



County of Fairfax, Virginia

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

August 14, 2006

Benjamin F. Tompkins, Esquire
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

Re: Special Exception Application Number SE 2005-HM-010

Dear Mr. Tompkins:

At a regular meeting of the Board of Supervisors held on July 31, 2006, the Board approved Special Exception Application Number SE 2005-HM-010 in the name of Walker FLP Limited Partnership located in the southwest quadrant of the intersection of the Dulles Toll Road and Hunter Mill Road on approximately 8.50 acres of land zoned I-3. (Tax Map 18-3 ((1)) 7B and 7G pt.) for a hotel and increase in building height from 75 feet up to a maximum of 123 feet, pursuant to Sections 5-304 and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat Parkridge VI," prepared by William H. Gordon Associates, Inc. and dated February 23, 2005, as revised through June 28, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum height of Building A shall be limited to that depicted on the SE Plat, with no more than 25% of the roof area reaching the maximum height of 123 feet.

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

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

5. Irrespective of the notes on the SE Plat, the architecture for the proposed buildings shall be in substantial conformance with the elevations shown on the SE Plat, provided that the applicant may revise the architecture of Building B only if such revisions are submitted to the Planning Commission for administrative review and approval.
6. The building materials and colors utilized for the second of the two buildings constructed (Building A or B) shall be consistent with those used in the first building constructed, as demonstrated to DPWES at the time of building permit approval.
7. The height of Building B shall not exceed 75 feet, as allowed by the Zoning Ordinance.
8. As depicted on the SE Plat, the Floor Area Ratio shall not exceed 0.5 as measured on the entire land area approved under the Density Allocation Plat entitled "Plat Showing Density Allocation for a portion of Parkridge Center, Part of Section 910, Reston," prepared by William H. Gordon Associates, Inc. and dated August 19, 2005.
9. Prior to site plan approval, the Applicant shall provide a noise study, and implement any recommendations of that study, to demonstrate that the outdoor generator shown on the SE Plat on the east side of Building A (adjacent to Hunter Mill Road) will comply with the performance standards for noise set by Section 14-700 of the Zoning Ordinance, and that the noise levels at the eastern property boundary will not exceed the ambient decibel level from adjacent traffic and other sources.
10. Any outdoor generators shall be completely shielded, and such shielding shall be constructed of the same materials found on the associated building. Prior to Building Permit approval, architecture for the generator shielding shall be submitted to the Reston Architectural Review Board for review and approval.
11. The nine parallel parking spaces shown on the east side of Building A, adjacent to Hunter Mill Road shall not be constructed, and shall instead be developed as landscaped open space, as shown on Sheet 13 of the SE Plat, subject to approval by Urban Forest Management.
12. All trails as required by the Comprehensive Plan shall be provided, as long as the trail along the Dulles International Airport Access and Toll Road can be located within existing right-of-way.
13. At the time of site plan approval, a public access easement shall be recorded across the trails located along Hunter Mill Road.

14. Any office building developed on-site shall provide secure bike parking and showers for tenants/employees.
15. Subject to approval by the property owner and Fairfax County DOT, the applicant shall provide pedestrian access to the bus stop located on the western side of Hunter Mill Road. Such access shall consist of a trail connection to the internal trail with a public access easement, and a solid surface pad at the bus stop, extending to the curb.
16. Prior to site plan approval, funds shall be escrowed towards a traffic signal at the eastern intersection of Sunrise Valley Drive and Parkridge Boulevard, in an amount determined by DPWES to equal a 50% share of the cost of such signal.
17. That area shown on the SE Plat as "Reserved for future ROW dedication" shall be dedicated to the Board of Supervisors in fee simple and at no cost at the time of Site Plan approval, or upon demand, whichever occurs first.
18. The "roof element" shown on the top of Building A shall not be a lighted feature, except that such lights which are necessary for use as an outdoor recreational space may be provided. Any such lights shall be bollard style or wall mounted and inwardly directed, so as to not cause glare off of the site.

Stormwater Management Pond

19. Prior to site plan approval, adequate outfall for the proposed development to the standards required in the Zoning Ordinance and the Public Facilities Manual shall be demonstrated for the stormwater management pond. The applicant shall construct any such improvements required by DPWES to achieve adequate outfall, so long as any such on-site improvements are in substantial conformance with the SE Plat. Any on-site improvements which are not deemed to be in substantial conformance with the SE Plat shall require a special exception amendment.
20. At such time as a Full Funding Grant Agreement (FFGA) for the first phase of the Dulles Corridor Metrorail Project (DCMP) or its equivalent is in place, or upon demand by the Board of Supervisors, whichever occurs first, any easements required to allow the use of the existing pond for water from the DCMP shall be provided, so long as such easements are in substantial conformance with the SE Plat. This shall include the provision of temporary construction easements for any necessary enlargement of the pond.
21. Should the existing pond need to be enlarged to accommodate water from the DCMP, such enlargement may be allowed, so long as the transitional screening,

buildings, and roadways on-site remain in substantial conformance with the SE Plat.

22. Drainage pipes which are installed to convey stormwater to the existing pond shall be sized to accommodate the expected flow from the DCOMP.

Hotel Use

23. No site plan shall be submitted that includes a hotel (Option B), unless it has been demonstrated to DPWES that the Reston Center for Industry and Government covenants governing the property have been amended to allow hotel uses or otherwise removed from governing the property.
24. Should Option B be developed, the hotel shall have a maximum of 150 rooms, provided that a maximum of 165 rooms may be provided with no increase in floor area, upon demonstration that any increase above 150 rooms will not have an adverse impact on the impacted intersections in the AM or PM peak hour flows, as determined by the Fairfax County Department of Transportation.
25. All guest suites shall have an interior noise level of a maximum of 45 dBA Ldn within any area impacted by noise above 65 dBA Ldn noise contours. Construction materials and techniques shall be used so as to achieve an STC of at least 39 for exterior walls for all guest suites. Doors and glazing shall have a laboratory STC rating of at least 28 and if glazing constitutes more than 20 percent (20%) of any façade, they shall have the same STC ratings as walls. Measures to seal and caulk between surfaces shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission. Prior to issuance of building permits, the applicant may pursue other methods of mitigating noise impacts, provided that it can be demonstrated through an independent noise study, as reviewed and approved by DPWES in consultation with the Department of Planning and Zoning, that these methods will be effective in reducing interior levels in guest suites to 45 dBA Ldn or less.
26. Any hotel developed on the site shall provide free shuttle or van service for patrons on an "on-demand" basis to Dulles Airport and/or to a metrorail stop with access to the airport.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use (which shall be considered either Building A or Building B) has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also approved:

- Modified the transitional screening and barrier requirements along the northern and eastern property boundaries in favor of that shown on the SE Plat as Conditioned.
- Waived the service drive requirement along the Dulles International Airport Access Toll Road.
- Modified the 75-foot setback requirement along the Dulles International Airport Access and Toll Road for the parking garage only in favor of that shown on the SE Plat.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vohrs
Clerk to the Board of Supervisors

NV/cwb

cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.



PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR SPECIAL EXCEPTION

RECEIVED
Department of Planning & Zoning

APPLICATION NO. SE 2005-HM-010
(Assigned by Staff)

JAN 18 2005

ZONING ORDINANCE SECTION UNDER WHICH APPLICATION IS FILED: Section 5050 Zoning Evaluation Division

PROPOSED USE: Office/Hotel and increase in building height

NAME OF APPLICANT(s): Walker FLP Limited Partnership

POSTAL ADDRESS OF PROPERTY: 12007 Sunrise Valley Drive, Suite 400
Reston, VA 20191

TAX MAP DESCRIPTION: Tax Map 18-3((1)) 7B and 7G (part)

Map No. Double Circle No. Single Circle No. Parcel(s)/Lot(s) No.

SUBDIVISION NAME: Parkridge Center

TOTAL AREA (AC. OR SQ.FT.): 8.5 acres

PRESENT ZONING: I-3

PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:

SUPERVISOR DISTRICT: Hunter Mill

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Benjamin F. Tompkins

Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

3110 Fairview Park Drive, Suite 1400, Falls Church, VA 22042-4503

Address

703-641-4268

Telephone No.

Home

703-641-4200

Work

Please provide name and telephone number of contact person if different from above.
Ann E. Goode (703) 729-8536

DO NOT WRITE IN THIS SPACE

Date application received:

Application Fee Paid: \$ 3416

Date application accepted: 2/25/05

Form SE (10/89)

SE 2005-0011

CR# 005054

Virginia Tuffner

NOTED

Board Agenda Item
July 31, 2006

5:00 p.m.

Public Hearing on SE 2005-HM-010 (Walker FLP Limited Partnership) to Permit a Hotel and Increase in Building Height from 75 feet up to a Maximum of 123 feet, Located on Approximately 8.50 Acres Zoned I-3, Hunter Mill District

The application property is located in the southwest quadrant of the intersection of the Dulles Toll Road and Hunter Mill Road, Tax Map 18-3 ((1)) 7B and 7G pt.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, May 11, 2006, the Planning Commission voted 6-0-3 (Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2005-HM-010, subject to the Development Conditions dated May 8, 2006, with the addition of one condition to read, "All trails as required by the Comprehensive Plan shall be provided"; and
- Waiver of the service drive requirement along the Dulles International Airport Access and Toll Road.

