

SCALE: AS SHOWN
DATE: 11/25/03
DWN: J.B.B.
CHK: J.B.B.
SHEET 2



PLAZA



ILLUSTRATIVE LANDSCAPE PLAN

RENDERINGS BY BOWELL WATKINS HASSER ARCHITECTS, P.A.



DATE	REVISION

SCALE: MTS
 DATE: 8/20/00
 DRN: ALLEN
 ODD: MRA
 SHEET 3 OF 3



TRI-TEK ENGINEERING
 CIVIL, ENVIRONMENTAL, & LAND PLANNING & SURVEYING
 100 West Center Street, Suite 200
 Henrico, Virginia 23110-2000 (703) 461-1000

KINGSTOWNE
 TOWNE CENTRE
 FAIRFAX COUNTY, VIRGINIA
 LEE DISTRICT

CONCEPTUAL ILLUSTRATIVE
 PLANS AND VIEWS

- THE PLAN SHOWN ON THIS FINAL DEVELOPMENT PLAN IS IN THE LIE SERVICE DISTRICT OF THE DOGUE CREEK SANITARY DISTRICT AND THE DOGUE CREEK WATERWORKS.
- THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- BOUNDARY INFORMATION IS TAKEN FROM EXISTING INFORMATION.
- LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEED OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THIS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
- STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-862 ARE INCLUDED WITH THESE PLANS.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
- DATE: U.S.G.S. 6.5 METER CONTOUR INTERVAL.
- ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- NO BUILDING HEIGHT SHALL EXCEED 48.75 METERS (160 FEET).
- TRAIL SYSTEM PROVIDES PEDESTRIAN/BIKE/TOURIST ACCESS THROUGHOUT THE PROPOSED TOWNE CENTRE DEVELOPMENT.
- THE PROPERTY DELINEATED BY THIS PLAN IS SHOWN ON PART OF ASSESSMENT MAP 91-2-001, PARCELS 26A & 26B AND IS ZONED P.D.C.
- ALL PROPOSED BUILDING FOOTPRINTS AND PARKING LOT LAYOUT ARE APPROXIMATE AND SUBJECT TO CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, HOWEVER THE GROSS SQUARE FOOTAGES INDICATED ON THE PLAN AND THE SETBACKS TO THE PERIPHERY WILL BE MAINTAINED. THE LOCATIONS OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
- ALL DUMPSTERS SHALL BE SCREENED WITH PESHCO OR MASONRY.
- APPLICANT WILL PROVIDE THE NUMBER OF PARKING SPACES, AS REQUIRED BY THE ZONING ORDINANCE, HOWEVER, (S) APPLICANT MAY REQUEST A PARKING REDUCTION FOR SHARED PARKING BETWEEN THE MOVIE THEATER AND OFFICE USES AND (S) APPLICANT RESERVES THE RIGHT TO SEEK FUTURE PARKING REDUCTIONS AND SHARED PARKING APPROVALS FROM THE COUNTY.
- A COMPREHENSIVE SIGN PLAN MAY BE SUBMITTED AT A LATER DATE.
- PARKING PROVIDED WILL CONFORM TO ARTICLE 11 (PARKING, LOADING, PRIVATE STREETS) OF THE FAIRFAX COUNTY ZONING ORDINANCES.
- ALL LOADING SPACES HAVE NOT BEEN SHOWN ON THE PLAN. EXACT LOCATIONS OF ALL LOADING SPACES WILL BE DETERMINED AT SITE PLAN PHASE.
- ALL DUMPSTER LOCATIONS ARE NOT SHOWN ON THE PLAN. EXACT DUMPSTER LOCATIONS WILL BE DETERMINED AT SITE PLAN PHASE.
- ALL SIGNAGE SHALL CONFORM TO ARTICLE 12 REGULATIONS.
- NO EXISTING VEGETATION ON SITE IS TO BE RETAINED.
- THE PHASING OF THE TOWNE CENTRE WILL ALLOW TEMPORARY SURFACE PARKING AREAS TO BE LOCATED IN USES NOT YET BUILT. THE PARKING STRUCTURES LEVELS MAY BE CONSTRUCTED IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE TOWNE CENTRE.
- THE APPLICANT RESERVES THE RIGHT TO INCREASE 1 STORY RETAIL TO 1 STORY PLUS MEZZANINE OR 2 STORIES PROVIDED THAT THE HEIGHT AS LISTED FOR EACH INDIVIDUAL BUILDING IS NOT EXCEEDED AND THE GROSS SQUARE FOOTAGE IS NOT INCREASED.
- PAVEMENT AND SIDEWALK PATTERNS SHOWN REPRESENT PEDESTRIAN ACCESS WAYS AND ARE CONCEPTUAL IN DESIGN. FINAL PAVEMENT/SIDEWALK TREATMENT AND CORRESPONDING PATTERN DESIGN SHALL BE SUBJECT TO CHANGE AND WILL BE DETAILED AND SET FORTH BY FINAL BUILDING PLANS.
- THE OFFICE BUILDING/THEATER/SHOPPING CENTER HEIGHTS SHOWN ARE MEASURED FROM THE TOP LEVEL OF THE PARKING GARAGE SITUATED BENEATH THE OFFICE BUILDING/THEATER/SHOPPING CENTER.

PROPOSED USES

PROPOSED USE	BUILDING	STORY	GFA (SQM)	(SQFT)	HEIGHT (M)	HEIGHT (FT)	PARKING REQUIRED	LOADING REQUIRED
OFFICE	K	4-10	250,000	(2705,76)	120	40	850	15
OFFICE	N	4-10	160,000	(1722,76)	134	41	863	19
OFFICE	M	4-10	200,000	(2152,76)	120	40	850	15
OFFICE	T	4-11	250,000	(2705,76)	130	40	850	15
SUBTOTAL			1,000,000	(10,787.04)			2,600	60
SHOPPING CENTER	A-1	1	14,000	(1500,84)	48	16	84	1
SHOPPING CENTER	A-2	1	60,000	(6480,76)	48	16	84	1
SHOPPING CENTER	A-3	1	8,000	(854,30)	48	16	84	1
SHOPPING CENTER	A-4	1	3,000	(323,87)	48	16	84	1
SHOPPING CENTER	B-1	1	2,000	(215,27)	48	16	84	1
SHOPPING CENTER	B-2	1	18,450	(1991,09)	48	16	84	1
SHOPPING CENTER	B-3	1	26,250	(2820,30)	48	16	84	1
SHOPPING CENTER	B-4, A4	1	30,200	(3250,87)	48	16	84	1
SHOPPING CENTER	B-5A-C	1	8,800	(941,66)	48	16	84	1
SHOPPING CENTER	B-6, B-11	1	13,000	(1392,64)	48	16	84	1
SHOPPING CENTER	J	1	7,400	(797,48)	48	16	84	1
SHOPPING CENTER	K	1	2,000	(215,27)	48	16	84	1
SHOPPING CENTER	E	1	7,500	(808,77)	48	16	84	1
SHOPPING CENTER	H	1	2,000	(215,27)	48	16	84	1
SHOPPING CENTER	I	1	7,600	(821,77)	48	16	84	1
SHOPPING CENTER	R	1	7,600	(821,77)	48	16	84	1
SHOPPING CENTER	Q	1	118,800	(12762,84)	80	26	428	8
THEATER/SHOPPING CENTER	V	1	18,300	(1961,83)	80	26	428	8
SUBTOTAL			378,000	(40366,89)			1,519	31
OFFICE	L	2	28,000	(3012,31)	40	13	84	2
POST OFFICE	P	1	21,996	(2341,30)	30	9	104	2
RETAIL	D	1	30,000	(3238,76)	40	13	84	2
SUBTOTAL			1,26,996	(13596,11)			483	6
TOTAL PDC ZONE			1,519,196	(16176,14)			4,889	66