By a vote of 5-0-4 (Commissioners Byers, Harsel, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting), the Commission recommended that the Board modify the transitional screening and barrier requirements along the northern and eastern property boundaries in favor of that shown on the SE Plat.

The Commission voted 5-1-3 (Commissioner Harsel opposed; Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting) to recommend that the Board modify the 75-foot setback requirement along the Dulles International Airport Access and Toll Road for the parking garage only in favor of that shown on the SE Plat.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Tracy Strunk, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
May 11, 2006
Verbatim Excerpt

SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP

Decision Only During Commission Matters
(Public Hearing held on April 20, 2006)

Commissioner de la Fe: Thank you, Mr. Chairman. Okay. Mr. Chairman, the public hearing for this case was held on April 20, 2006. At that hearing, three speakers expressed opposition to the applicant's request for a Special Exception to permit an increase in height for one office building and construction of a second building, which could be either for office use or hotel use. We have also received numerous communications from neighbors by e-mail and otherwise, opposing this Special Exception request, which have been placed on the record. Staff has recommended denial. Given this scenario, it would appear that making a recommendation would be an easy call. Unfortunately, I have not found it at all easy to reach a position as to what to recommend to you. After taking into consideration staff analysis, public comments, both verbal and written, I look once again at the applicant's request, especially as to how it deviates from what can be done by-right on the subject property, thus creating the need for the Special Exception request. The two issues are additional height for one building and the hotel use. The FAR remains the same. The square footage remains the same. Access to the site remains the same. The request for additional height for Building A is from 75 feet allowed by-right to a maximum height of 123 feet. As we found out at the hearing, this means two additional floors, plus the equipment penthouse, which because it covers more than 25 percent of the roof counts as an additional story, and an architectural feature, which is called a "lantern" that increases the height to the 123 maximum. Building A's tallest point will be on the Hunter Mill Road side, but the building itself is placed along the Dulles Corridor side of the property. The second building would be placed along the Hunter Mill Road side of the property. Its maximum height, 75 feet, would be the same as that of a by-right office building, but since the square footage for the second building is reduced because of the taller other building, it is not unreasonable to believe that its overall size would be less than what is allowed by-right. In its land use analysis, the staff report states that the proposed use is generally in harmony with the surrounding area and the intent of the Comprehensive Plan. However, it does go on to state that staff feels that the proposed development does not take full advantage of measures to be truly sensitive to the residential neighborhood across Hunter Mill Road and recommends a number of measures to address its issues. Development conditions are included to address these issues. And I'd like to ask Ms. Strunk, who is the staff on this, whether it - - that is a correct statement that the development conditions address most of your concerns, even though I recognize that you still recommend denial.

Tracy Strunk: Yes, the development conditions would - - do go a long way towards answering our concerns.

Commissioner de la Fe: Thank you very much. With respect to the hotel use, there is one key hurdle that needs to be overcome before it can be built. It is not a governmental hurdle. It is the result of private covenants that govern properties within the Reston Center for Industry and

Government, of which this site is a part. The covenants prohibit residential and hotel uses. From a land use perspective, hotel use is not unreasonable. However, a development condition has been added to assure that the private covenants are no longer applicable before a hotel use can be established. With respect to the specific issues, development conditions have been included to assure that no outdoor generators are placed on the Hunter Mill side of the property and that they are fully shielded. The nine parking spaces shown on the east side of Building A adjacent to Hunter Mill Road are not built and instead will be developed as landscaped open space. The so-called lantern feature shall not be lit. A traffic signal to provide - - to be provided at Sunrise Valley - - at the Sunrise Valley entrance, if warranted by the hotel use. Dedication of the right-of-way necessary for changes to the Dulles Toll Road/Hunter Mill Road interchange. And provision of easements and infrastructure required for use of the stormwater pond by the Dulles Corridor Metrorail Project, if necessary. To assure its construction, I am also adding a development condition tonight concerning adherence to the requirement of the County Trails Map for a parallel natural and paved trail along the Hunter Mill Road side of the property. I might add that these are development conditions. The applicant does not agree with all of them and has requested that some of them be removed and I have not agreed to do so, so that conversation, I'm sure, between the applicant and the Supervisor and staff will continue. Aside from the specific issues raised, such as height, traffic, generators, and so on, the majority of the comments from neighbors in opposition were along the line that there should be no changes to the Comprehensive Plan. The Hunter Mill Defense League, in addition to its opposition to the current SE request, described what is permitted by-right under the existing Plan, which has been there for quite a long time, as "an inexplicable departure from a once logical planning scheme for the area." I believe that statement highlights the core of the issue. There is a fundamental disagreement as to what should be built along the eastern edge of the area included in the Reston Master Plan. On the northeastern edge of Reston, across the Dulles Toll Road from this site, the Lake Fairfax Office Complex abuts residential neighbors. The subject site at the southeastern edge of Reston - - is at the southeastern edge of Reston. It is within the Reston Master Plan area. The Reston Planning and Zoning Committee supported the Special Exception. Its members agreed that the additional building height along the Dulles Toll Road would provide a focal point to indicate the beginning of Reston for those traveling west and the end of Reston for those traveling east. A few members did express concern as to the hotel use either because of the private covenants or as to its location. Mr. Chairman, as I'd stated earlier, this has not been an easy recommendation. However, given one, the relative difference between what is allowed by-right and what is requested; the mitigation of specific issues raised through robust development conditions, including the additional one I will put tonight; the site's location within the Reston Master Plan area along the Dulles Corridor; and the public benefits derived from the Special Exception, which would not come with a by-right development, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-HM-010, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 8, 2006, WITH AN ADDITIONAL CONDITION TO READ AS FOLLOWS: "ALL TRAILS AS REQUIRED BY THE COMPREHENSIVE PLAN SHALL BE PROVIDED."

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2005-HM-010, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Byers: Abstain.

Commissioner Hart: Abstain.

Commissioner Hopkins: Abstain. I was not at the public hearing.

Chairman Murphy: Okay. Motion carries. Ms. Hopkins, Mr. Byers, and Mr. Hart abstains.

Commissioner de la Fe: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG the northern property boundary, in favor of those shown on the SE plat.

Commissioners Lawrence and Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk or was that Mr. Lawrence?

Commissioner Lusk: Both.

Chairman Murphy: Okay.

Ms. Strunk: Mr. de la Fe? I'm sorry, that should also say, "northern and eastern."

Commissioner de la Fe: THE NORTHERN AND EASTERN PROPERTY BOUNDARIES, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioners Lusk and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lusk and Lawrence. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioners Byers, Hopkins, Hart, and Harsel: Abstain.

Chairman Murphy: Same abstentions.

Commissioner Harsel: No, I abstained on that one.

Chairman Murphy: Oh, and Ms. Harsel joins the abstentions.

Commissioner Harsel: Because of the eastern.

Chairman Murphy: Because of the eastern.

Commissioner de la Fe: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES INTERNATIONAL AIRPORT ACCESS AND TOLL ROAD.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioners Byers, Hopkins, and Hart: Abstain.

Chairman Murphy: All right, same abstentions, except for Ms. Harsel.

Commissioner Harsel: I voted yes.

Chairman Murphy: She voted yes on that one.

Commissioner de la Fe: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE 75-FOOT REQUIRED SETBACK ALONG THE DULLES INTERNATIONAL AIRPORT ACCESS AND TOLL ROAD FOR THE PARKING GARAGE ONLY, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Lusk: Second.

Chairman Murphy: Seconded by Mr. Lusk. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Harsel: No.

Commissioners Byers, Hart, and Hopkins: Abstain.

Chairman Murphy: All right, same abstentions. Ms. Harsel votes no.

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(The first and third motions carried by votes of 6-0-3 with Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.)

(The second motion carried by a vote of 5-0-4 with Commissioners Byers, Harsel, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.)

(The fourth motion carried by a vote of 5-1-3 with Commissioner Harsel opposed; Commissioners Byers, Hart, and Hopkins abstaining; Commissioners Alcorn, Hall, and Wilson absent from the meeting.)

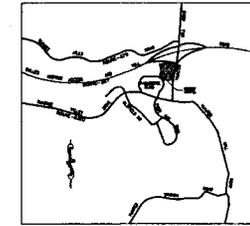
KAD

SPECIAL EXCEPTION PLAT PARKRIDGE VI

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER/DEVELOPER
WALKER F.L.P. LIMITED PARTNERSHIP

12007 SUNRISE VALLEY DRIVE, SUITE 400
RESTON, VIRGINIA 20191-3466
TELEPHONE: (703) 648-0900



VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:

1. **LOCATION:** THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION (SE) REQUEST CONSISTS OF 83,800 SQUARE FEET (17.96 ACRES) AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 18-3 (11) PARCEL 7B AND 18-3 (11) 10 PART. THE SUBJECT PROPERTY IS LOCATED AT 12007 PARKRIDGE BOULEVARD AND IS OWNED BY WALKER FLP LIMITED PARTNERSHIP.