EXISTING USES

EXISTING USE	BUILDING	STORY	GFA (SQM)	(SQFT)	HT. (M)	HT. (FT)	PARKING REQUIRED	LOADING REQUIRED
RETAIL (DOLLAR)	X	1	124,776	(13422,94)	40	12	756	9
RETAIL (WAL-MART)	Y	1	124,776	(13422,94)	40	12	817	9
TOTAL OFFICE & COMMERCIAL (TOTAL PDC ZONE)			1,261,817	(136617,84)			6,274	18

NOTES:

- TEMPORARY SURFACE PARKING WILL BE ALLOWED IN AREAS OF THE SHOPPING CENTER THAT HAVE NOT YET BEEN BUILT.
- THE PARKING STRUCTURE LEVELS MAY BE BUILT IN PHASES TO RESPOND TO THE PHASE DEVELOPMENT OF THE SHOPPING CENTER.
- APPLICANT WILL PROVIDE PARKING, AS REQUIRED, FOR EACH PROPOSED USE AS SPACE (AS BUILT).
- EXCLUDES AREA OF POST OFFICE SITE FROM ALL COMPUTATIONS.
- EXISTING UTILITIES/OFFICE USES MAY BE ESTABLISHED WITHIN BUILDINGS DESIGNATED FOR SHOPPING CENTER USES PROVIDED PARKING IS PROVIDED IN ACCORDANCE WITH COUNTY STANDARDS.

ZONING TABULATIONS

PARCEL ID	SUBJECT TO THIS PDC/OPA REVISION	TOTAL PDC ZONED AREA (1)
26A	1,307,839	1,307,839
26B N. OF K. BLVD.	71,728	156,888
26B SOUTH OF K. BLVD.	-	92,774
26B (PORTION OF) NPT	-	218,108
26A WAL-MART	-	841,886
26C (PORTION OF) NPT	-	461,297
32D (H)	-	328,884
32C (H) & OUTLOT	-	18,528
32C, BLDG. SITE D	311,886	311,886
32C, POST OFFICE	-	305,673
TOTALS	1,781,147 SF	3,234,909 SF

TREE COVER CALCULATIONS

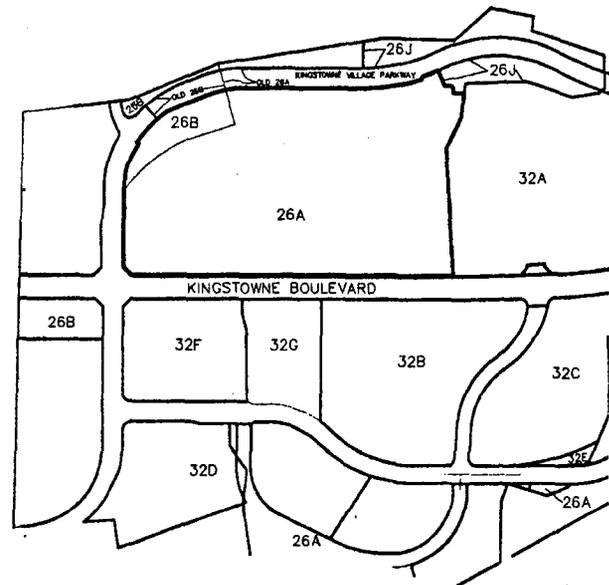
ZONING	PDC
GROSS LAND AREA	32.38 AC.
PLD. FOOTPRINT AREA	9.88 AC.
(EXCLUDES PARKING STRUCTURES)	
ADJUSTED GROSS SITE AREA:	22.50 AC.
TREE COVER REQUIRED (10%):	2.25 AC.
TREE COVER CREDIT:	0 AC.
TREE COVER PLANTED:	248 AC.
TOTAL TREE COVER PROPOSED:	248 AC.

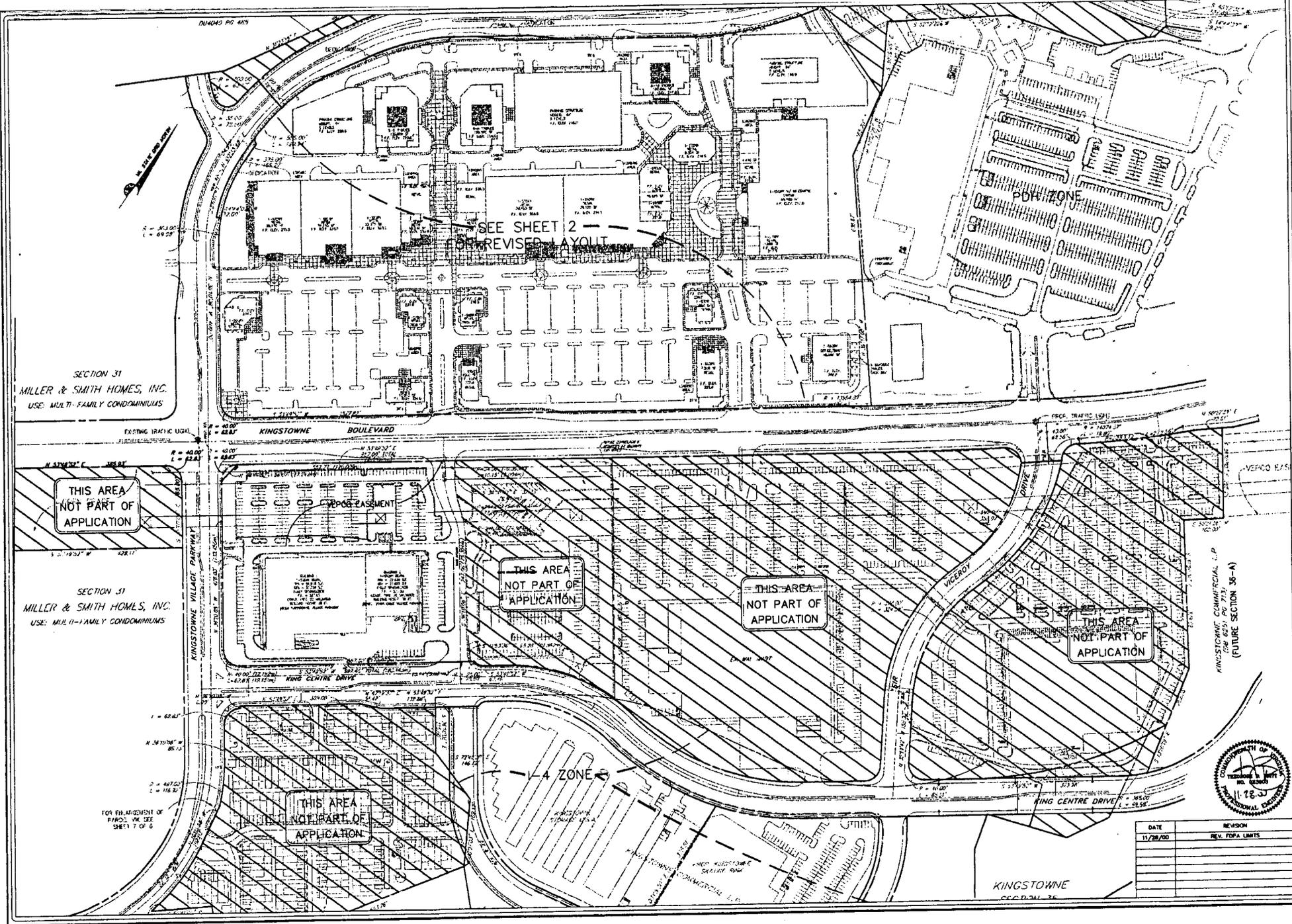
* TREE COVER PROPOSED SUBJECT TO FINAL ENGINEERING AND SITE DESIGN. MINIMUM PROVIDED WILL MET THE REQUIREMENTS OF THE ZONING ORDINANCE.