2. **HISTORY:** PARCEL 11B OF THE PROPERTY HAS BEEN PREVIOUSLY CLEARED AND GRADED. THERE ARE NO BUILDINGS ON THIS PORTION OF THE SITE. THIS PORTION OF THE SITE HAS PREVIOUS DEVELOPMENT APPROVAL (FOR OFFICE USE), COUNTY NUMBER 808462-87-08, WHICH WAS NOT CONSTRUCTED.

3. **COEXISTENCE PLAN:** THE SITE IS LOCATED IN LAND UNIT 1 OF THE RESTON HERDON SUBURBAN CENTER OF THE UPPER POTOMAC PLANNING DISTRICT IN AREA III AND IS SCHEDULED FOR OFFICE USE UP TO A 630 FAR.

4. **SE REQUESTS:** THE APPLICANT, WALKER FLP LIMITED PARTNERSHIP, REQUESTS APPROVAL OF A CATEGORY 9 SPECIAL EXCEPTION TO ALLOW A POSSIBLE HOTEL USE AND A CATEGORY 9 SPECIAL EXCEPTION USE TO ALLOW AN INCREASE IN BLDG HEIGHT FROM 15 FEET TO 16 FEET. THE APPLICANT IS PROPOSING TO CONSTRUCT TWO OFFICE BLDGS, WITH AN OPTION TO ALLOW A HOTEL USE IN LIEU OF ONE OFFICE BLDG, AND CONSTRUCT SURFACE AND STRUCTURED PKGS. (SEE OPTIONS A AND B, SHEETS 2 AND 3.)

5. **ENTITLED PLAN:** THE APPLICANT IS UTILIZING UNADJUDICATED (MEASURED AS 1.81) FROM OTHER PARADIGM PARCELS PREVIOUSLY APPROVED FOR THE SUBJECT SITE IN ACCORDANCE WITH A RECORD PLAT ENTITLED "PLAT SHOWING DENSITY ALLOCATION, THE OVERALL FAR FOR THE 31.81 AC PARKRIDGE DEVELOPMENT IS INCREASED AND SHALL REMAIN AT 630.

6. **PARKING:** PARKING SHALL BE PROVIDED PURSUANT TO SEC. 18-27. A PORTION OF SURFACE AND STRUCTURED PKGS. (INCLUDING WITHIN A PREEXISTING PARKING STRUCTURE AS WELL AS GENERALLY BENEATH PROPOSED BLDG. B) MAY BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO ADJUST UP OR DOWN THE PKG. QUANTITIES PRESENTED IN THE TABULATIONS PROVIDED THE FINISHED PKG. SPACES REQUIRED IN ARTICLE 18 ARE PROVIDED AND THAT THE FINISHED OPEN SPACE AND PERIPHERAL GREEN SPACES AS SHOWN ARE NOT REDUCED. THE APPLICANT FURTHER RESERVES THE RIGHT TO VARY THE AMOUNT OF SURFACE AND STRUCTURED PKG. PROVIDED THAT NO MORE THAN 50% OF SURFACE PKG. SPACES ARE CONSTRUCTED. (SEE SHEETS 2, 3, AND 13 FOR THE PKG. TABULATIONS AND PROPOSED FAR.) (BASED ON OFFICE AND OFFICE/HOTEL OPTIONS.)

7. **PARKING & ACCESS:** SITE PLAN NO. 3899-8P-01, APPROVED FOR PARKRIDGE CENTER PHASE B AND INCLUDING THE PORTION OF TAX MAP (11) 18-3(11) 10 PART INCLUDED IN THIS APPLICATION STIPULATED THAT 429 PKG. SPACES WERE REQ'D. FOR THE USE AND 118 PKG. SPACES WERE PROVIDED, YIELDING A SURPLUS OF 233 SPACES. THIS APPLICATION REQUESTS 51 SURFACE SPACES AND 118 STRUCTURED SPACES FOR A NET SURPLUS OF 76 SPACES FOR PHASE B AND RELOCATES THE 51 SPACES INTO THIS APPLICATION. SITE PLAN NO. 3899-8P-01 REQ'D. 95 PERCENT OPEN SPACE (4,809 SQ. FT.) (OR 11.4%) WAS PROVIDED. A 7,128 SQ. FT. SURPLUS, THE PROPOSED SITE IMPROVEMENTS SHOWN ON THIS APPLICATION REDUCES APPROX. 5,000 SQ. FT. OF OPEN SPACE FOR A NET SURPLUS OF APPROX. 1,633 SQ. FT. (OR 21 PERCENT) FOR PHASE B.

8. **BOUNDARY:** BOUNDARY INFORMATION WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (WGA).

9. **TOPOGRAPHY:** THE EXISTING CONDITIONS PRESENTED HEREON ARE BASED ON A FIELD RECONnaissance SURVEY DATED JANUARY 16, 2002, AND AN ALTAZACED LAND TITLE SURVEY PREPARED BY WGA, DATED MAY 2003. THE CONTOUR INTERVAL IS 2.0 FEET.

10. **ACCESS:** THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. PRESENTLY THE SITE MAINTAINS ONE (1) DRIVEWAY ENTRANCE OFF OF PARKRIDGE BOULEVARD, WHICH IS A PRIVATE ROADWAY.

11. **SPECIAL AFFINITY:** THE PLAZA AREA ADJACENT TO THE FRONT ENTRY TURN-AROUND SHALL SERVE AS THE PROJECT'S SPECIAL AFFINITY (SEE SHEETS 2 AND 3 OF 16).

12. **WATER:** PUBLIC WATER WILL BE PROVIDED BY A PROPOSED 8-INCH DIAMETER LINE LOOPED THROUGH THE SITE THAT CONNECTS TO AN EXISTING 24-INCH WATER LINE IN HUNTER HILL ROAD AND AN EXISTING 8-INCH WATER LINE IN PARKRIDGE BOULEVARD.

13. **SEWER:** SANITARY SEWER WILL BE PROVIDED BY AN EXISTING 8-INCH SEWER LINE LOCATED IN PARKRIDGE ROAD.

14. **LANDSCAPE/VEGETATION:** THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:

A. A MODIFICATION OF THE PLANTING REQUIREMENT, AS ALLOWED UNDER SEC. 18-24A3, ALONG THE EASTERN LOT LINE TO PROVIDE A COMBINATION OF ARCHITECTURAL AND LANDSCAPING ENHANCEMENTS AS SHOWN ON SHEETS 4, 5, AND 6.

B. A WAIVER OF BARRIER TYPE E, F, OR G (HOTEL) AND TYPE D OR F (OFFICE) DUE TO THE PROVISION OF ARCHITECTURAL AND LANDSCAPING ENHANCEMENTS AS SHOWN ON SHEETS 4, 5, AND 6.

C. A MODIFICATION, AS ALLOWED UNDER SEC. 18-24A3, TO ALLOW A REDUCTION OF A REQUIRED 20-FOOT TRANSITIONAL SCREEN YARD AND A 20-FOOT TRANSITIONAL SCREEN YARD ALONG A PORTION OF THE NORTHERN AND EASTERN LOT LINES TO PROVIDE A COMBINATION OF ARCHITECTURAL AND LANDSCAPING ENHANCEMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS.

D. A WAIVER OF SEC. 18-205.3 THAT REQUIRES A SERVICE DRIVE ALONG THE DULLES AIRPORT ACCESS ROAD AND TOLL ROAD.

E. A WAIVER OF SEC. 9-307 PARAGRAPH 1 TO ALLOW A BLDG. HEIGHT OF 16 FEET TO MAX. IS ALLOWED PURSUANT TO SEC. 9-307 PARAG. 1, 2, AND 3. IT SHOULD BE NOTED THAT APPROX. 16' OF THE 16' PROPOSED BLDG. HEIGHT IS REDUCED AS A PENALTY. HOWEVER, IT IS INCLUDED IN THE BLDG. HEIGHT REQUIREMENT PER SEC. 9-307 PARAG. 1A (AREA IS GREATER THAN 50% OF ROOF AREA). SEE BULK-PLATE DIAGRAMS ON SHEETS 2 AND 3.



AERIAL MAP WITH OFFICE/OFFICE OPTION N.T.S.