- SECTION 16-862**
- SHOWN ON PLAN
 - SHOWN ON PLAN
 - SEE TABULATIONS
 - SHOWN ON PLAN
 - TOPOGRAPHY PROVIDED IS TAKEN FROM THE 6185-FOOT-41 ROUGH GRADING PLAN FOR THE KINGSTOWNE TOWNE CENTRE, BY BC CONSULTANTS (CURRENTLY UNDER CONSTRUCTION WITH 6.5 METER INTERVALS).
 - SHOWN ON PLAN
 - SHOWN ON PLAN AND/OR TABULATIONS
 - SHOWN ON PLAN
 - SHOWN ON PLAN
 - SHOWN ON PLAN
 - SEE LANDSCAPE PLAN. THE LIMITS OF CLEARING SHALL BE THE PROPERTY BOUNDARIES.
 - NO SIGNIFICANT GRAVE OR BURIAL SITES EXIST ON THE SITE.
 - PUBLIC UTILITIES (I.E. SANITARY SEWER, TRUNK LINES, WATER DISTRIBUTION MAINS, TELEPHONE AND ELECTRIC SERVICES) ARE PRESENTLY AVAILABLE OR ACCESSIBLE TO THIS SITE AND WILL BE CONSTRUCTED OR EXTENDED BY THE DEVELOPER AND/OR THE UTILITY COMPANY AS MAY BE APPROPRIATE.
 - STORM WATER MANAGEMENT HAS BEEN PROVIDED AS INDICATED ON THE OVERALL SANITARY/WATER MANAGEMENT STUDY PLAN APPROVED BY FAIRFAX COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 21, 1994, PLAN # 6186-PL-15-2.
 - SHOWN ON PLAN
 - SHOWN ON PLAN
 - SHOWN ON PLAN
 - SHOWN ON PLAN
 - 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.
 - THE PROPOSED DEVELOPMENT CONFORMS TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS. WE HEREBY REQUEST THE FOLLOWING MODIFICATIONS, WAIVERS AND/OR EXCEPTIONS FOR THE PORTIONS OF THE PDC ZONE INCLUDED IN THIS APPLICATION:

- INDICATION OF THE TRANSITIONAL SCREENING TO THE LANDSCAPE AS SHOWN ON THE LANDSCAPE PLAN TO THE NORTH AND WEST BOUNDARIES EXCEPT V & W, ARTICLE 12.3(a), PAR 1.
- A BARRIER WAIVER AT ALL EDGES OF THE PDC ZONE COVERED UNDER THIS APPLICATION.

- N/A
- N/A





SECTION 31
MILLER & SMITH HOMES, INC.
USE: MULTI-FAMILY CONDOMINIUMS

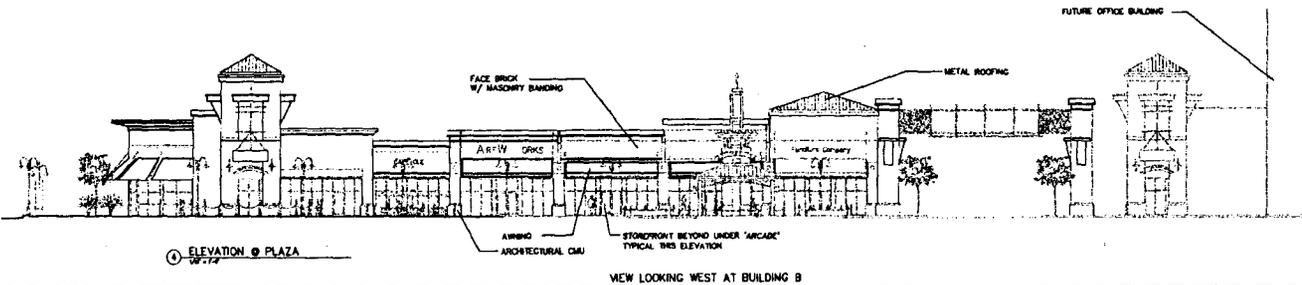
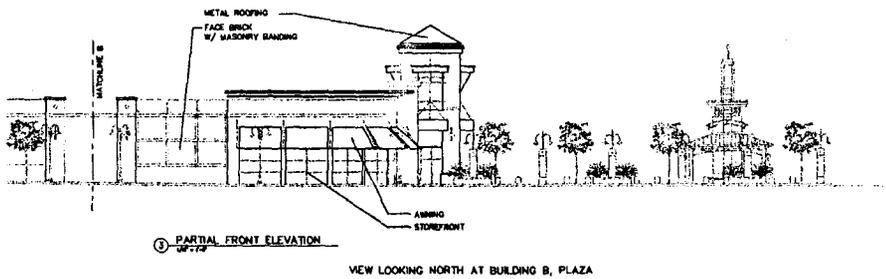
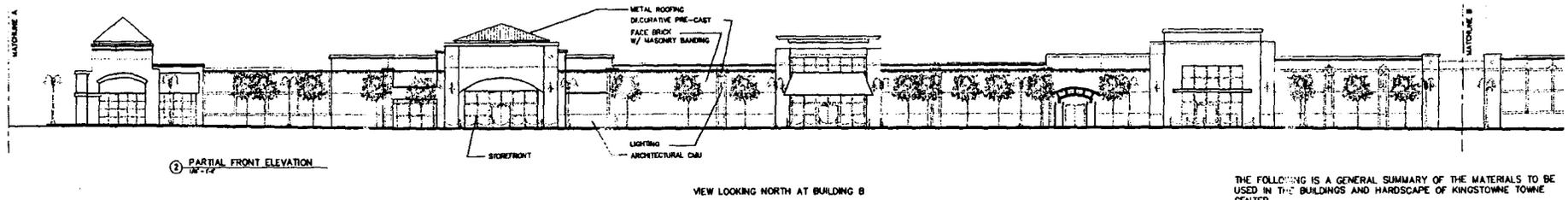
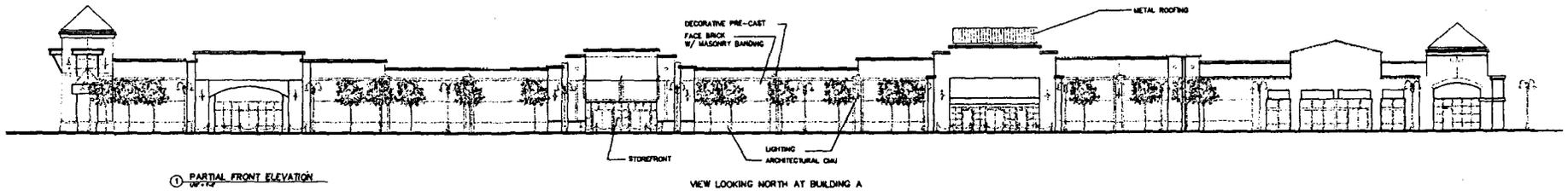
SECTION 31
MILLER & SMITH HOMES, INC.
USE: MULTI-FAMILY CONDOMINIUMS

SEE SHEET 2
FOR REVISED LAYOUT

THIS AREA
NOT PART OF
APPLICATION



DATE	REVISION
11/28/00	REV. FDP/LIMITS



THE FOLLOWING IS A GENERAL SUMMARY OF THE MATERIALS TO BE USED IN THE BUILDINGS AND HARDSCAPE OF KINGSTOWNE TOWNE CENTER.

THE BUILDING'S FRONTS SHALL BE COMPRISED OF A COMPOSITION OF VARIOUS MASONRY TYPES, COLORS AND TEXTURES. THE BASE SHALL BE CONSTRUCTED OF ARCHITECTURAL CONCRETE MASONRY UNITS. THE MAIN BODY OF THE BUILDING SHALL BE COMPRISED OF ROSE COLORED BRICK. THE CORNICE (UPPER PORTION OF THE WALL) SHALL BE CONSTRUCTED OF LIGHTER BUFF COLORED BRICK. FAUX ARCHITECTURAL PRECAST CONCRETE (JARRAMITE) SHALL BE USED THROUGHOUT FOR ORNAMENTAL BANDS AND THE LIKE. GLASS STOREFRONT ENTRY SYSTEMS OF ALUMINUM FRAMING MEMBERS BETWEEN GLASS PANELS WILL BE EMPLOYED. AWNINGS TO ACCENT ENTRIES AND ALLOW SHADE WHERE DESIRED ARE PLANNED. STANDING SEAM METAL ROOFING WILL BE USED EXPEDITIOUSLY WHERE GREATER IMPACT IS DESIRED.

SIDEWALKS/HARDSCAPE/PEDESTRIAN PLAZAS WILL BE DESIGNED USING MASONRY PAVERS OR PATTERNED CONCRETE AS ACCENTS IN A LARGER FIELD OF SCORED CONCRETE. A NUMBER OF STREET FURNISHINGS SUCH AS BENCHES, UMBRELLAS, PLANTERS, BOLLARDS AND LIGHTS MAY BE INCLUDED.



TRI-TEK ENGINEERING
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 a professional engineering firm
 690 Carter Street, Suite 200
 Herndon, Virginia 20170-5018 (703) 481-6600

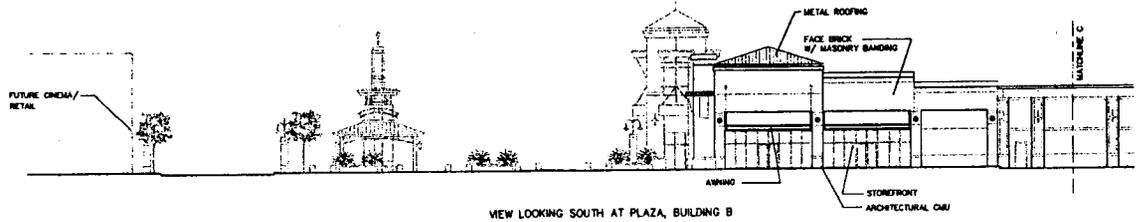
SHEET 6 OF 9

THE HALLE COMPANIES
 9-7-99

KINGSTOWNE TOWNE CENTER
 CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS

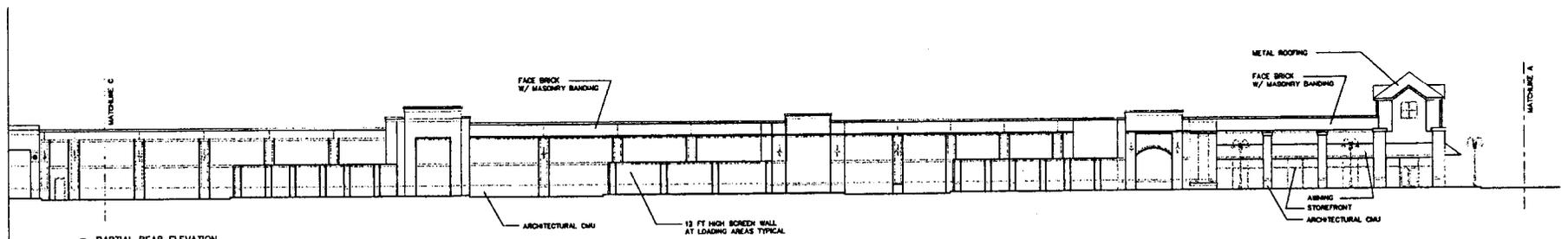
FAIRFAX CO., VA.





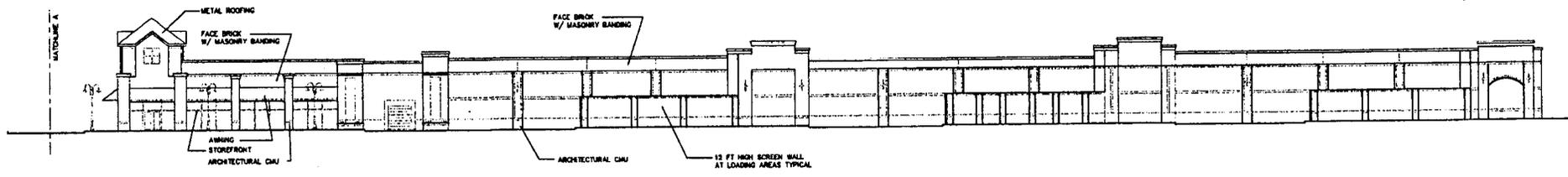
① PARTIAL REAR ELEVATION
09-11-12

VIEW LOOKING SOUTH AT PLAZA, BUILDING B



② PARTIAL REAR ELEVATION
09-11-12

VIEW LOOKING SOUTH AT BUILDING B (REAR)



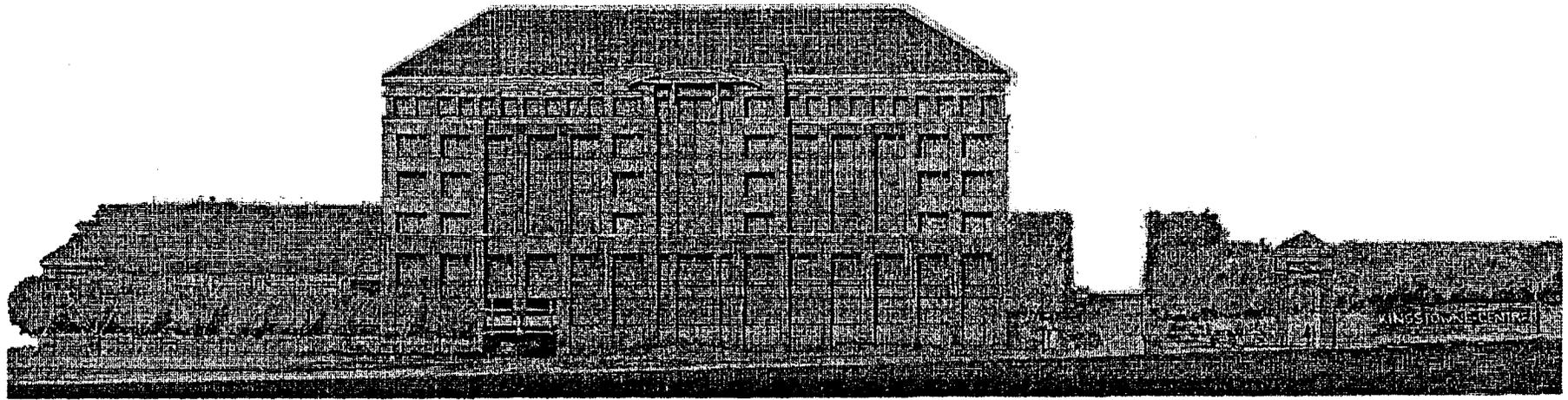
③ PARTIAL REAR ELEVATION
09-11-12

VIEW LOOKING SOUTH AT BUILDING A (REAR)



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<p>THE HALLE COMPANIES 9-7-99</p>	<p>KINGSTOWNE TOWNE CENTER CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS</p>	 ARCHITECTS P.A.
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RENDERING BY DAVIS-CARTER-SCOTT