15. A MODIFICATION TO THE RPA PERFORMANCE CRITERIA OF THE CHEAPEST DAY PRESERVATION ORDINANCE AND PFI PROVISIONS THAT REGULATE CLEARING, GRADING, AND CONSTRUCTION WITHIN A 2009-DESIGNATED RPA PURSUANT TO SEC. 18-4-1.3 OF THE CHEAPEST DAY PRESERVATION ORDINANCE. RPA ENCROACHMENT NO. 899-48-WRPA-899-1 (DMS CORRESPONDENCE DATED 12 DECEMBER 2009) PERMITS THE PROPOSED ENCROACHMENT BECAUSE THE PROPOSED DISTURBANCE AND PREVIOUS SURFACE IS REDUCED COMPARED TO A PREVIOUSLY APPROVED PLAN OF DEVELOPMENT. ADDITIONALLY, VIA THE ABOVE REFERENCED RPA ENCROACHMENT, DMS AUTHORIZED A 2-YEAR EXTENSION TO APPROVED WATER QUALITY CONTROL. EXCEPTION NO. 899-473.

16. HUNTER HILL TRAIL, A MODIFICATION OF SECTION 11-201 PARAG. 2 TO ELIMINATE THE NATURAL SURFACE TRAIL, AND ASSOCIATED EASEMENTS ALONG THE SITE'S HUNTER HILL ROAD FRONTAGE IN FAVOR OF A 6" FINISH TRAIL AS SHOWN.

17. DULLES TOLL ROAD TRAIL, A WAIVER OF THE PLANNED COUNTY TRAIL IS REQUESTED DUE TO FUTURE TRAIL IMPROVEMENTS.

18. BOUNDARY ENCROACHMENTS, THE PROPOSED PUBLIC RD. IMPROVEMENTS (A & B) ARE IN PLACE VIA PREVIOUS SITE PLAN APPROVALS FOR THE SUBJECT PROPERTY. THE COMPREHENSIVE PLANS RECOMMENDATION FOR HUNTER HILL RD. TO BE OF A FOUR LANE CONFIGURATION ALONG THE SITE'S FRONTAGE CAN BE ACHIEVED WITHIN THE EXISTING AVAILABLE ROW. (SEE SHEET 8.) THE PROPOSED IMPROVEMENTS SHOWN ON THE B.L.P. ON-SITE ALONG HUNTER HILL RD. ARE BASED ON THE ULTIMATE ROAD (4 LANE CONFIGURATION) FOR HUNTER HILL RD. INCLUDING THE RESERVATION AREA. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT PERPENDICULAR PARKING ALONG THE HUNTER HILL RD. FRONTAGE AS AN INTERIM CONDITION AS LONG AS THE 25' TRAIL SCREENING SETBACK IS PROVIDED (PER THE REQUESTED MODIFICATION IN GENERAL NOTE NO. 8 ABOVE).

19. TRAILS, A FOUR (4) FOOT WIDE ASPHALT TRAIL EXISTS ALONG A PORTION OF THE SITE'S SOUTHERN HUNTER HILL ROAD FRONTAGE. THE COUNTYWIDE TRAILS PLAN REQUIRES A FINISH SURFACE TRAIL AND A NATURAL SURFACE TRAIL (FOR EQUESTRIAN USE) IN THIS AREA. THE COUNTYWIDE TRAILS PLAN ALSO REQUIRES A MAJOR COUNTYWIDE TRAIL ALONG THE SITE'S NORTHERN BOUNDARY. SEC. 8-0202.3 OF THE PFI SPECIFIES THAT A MAJOR TRAIL IS 8 FEET IN WIDTH WITHIN A 12 FOOT-WIDE TRAIL EASEMENT.

20. SW, 2nd STORY WATER MANAGEMENT (SWPM) FOR WATER QUANTITY AND QUALITY HAS BEEN PROVIDED BY THE EXISTING PARKRIDGE POND LOCATED ON THE SOUTHERN EDGE OF THE SITE. THIS POND WAS DESIGNED TO INCLUDE STORM WATER RUNOFF FROM THE SUBJECT SITE. SEE SHEET 1 OF 2.

21. REZONING, THE ONLY RPA AFFECTING THE SITE AT THE TIME OF INITIAL SUBMITTAL WAS THE CROSS-HATCHED AREA DERIVED ON SHEETS 2 & 3. SUBSEQUENT TO THE APPLICANT'S INITIAL SUBMISSION IN 2009 THE RPA WAS ADJUSTED TO INCLUDE ADDITIONAL AREA AS SHOWN. THIS ADDITIONAL AREA IS ACCOMPANIED IN GENERAL NOTE NO. 18 ON THIS SHEET.

22. CLEARING & GRADING, THE ENTIRE SITE WILL GENERALLY BE CLEARED AND GRADED, WITH THE EXCEPTION OF THE SWM POND AND RPA AREA AND THE EXISTING VEGETATION LYING ON THE NORTHERN AND EASTERN SIDES OF THE PROPERTY THAT MAY BE USED FOR SCREENING PURPOSES. EROSION WILL ALSO BE MADE, WHERE FEASIBLE, TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION SURROUNDING THE SWM POND.

23. LIGHTING/SCREENING, LAYOUT OF SITE LIGHTING WILL CONFORM TO THE PROVISIONS OF ART. 14 (PERFORMANCE STANDARDS) WITH SPECIFIC CONSIDERATION GIVEN TO HILL CUT-OFF RIVULETS NO. 48 TO MINIMIZE OFF-SITE GLARE. NO SOUNDWALLS ARE PROPOSED.

24. GRAVES, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO EXISTING GRAVES, STRUCTURES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.

25. HAZARD, TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS PARTS 164.307A AND 300, COMPROMISEMENT OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 46, CODE OF FEDERAL REGULATIONS PART 160) ON STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND ON THE SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

26. OWNERSHIP, A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

27. SIGNAGE, ALL SIGNS SHALL CONFORM WITH ARTICLE D OF THE ZONING CODE. SEE SHEETS 2 & 3 REGARDING POSSIBLE PROJECT ENTRY SIGN LOCATIONS.

28. DEVELOPMENT SCHEDULE, THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.

29. MINOR MODIFICATIONS, THE BUILDING FOOTPRINTS AND PARKING/PLAZA GEOMETRY REFLECTED HEREIN MAY BE MODIFIED WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN PROVIDED THERE IS NO INCREASE IN FLOOR REDUCTIONS IN OPEN AREA, AND CHANGES TO PERIMETER BUILDING SETBACKS.

30. EXIST. AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED UNDER SEPARATE COVER SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,000 SQUARE FEET.

LIST OF DRAWINGS

- COVER SHEET
- SPECIAL EXCEPTION PLAT - OFFICE/OFFICE OPTION (A)
- SPECIAL EXCEPTION PLAT - OFFICE/HOTEL OPTION (B)
- ILLUSTRATIVE LANDSCAPE PLAN (OPTION A)
- ILLUSTRATIVE LANDSCAPE PLAN (OPTION B)
- HUNTER MILL ROAD R.O.W. & CROSS-SECTION
- STORMWATER MANAGEMENT EXHIBIT
- TYPICAL ARCHITECTURAL ELEVATIONS - BUILDING A
- TYPICAL ARCHITECTURAL ELEVATIONS - BUILDING B
- TYPICAL ARCHITECTURAL ELEVATION - HOTEL
- SHADOW STUDIES
- OFFSITE VIEWS
- SCREENING ALTERNATIVE



SCALE: 1" = 100'



William H. Gordon Associates, Inc.

Engineers-Land Planners-Landscape Architects-Surveyors

4501 DALY DRIVE, CHANTILLY, VIRGINIA 22021

(703) 263-1900

FEBRUARY 23, 2005
REV. MAY 27, 2005
REV. FEBRUARY 17, 2006
REV. MARCH 27, 2006
REV. JUNE 14, 2006
REV. JUNE 28, 2006



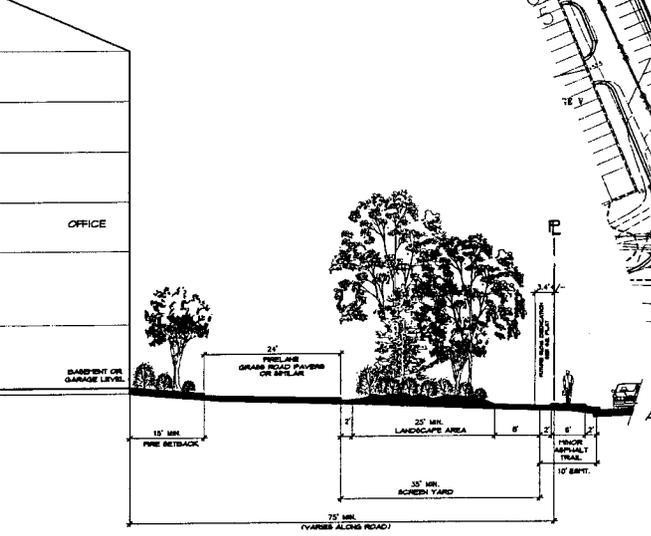


LEGEND

- SHADE TREE/ COLUMNAR TREE
(e.g. Oak, Sycamore, Maple, Ash)
- ORNAMENTAL TREE
(e.g. Red Bud, Dogwood, Cherry, Serviceberry)
- EVERGREEN TREE
(e.g. Norway Spruce, Austrian Pine, Leyland Cypress, Cedar)
- LARGE SHRUB (5'-8')
(e.g. Viburnum, Winter Holly, Korean Lilac, Euonymus)
- MEDIUM SHRUB (2'-4')
(e.g. Holly, Inkberry, Spiraea, Holly)
- PERENNIALS/ GRASSES/ GROUNDCOVERS
(e.g. Daylily, Fountain grass, Wintercreeper)
- PROPOSED TREELINE