KINGSTOWNE TOWNE CENTRE
OFFICE TOWER 1
 TYPICAL OFFICE BUILDING/PARKING GARAGE RENDERING



DATE	REVISION

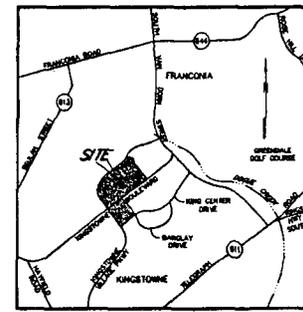
CONCEPTUAL ILLUSTRATIVE
 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"
 DATE: 8/26/00
 DRW: ALLEX
 CKD: MPA
 SHEET 2 OF 4

TRI-TEK ENGINEERING
 CIVIL, ARCHITECTURAL & LAND PLANNING & SURVEYING
 A PROFESSIONAL CORPORATION
 MEMPHIS, TENNESSEE 38119-2018 (901) 491-1800

KINGSTOWNE TOWNE CENTRE
 LEES DISTRICT
 PINNACAL COUNTY, FLORIDA





VICINITY MAP
SCALE: 1:24000 (1"=2000')

KINGSTOWNE TOWNE CENTRE

PROFFER CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTE:

THE PURPOSE OF THIS PCA/FDPA IS TO AMEND THE EXISTING PCA 44-L-020-16 AND FDPA 44-L-020-2-7 TO PERMIT ADDITIONAL USES IN BUILDING Q AND CREATE BUILDING V. THE PROPOSED CHANGES DO NOT AFFECT OPEN SPACE CALCULATIONS OR F.A.R. CALCULATIONS FOR THE KINGSTOWNE TOWNE CENTRE SITE AS APPROVED IN PCA 44-L-020-16 AND FDPA 44-L-020-2-7. EXCEPT FOR THE CHANGES TO THE SHEETS NECESSARY TO SHOW THE LIMITS OF THIS PCA/FDPA FOR THE PROPOSED BUILDING/USE CHANGES (SHEETS 2, 3 & 4), THIS PLAN SET IS UNCHANGED FROM PCA 44-L-020-16 AND FDPA 44-L-020-2-7.

THIS SITE IS CURRENTLY UNDER CONSTRUCTION AND CONTAINS NO VEGETATION WITHIN THE KINGSTOWNE TOWNE CENTRE SITE, PCA 44-L-020-16 AND FDPA 44-L-020-2-7.

OWNER

KINGSTOWNE COMMERCIAL L.P. &
KINGSTOWNE PARCEL O LP

2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

APPLICANT

KINGSTOWNE COMMERCIAL L.P. &
KINGSTOWNE PARCEL O LP

2900 LINDEN LANE, SUITE 300
SILVER SPRING, MD 20910

SHEET INDEX

- 1) COVER SHEET
- 2) PCA/FDPA
- 2A) PCA/FDPA
- 3) LANDSCAPE PLAN
- 3A) LANDSCAPE PLAN
- 4) NOTES AND TABULATIONS
- 5) CDPA/FDPA LIMITS
- 6) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
- 7) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
- 8) CONCEPTUAL ILLUSTRATIVE EXTERIOR ELEVATIONS
- 9) CONCEPTUAL ILLUSTRATIVE PLAN VIEWS



DATE	REVISION
11/28/00	REV. FDPA LIMITS



TRI-TEK ENGINEERING
CIVIL, ENVIRONMENTAL, & LAND PLANNING & SURVEYING
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11230 WOODBURN ROAD, SUITE 100
FAIRFAX COUNTY, VIRGINIA 22030-4411

KINGSTOWNE
TOWNE CENTRE
FAIRFAX COUNTY, VIRGINIA
LEE DISTRICT

COVER SHEET

SCALE: NONE
DATE: 8/20/00
DRN: M.S.G.
CHK: M.R.A./J.D.B.
SHEET 1 OF 11



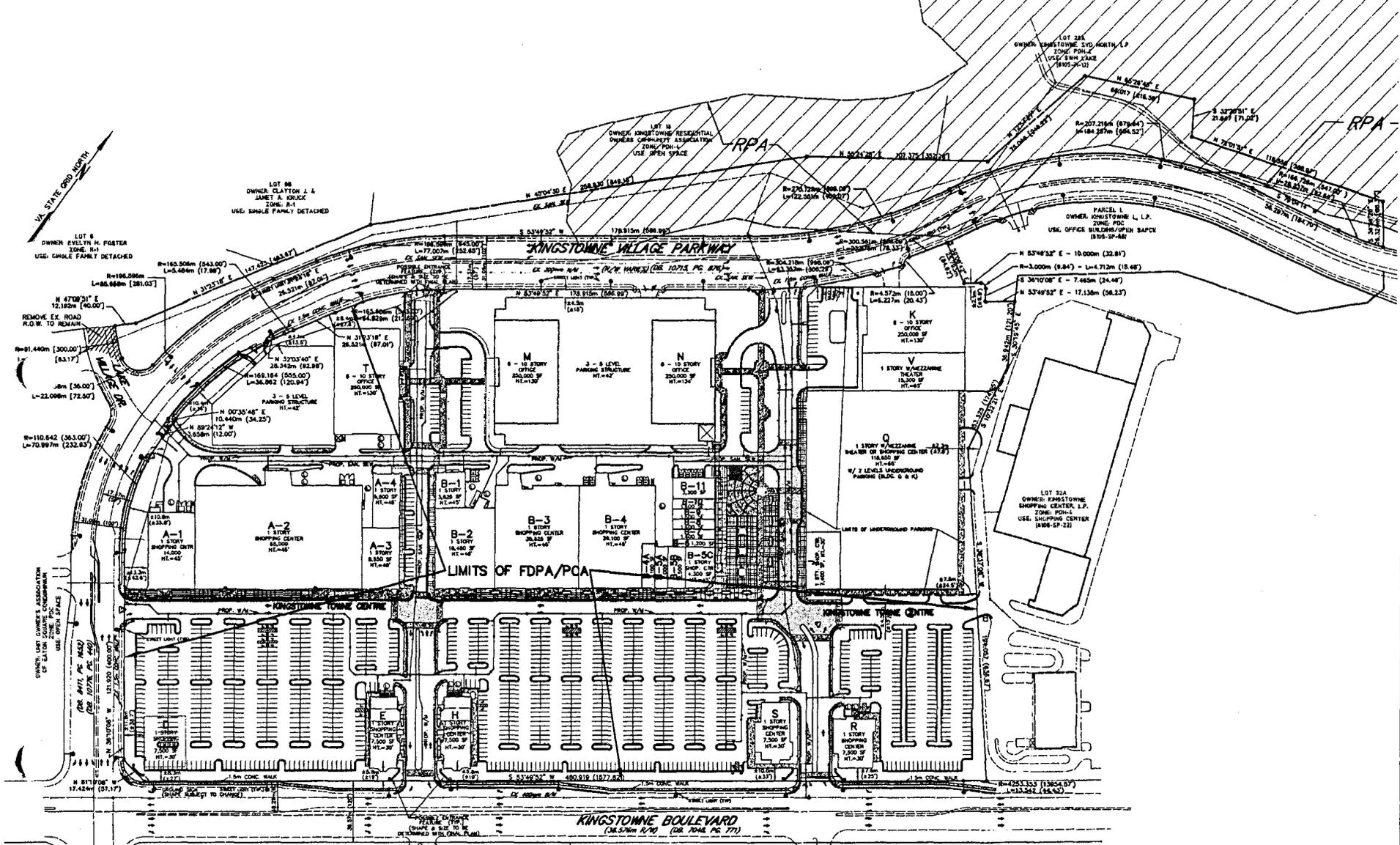
TRI-TEK ENGINEERING
 CIVIL & SURVEYING ENGINEERS & ARCHITECTS
 400 Center Street, Suite 200
 Wausau, WI 54980-2008 (715) 791-1900