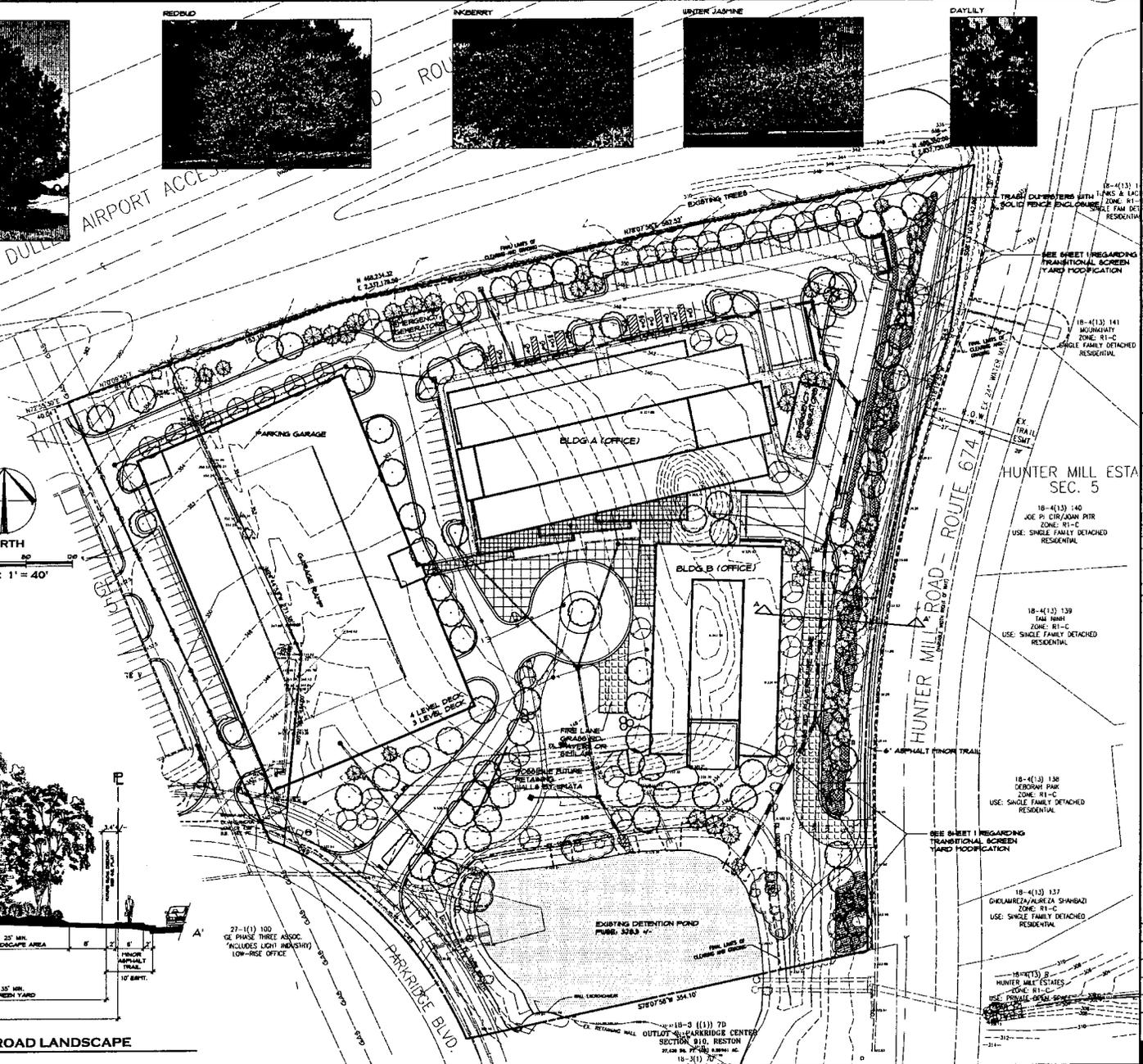


SCALE: 1" = 40'



SECTION A-A' - TYPICAL HUNTER MILL ROAD LANDSCAPE

SCALE: 1" = 10'4"



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 10011 Old Dominion Blvd., Suite 200
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 WWW: www.williamh.com
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

WILLIAM H. GORDON ASSOCIATES, INC.
 CONSULTANT

SEAL
 WILLIAM H. GORDON
 LICENSE NO. 1001104

REVISIONS

MAY 27, 2005	JUNE 14, 2006
FEBRUARY 17, 2006	JUNE 28, 2006
MARCH 27, 2006	

ILLUSTRATIVE LANDSCAPE PLAN - (OPTION A')

PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE FEB. 23, 2005

DRAWN MHJ

CHECKED SEG

JOB # 0349-1301

CAD FILE 0149-LSoffices25.dwg

SHEET # 4 OF 13

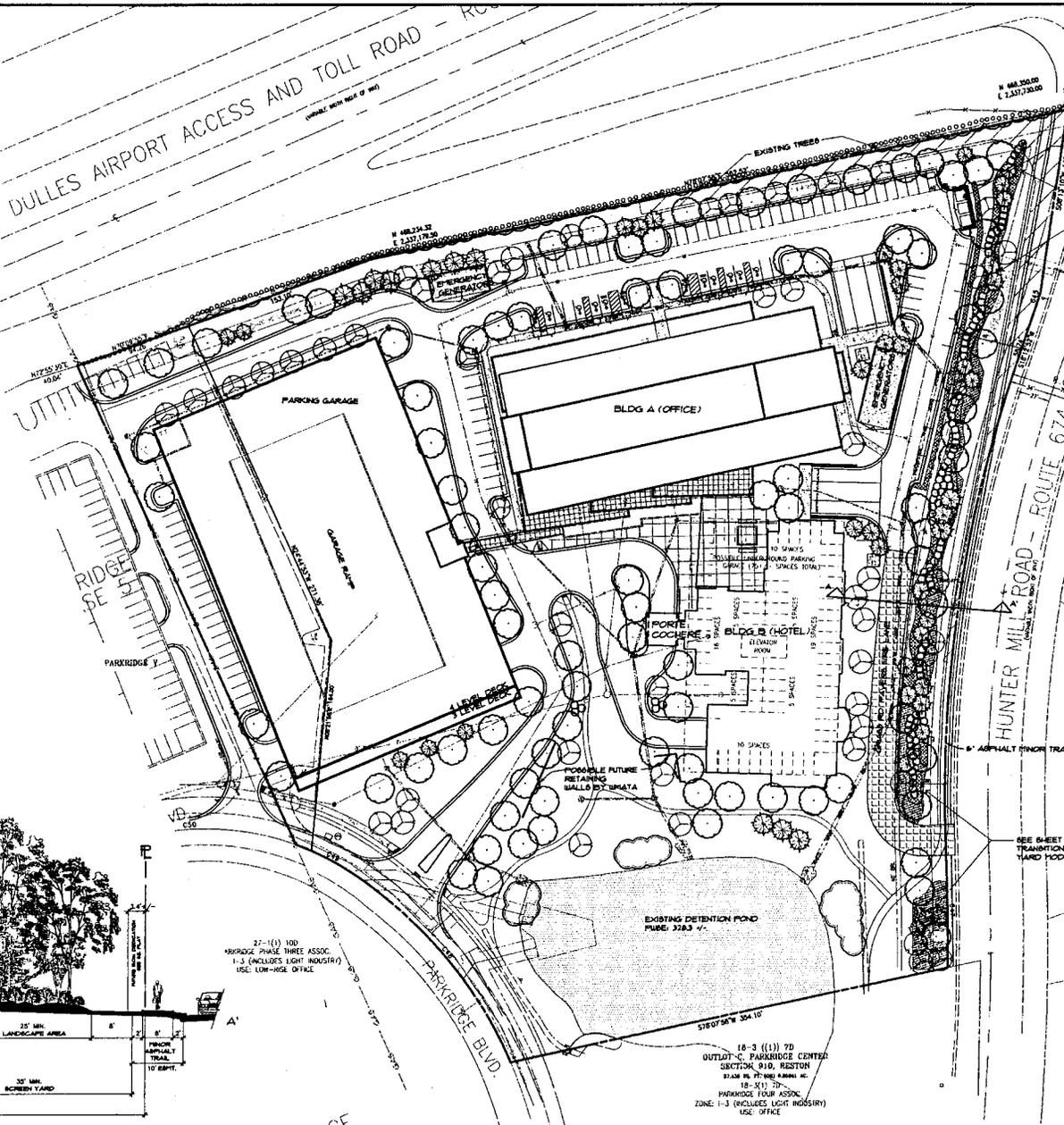


NORTH

SCALE: 1" = 40'