KINGSTOWNE TOWNE CENTRE
 FAIRFAX COUNTY, WISCONSIN
 LEE DISTRICT

PCA/FDPA

SCALE: 1"=500'
 DATE: 8/30/00
 DRN: M.S.O.
 CHK: M.B.A./J.S.B.
 SHEET 2 OF 2

F-1302 E

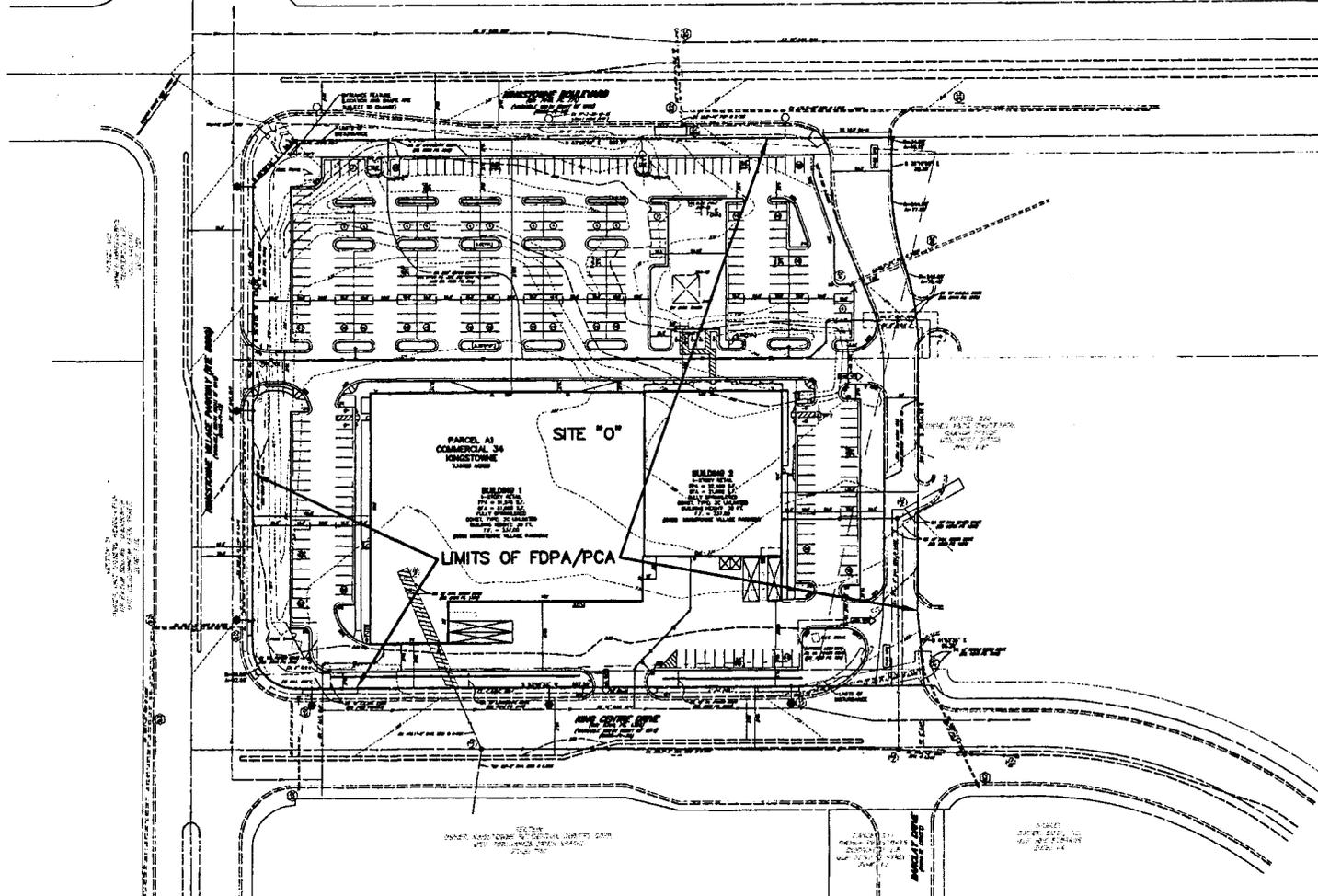


DATE	REVISION
11/28/00	REV. FDPA LIMITS

SECTION 21
 PUBLIC AND PRIVATE UTILITIES
 TO BE MAINTAINED OR RELOCATED
 WITH PROPOSED DEVELOPMENT
 DATE: 11/29/00

KINGSTOWNE TOWNE CENTRE
 (SEE SHEET 2)

PROPOSED
 DEVELOPMENT
 CONSTRUCTION PERMITS
 USE: COMMERCIAL
 DATE: 11/29/00



SECTION 21
 PUBLIC AND PRIVATE UTILITIES
 TO BE MAINTAINED OR RELOCATED
 WITH PROPOSED DEVELOPMENT
 DATE: 11/29/00

SECTION 21
 PUBLIC AND PRIVATE UTILITIES
 TO BE MAINTAINED OR RELOCATED
 WITH PROPOSED DEVELOPMENT
 DATE: 11/29/00

SECTION 21
 PUBLIC AND PRIVATE UTILITIES
 TO BE MAINTAINED OR RELOCATED
 WITH PROPOSED DEVELOPMENT
 DATE: 11/29/00

SECTION 21
 PUBLIC AND PRIVATE UTILITIES
 TO BE MAINTAINED OR RELOCATED
 WITH PROPOSED DEVELOPMENT
 DATE: 11/29/00



DATE	REVISION
11/29/00	REV. FDPA LIMITS

SCALE: 1" = 30'
 DATE: 8/20/00
 DRN: M.S.O.
 CKD: M.B.A./D.B.B.
 SHEET 2A OF 3

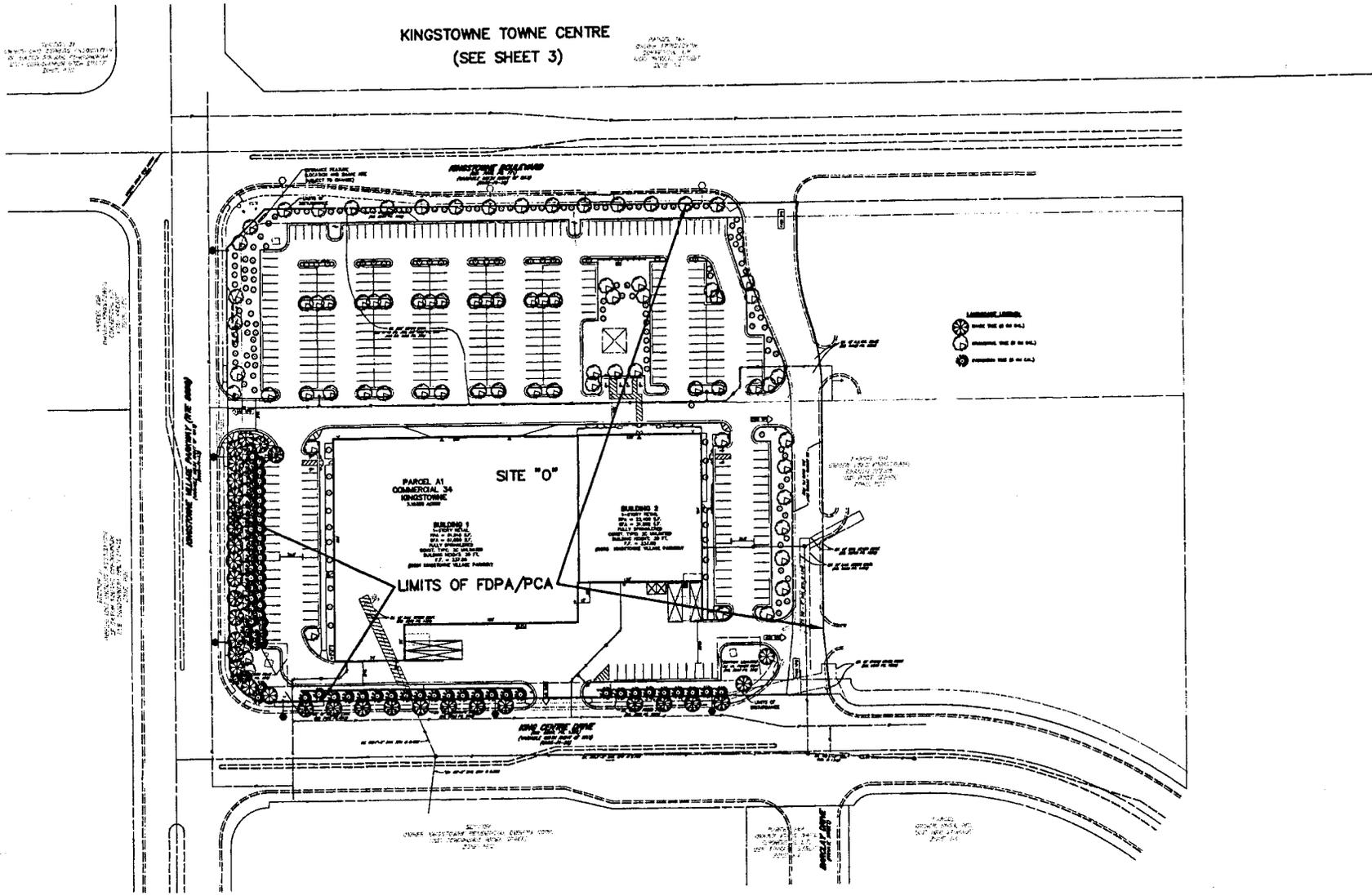


TRI-TEK ENGINEERING
 CIVIL, ENVIRONMENTAL, LAND PLANNING & SURVEYING
 10000 WOODBRIDGE DRIVE, SUITE 100
 FALLS CHURCH, VIRGINIA 22041-3800
 PHONE: 703-271-0161 (FAX) 441-3800

KINGSTOWNE TOWNE CENTRE
 FARMASAL COUNTY
 LEE DISTRICT

PCA /FDPA

KINGSTOWNE TOWNE CENTRE
(SEE SHEET 3)



DATE	REVISION
11/28/00	REV. FDPA LIMITS

SCALE: 1" = 50'
DATE: 8/30/00
DRN: M.S.G.
CHK: M.S.G./J.B.S.
SHEET 3A OF 3

LANDSCAPE PLAN

KINGSTOWNE TOWNE CENTRE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRI-TEK ENGINEERING
CIVIL & ENVIRONMENTAL, A LAND PLANNING & SURVEYING FIRM
1000 Center Street, Suite 200
Herndon, Virginia 20185-3018 (703) 461-1800

PROFFER STATEMENT
KINGSTOWNE TOWNE CENTER
PROFFER CONDITION AMENDMENT PCA 84-L-020-19
FINAL DEVELOPMENT PLAN AMENDMENT 84-L-020-10
April 26, 2001

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and the applicant for itself and its successors and assigns (hereinafter, collectively referred to as the "Applicant") in these Proffer Condition Amendment and Conceptual/Final Development Plan Amendment applications, proffer that the development of the parcels under consideration and shown on Fairfax County Tax Map as Tax Map References 91-2((1)), a portion of Parcels 26A and Parcel 32F (hereinafter referred to as the "Property"), will be in accordance with the following conditions if, and only if, Proffer Condition Amendment ("PCA") PCA 84-L-020-19 and Final Development Plan Amendment ("FDPA") FDPA 84-L-020-10 are granted. In the event said requests are denied, these proffers will immediately be null and void and of no further force or effect. Previously approved proffers pursuant to PCA 84-L-020-13 shall remain in full force and effect as they pertain to Parcel 32F except as modified below. Previously approved proffers pursuant to PCA 84-L-020-16 shall remain in full force and effect as they pertain to Tax Map Reference 91-2((1)) Parcel 26A except as modified below for the portion of Parcels 26A and 26B affected by the application. The proffered conditions for the Property are:

GENERAL

1. Proffer 1 accepted pursuant to PCA 89-L-020-16 is hereby deleted in its entirety and replaced with the following as it applies to the application property:

"The Property which is the subject of this application shall be developed in substantial conformance with the Proffer Condition Amendment/Final Development Plan Amendment Plan (the "Plan") dated August 30, 2000 and revised through November 28, 2000 (5 sheets), prepared by Tri-Tek Engineering provided, however, that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of the final site engineering, as determined by the Department of Public Works & Environmental services ("DPWES") pursuant to provisions of Section 16-403 of the Fairfax County Zoning Ordinance."

2. Proffer 1 accepted pursuant to PCA 84-L-020-13 is hereby deleted in its entirety and replaced with the following as it applies to Parcel 32F included in this application property:

"The Property which is the subject of these applications shall be developed in substantial conformance with the Conceptual/Final Development Plan Amendment Plan (the "BC Plan") dated November, 1996 and revised

through July 18, 1997 (8 sheets), except that, to the extent the proposed configuration plan for Tax Map #91-2((1)) Parcel 32F shows a revised entrance configuration pursuant to the Proffer Condition Amendment/Final Development Plan Amendment Plan dated August 30, 2000 and revised through November 28, 2000 (5 sheets), prepared by Tri-Tek Engineering (the "Tri-Tek Plan"), the revised entrance configuration for Parcel 32F as shown on the Tri-Tek Plan shall govern."

3. If the Applicant does not secure a movie theater tenant for Building Q (as shown on the Plan) then the Applicant shall secure the tenant currently known as "Expo Design Center" in Building Q as the initial tenant in Building Q.

4. At the time of the issuance of the Non-Residential Use Permit for the tenant currently known as Expo Design Center, or for a tenant other than a movie theater in Building Q, a contribution of \$50,000 shall be made to the Board of Supervisors for the design and construction of the Island Creek School. At the discretion of the Board of Supervisors, these funds may also be used for athletic fields at the location to include, but not limited to, the possible redesign and reengineering of the previously planned Park Authority athletic facilities at this school site in coordination with the construction of the school.

5. Any and all modifications to the external architecture, façade treatment or signage of Building Q must be reviewed and approved by the Kingstowne Residential Owners Corporation Board of Trustees and such approval given in writing to the Fairfax County Department of Planning and Zoning prior to the issuance of any building or sign permit.

6. There shall be no outdoor vending machines, including but not limited to, soft drink machines, snack machines or newspaper machines, in or around the exterior of Building Q.