LEGEND

- SHADE TREE/ COLUMNAR TREE
(e.g. Oak, Sycamore, Maple, Ash)
- ORNAMENTAL TREE
(e.g. Red Bud, Dogwood, Cherry, Serviceberry)
- EVERGREEN TREE
(e.g. Norway Spruce, Austrian Pine, Leyland Cypress, Cedar)
- LARGE SHRUB (5'-8')
(e.g. Viburnum, Winter Holly, Korean Lilac, Euonymus)
- MEDIUM SHRUB (2'-4')
(e.g. Holly, Inkberry, Spirea, Holly)
- PERENNIALS/ GRASSES/ GROUNDCOVERS
(e.g. Daylily, Fountain grass, Wintercreeper)
- PROPOSED TREELINE



HUNTER MILL ESTATE
SEC. 5

18-4(13) 140
JULY PL CITY/QUAN PRR
ZONE: R1-C
USE: SINGLE FAMILY DETACHED RESIDENTIAL

18-4(13) 136
3RD FRONT
ZONE: R1-C
USE: SINGLE FAMILY DETACHED RESIDENTIAL

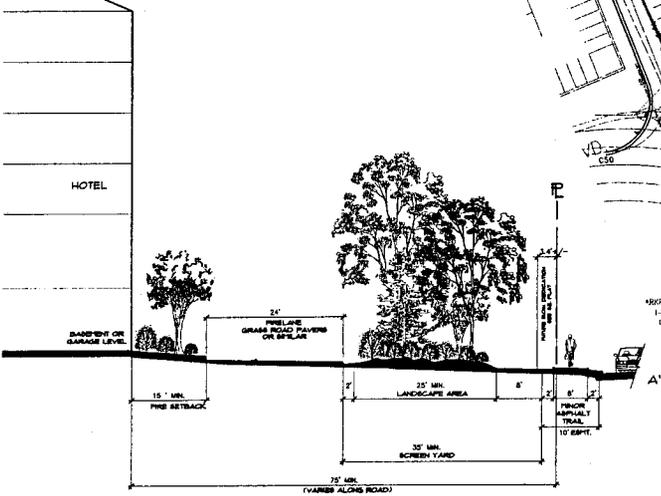
18-4(13) 138
DEBORAH PARK
ZONE: R1-C
USE: SINGLE FAMILY DETACHED RESIDENTIAL

18-4(13) 137
GHOUANTEL/ALEXIA SHIMBARI
ZONE: R1-C
USE: SINGLE FAMILY DETACHED RESIDENTIAL

18-4(13) P
HUNTER MILL ESTATES
ZONE: R1-C
USE: PRIVATE OPEN SPACE

18-3 ((13)) 7D
OUTLET-C, PARKRIDGE CENTER
SECTION 01B, RESTON
ESTABL BY 77-0421 RANMI, INC.
18-S(1) 7D
PARKRIDGE TOWN ASSOC.
ZONE: 1-3 (INCLUDES LIGHT INDUSTRY)
USE: OFFICE

27-1(1) 10D
HORIZON PAVEMENT THREE ASSOC.
1-3 (INCLUDES LIGHT INDUSTRY)
USE: LOW-RISE OFFICE



SECTION A-A' - TYPICAL HUNTER MILL ROAD LANDSCAPE

SCALE: 1" = 10'-0"

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Cherry Hill, VA 20151
Tel: 703-253-0760 Fax: 703-253-0768
ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

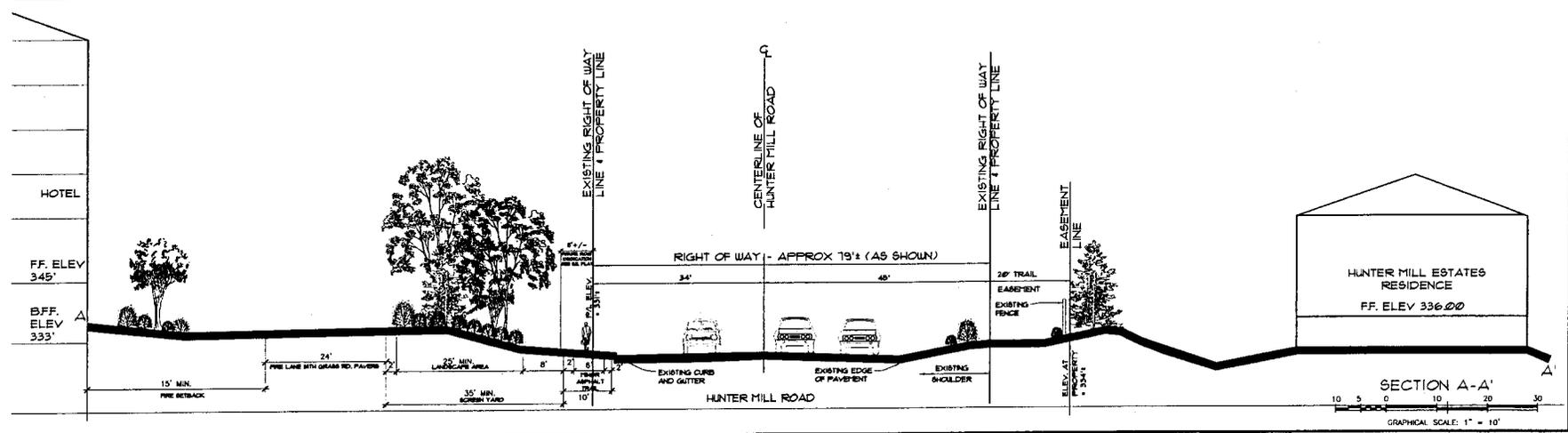
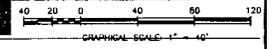
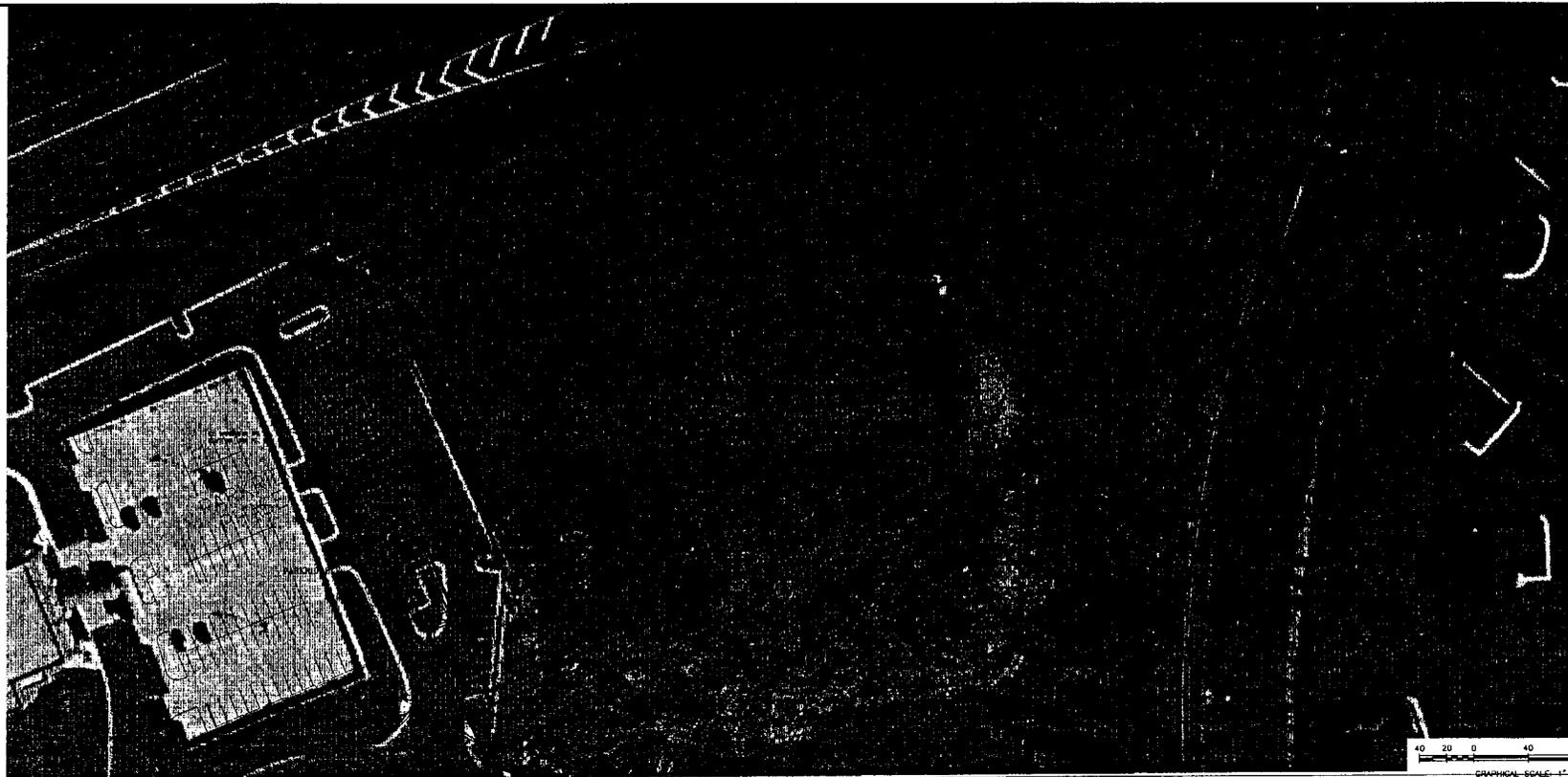
SURVEY
WILLIAM H. GORDON ASSOCIATES, INC.
CONSULTANT



REVISIONS
MAY 27, 2005
FEBRUARY 17, 2006
MARCH 27, 2006
JUNE 14, 2006
JUNE 28, 2006

ILLUSTRATIVE LANDSCAPE PLAN - (OPTION 'B')
PARKRIDGE VI
HUNTER MILL DISTRICT
Fairfax County, Virginia

DATE: FEB. 21, 2005
DRAWN: MHJ
CHECKED: SHG
JOB #: 0349-1301
CAG FILE: 0349-LSH01s25.dwg
SHEET #: 5 OF 13



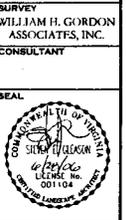
HUNTER MILL ROAD R.O.W. & CROSS-SECTION

PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE: FEB. 23, 2005
 DRAWN: ITW
 CHECKED: BAC
 JOB #: 0349.1301
 CAD FILE: 0349-X SECT.dwg
 SHEET #: 6 OF 13

William H. Gordon Associates, Inc.
 WILLIAM H. GORDON ASSOCIATES, INC.
 CONSULTANT

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 CHERRYVALE
 CHERRYVALE, VA 20116
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REVISIONS

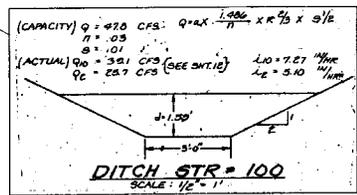
MAY 27, 2005
FEBRUARY 17, 2006
MARCH 17, 2006
JUNE 14, 2006
JUNE 28, 2006

PORT ACCESS AND TOLL ROAD - ROUTE 267

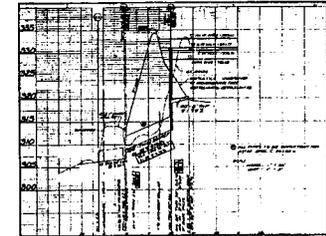
PARKRIDGE PHASE 5

HUNTER MILL ROAD - ROUTE 674

PARKRIDGE BOULEVARD



B TYP. SECTION OUTFALL DITCH
SCALE: N.T.S.



C OUTFALL-STORM DET. POND
SCALE: N.T.S.

STORMWATER MANAGEMENT AND BMP NARRATIVE

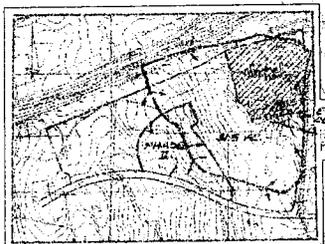
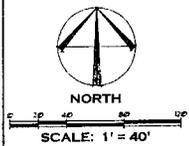
STORMWATER MANAGEMENT (SWM) AND WATER QUALITY (BMP) ARE PROVIDED FOR PARKRIDGE SIX BY AN EXISTING WET POND LOCATED ALONG THE SOUTHERN PORTION OF THE SITE AS SHOWN ON THE SPECIAL EXCEPTION. THIS POND WAS CONSTRUCTED IN THE 1990S WITH A SITE PLAN FOR PARKRIDGE THREE (CV 18949) AND THE POND HAS BEEN DESIGNED USING THE RATIONAL METHOD AND PROVIDES SWM DETENTION FOR THE 2 YEAR AND 10 YEAR STORM EVENTS FOR THE ENTIRE PORTION OF THE PARKRIDGE DEVELOPMENT THAT DRAINS TO IT WHICH IS APPROXIMATELY 31.1 ACRES. PARKRIDGE SIX IS INCLUDED IN THAT ACREAGE.

THE AREA SHOWN ON THIS PLAN LABELED "POSSIBLE SWM LAYOUT AREA FOR WHATAS CONSTRUCTION" IS IN RESPONSE TO WHATAS DESIRE TO PROVIDE STORMWATER MANAGEMENT (SWM) IN THIS W/NTY TO SERVE THE PLANNED W/NTY EXTENSION ALONG THE OAKLEYS CORRIDOR. THIS DEVELOPMENT SHALL GRANT AN EASEMENT TO WHATAS SO THEY MAY CONSIDER EXPANDING THE EXISTING POND TO PROVIDE SWM FOR THEIR NEEDS. HOWEVER, THAT WOULD BE AT WHATAS COST AND THEY WOULD BE REQUIRED TO OBTAIN THE PROPER REGULATORY PERMITS FOR THAT WORK.

THE APPROXIMATE VOLUME OF STORAGE FOR DETENTION IS 236,000 CU. FT. THE POND CONTAINS A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY SINCE THE ENTIRE POND EMBANKMENT WAS ORIGINALLY CONSTRUCTED IN PILE.

WATER QUALITY (BMP) NARRATIVE: WATER QUALITY IN THE PORT OF BMP IS PROVIDED FOR PARKRIDGE SIX IN THE EXISTING WET POND LOCATED ON SITE. THE POND WAS CONSTRUCTED WITH PARKRIDGE THREE (CV 18949) AND THE POND PROVIDES APPROXIMATELY 24,700 CU. FT. OF WET VOLUME WHICH IS MORE THAN HALF THE VOLUME OF THE REQUIRED BMP DETENTION. THEREFORE, THE POND IS CONSIDERED ADEQUATE FOR BMP AND WILL PROVIDE MORE THAN THE REQUIRED 40% PHOSPHORUS REMOVAL.

ADEQUATE STORMWATER OUTFALL: THE DOWNSTREAM STORMWATER OUTFALL IS CONSIDERED ADEQUATE SINCE THE SWM POND DETAINS STORMWATER RUNOFF FOR THE 2 YEAR AND 10 YEAR STORM EVENTS TO THE PROPOSED PILE FOUNDATION FOR THE PARK. ADDITIONALLY, IN THE EARLY 1990S, VDOT CONSTRUCTED A 40 INCH STORM PIPE ALONGS HUNTER MILL ROAD TO IMPROVE THE ADEQUACY OF THE STORMWATER WITH THE CONSTRUCTION OF THE WIDENING OF HUNTER MILL ROAD.



A DRAINAGE DIVIDE-HUNTER MILL RD. OUTFALL
SCALE: 1" = 50'

William H. Gordon Associates, Inc.
4500 DOW ROAD, SUITE 200
DALLAS, TEXAS 75244
PHONE 972-251-1000
FACSIMILE 972-251-1000
WWW.WHGORDON.COM

SURVEYOR
WILLIAM H. GORDON ASSOCIATES, INC.
CONSULTANT

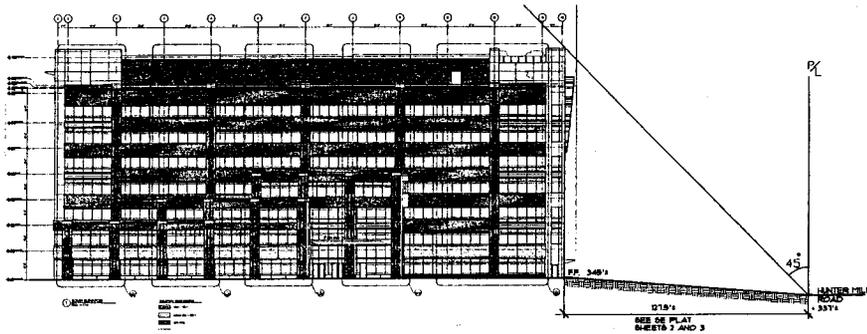


REVISIONS
MAY 27, 2005
FEBRUARY 17, 2006
MARCH 27, 2006
JUNE 14, 2006
JUNE 28, 2006

STORMWATER MANAGEMENT EXHIBIT
PARKRIDGE VI
HUNTER MILL DISTRICT
Fairfax County, Virginia

DATE: FEB. 23, 2005
DRAWN: MHH
CHECKED: SPG
JOB #: 0349-1301
CAD FILE: 0349-SWM.dwg
SHEET # 7 OF 13

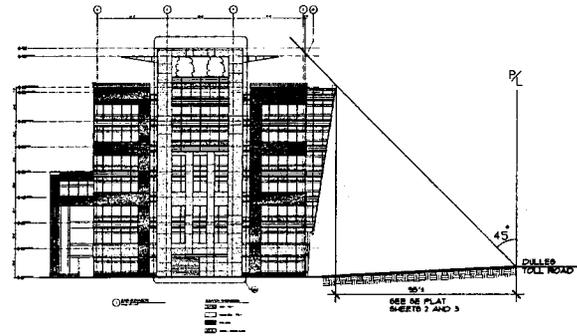
The building information is for illustrative purposes only and is subject to modifications based on the final building design prior to building permit.