7. Outdoor display, storage and sales of any type of goods shall be strictly prohibited in or around the exterior of Building Q; however these restrictions shall not preclude (i) having outdoor seating at eating establishments or at fast food restaurants, approved through a special exception, or (ii) community-oriented events, such as farmer's markets, antique markets, car shows, arts and crafts displays, "Taste of Kingstowne" and similar special and seasonal events. These special seasonal and community events shall be planned and coordinated upon agreement of dates, times, etc. between the Kingstowne Residential Owners Corporation ("KROC") and the Kingstowne Commercial Owners Corporation ("KCOC") and from time to time may necessitate blocking vehicular traffic from the plaza area (between Buildings B and Q) for pedestrian traffic only. Notwithstanding the foregoing, and notwithstanding proffer number 6 accepted pursuant to PCA 89-L-020-16, The KROC and KCOC may permit, upon mutual consent, sidewalk sales (i.e. sales occurring outside of the interior of tenant spaces in sidewalk and pedestrian areas that are limited in duration and scope). The dates, times, locations and other terms and conditions of the sidewalk sales shall be agreed upon in writing by the KCOC and KROC.

8. There shall be no storage of shopping carts, or other such carts, in the parking lots. All such carts shall be stored inside the buildings. All carts used by customers to transport purchases to their cars shall be returned to inside the store.

9. Proffer 14 accepted pursuant to PCA 89-L-020-16 is hereby deleted in its entirety and replaced with the following:

"14. Tenant Spaces.

a. The building configuration shall be in substantial conformance with the Plan; however, the square footages of individual tenants as reflected on the Plan are illustrative and subject to change as dictated by market needs and as limited by these proffers.

b. Individual tenant spaces may be modified (subdivided or consolidated) as needed by the Developer to accommodate tenant's needs and market demands, limited by the following:

(i) for the purposes of this paragraph "Retail Frontage" shall include entrances and entrance features/retail/retail with windows;

(ii) there shall be a minimum of three (3) tenant spaces within Building A with Retail Frontage and entrances facing Kingstowne Boulevard and each space shall contain a minimum of 1200 square feet;

(iii) the retail/facades located on the sides of Buildings A and B that face the secondary plaza road shall be treated with similar architectural detail/features as the rear façade of Buildings A and B and each façade shall have a minimum of 40 feet of retail frontage (frontage to include entrances and entrance features, actual retail frontage windows with awnings, and/or false retail frontage windows with awnings);

(iv) if the tenant space identified on the Plan as A-4 is a separate tenant space, it shall have an entrance on the access road;

(v) there shall be a minimum of three (3) tenant spaces within Building B with Retail Frontage facing Kingstowne Boulevard;

(vi) there shall be a minimum of three (3) tenants with Retail Frontage on the main plaza (in front of Building Q) in Building B. The three tenants shall all have entrances on the Building B frontage facing the main plaza; and

(vii) the tenant space identified as B-5 on the Plan may extend to the Plaza, however, there shall be a minimum of three (3) other tenant spaces in addition to any extension of B-5.

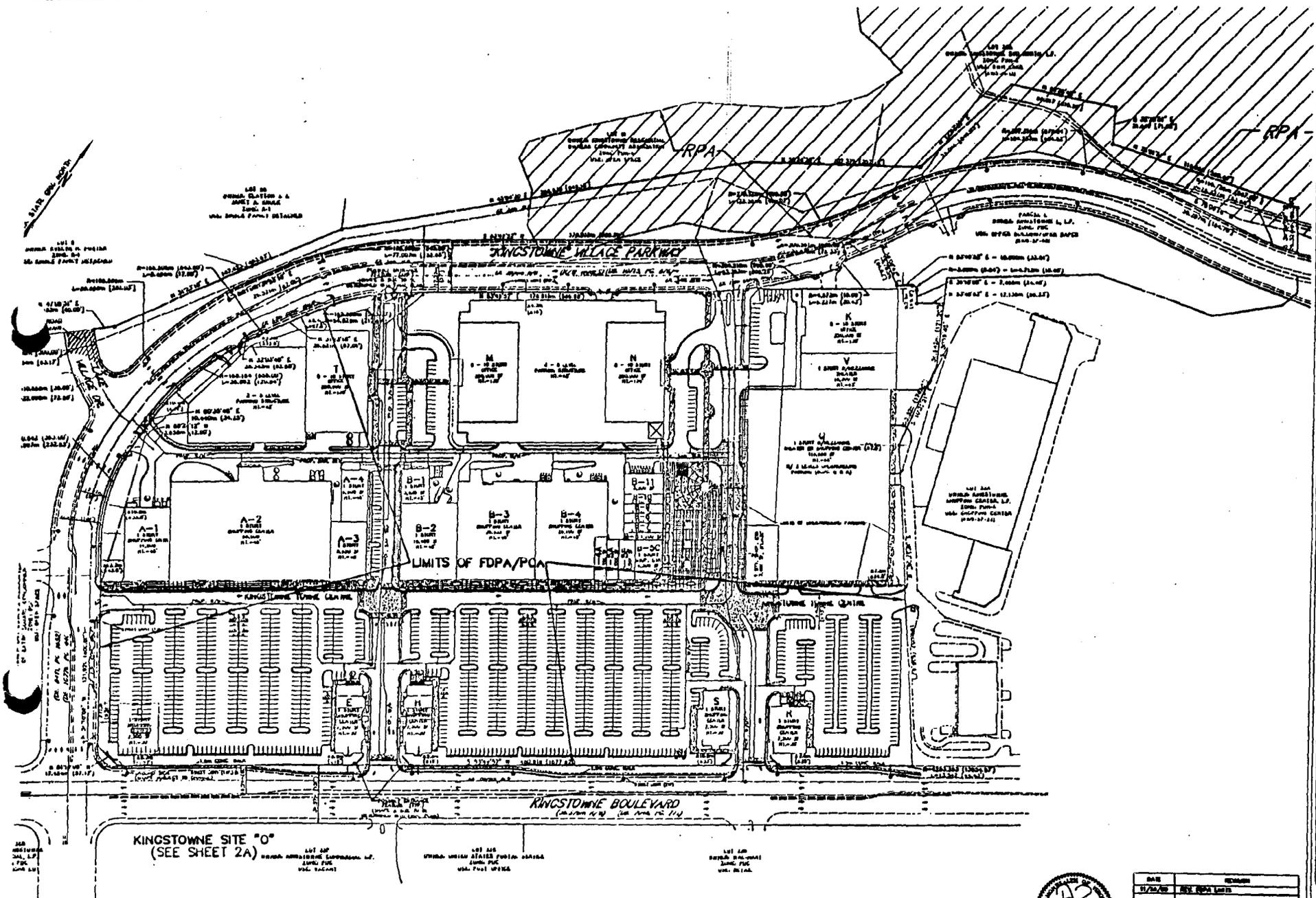
c. Tenant square footages may be modified, so long as the overall retail, office and FAR caps are not exceeded and the other provisions of these proffers are met.

KINGSTOWNE COMMERCIAL, L.P.

By: Halle Enterprises, Inc., its General Partner

By: Warren E. Halle
Warren E. Halle, President

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KINGSTOWNE SITE "O"
(SEE SHEET 2A)



DATE	REVISION
11/20/00	REV. 10000

TRI-TEK ENGINEERING
INC. A PROFESSIONAL CORPORATION

KINGSTOWNE TOWNE CENTRE
JEFFERSON COUNTY, MISSOURI

PCA/FDPA

D. W. G. J.

4:30 P.M. Item - PCA-84-L-020-19 - KINGSTOWNE COMMERCIAL LP
Lee District

On Wednesday, April 18, 2001, the Planning Commission unanimously voted (*Commissioner Murphy absent from the meeting*) to recommend the following actions to the Board of Supervisors:

Approval of PCA-84-L-020-19, subject to execution of the proffers;

Reaffirmation of the previously granted modifications to the transitional screening yard and barrier requirements.

The Planning Commission also voted unanimously (*Commissioner Murphy absent from the meeting*) to approve FDPA-84-L-020-2-10, subject to the development conditions in Appendix 2 of the staff report dated November 30, 2000, and subject also to Board approval of the PCA.