BUILDING 'A': SOUTH ELEVATION

NOTE: OFFICE BUILDING

SCALE: N.T.S.



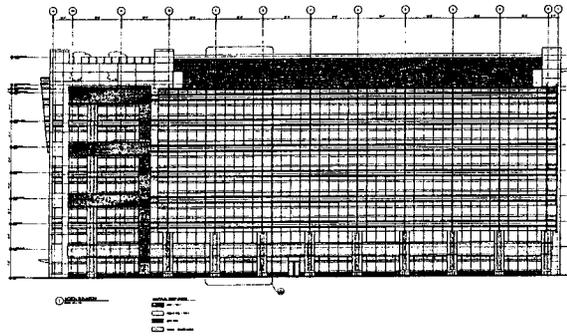
BUILDING 'A': EAST ELEVATION

NOTE: OFFICE BUILDING

ARCHITECTURAL ELEVATION IS DESIGNED TO STEP BACK TO COMPLY WITH 45 DEGREE BULK PLANE REQUIREMENTS.

SCALE: N.T.S.

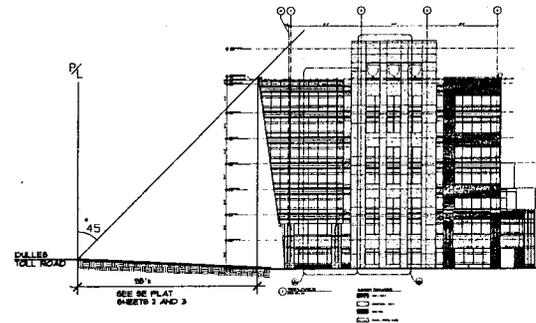
The building information is for illustrative purposes only and is subject to modifications based on the final building design prior to building permit.



BUILDING 'A': NORTH ELEVATION

NOTE: OFFICE BUILDING

SCALE: N.T.S.



BUILDING 'A': WEST ELEVATION

NOTE: OFFICE BUILDING

ARCHITECTURAL ELEVATION IS DESIGNED TO STEP BACK TO COMPLY WITH 45 DEGREE BULK PLANE REQUIREMENTS.

SCALE: N.T.S.

William H. Gordon Associates, Inc.
 4501 Bay Drive
 Suite 101
 Phone 703-263-1800
 Fax 703-263-1875
 ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

SURVEY
 WILLIAM H. GORDON
 ASSOCIATES, INC.
 CONSULTANT



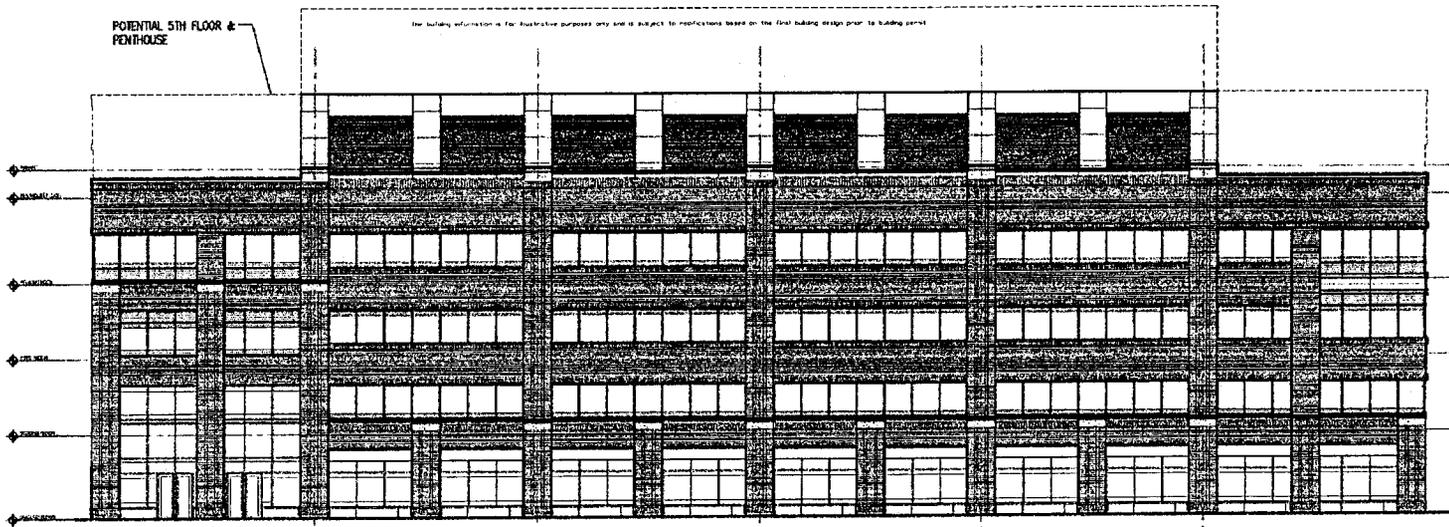
REVISIONS
 MAY 27, 2005
 FEBRUARY 17, 2006
 MARCH 27, 2006
 JUNE 14, 2006
 JUNE 28, 2006

Architectural Elevations prepared by
HICKOK COLE ARCHITECTS
 TYPICAL ARCHITECTURAL ELEVATIONS

PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE FEB. 23, 2005
 DRAWN MHM/OFS
 CHECKED SEG
 JOB # 0349-1301
 CAD FILE 0349-ARCH-ELEV
 SHEET # 8 OF 13

"FOR INFORMATIONAL PURPOSES ONLY"



1 PARKRIDGE VII
SCALE: 1/16" = 1'-0"

NOTE: FINAL ELEVATIONS, No. OF FLOORS, AND EXACT BUILDING HEIGHT OF OFFICE BLDG.

William H. Gordon Associates, Inc.
 1000 North 17th Street, Suite 200
 Fairfax, VA 22031
 PHONE: 703-263-1900
 FAX: 703-263-1901
 ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS

SURVEY
 WILLIAM H. GORDON
 ASSOCIATES, INC.
 CONSULTANT

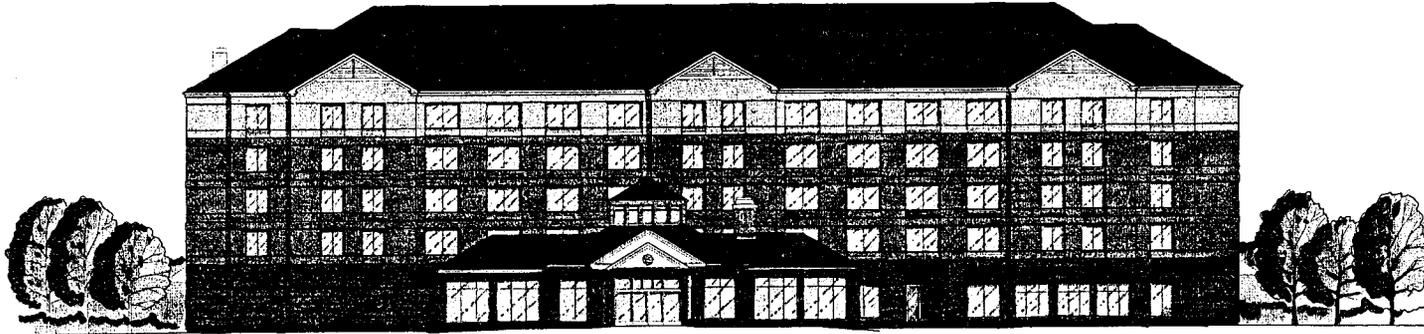


REVISIONS
 MAY 27, 2005
 FEBRUARY 17, 2006
 MARCH 27, 2006
 JUNE 14, 2006
 JUNE 28, 2006

TYPICAL WEST ARCH. ELEVATION - OFFICE No. 2

PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE	FEB. 23, 2005
DRAWN	MHJ
CHECKED	SEB
JOB #	0349-1301
CAD FILE	0349-02Elev.dwg
SHEET #	9 OF 13



① FRONT ELEVATION
3/32" = 1'-0"

"FOR INFORMATIONAL PURPOSES ONLY"

SCALE: N.T.S.



② SIDE ELEVATION
3/32" = 1'-0"

SCALE: N.T.S.

NOTE: FINAL ELEVATIONS OF HOTEL SUBJECT TO CHANGE DUE TO UNKNOWN HOTEL USER

"FOR INFORMATIONAL PURPOSES ONLY"

William H. Gordon Associates, Inc.
4501 Dory Drive
Falls Church, VA 22041
PHONE 703-283-1100
FAX 703-283-0788
DESIGNS - SERVICES - PLANNING - CONSTRUCTION PROJECTS

SURVEY
WILLIAM H. GORDON
ASSOCIATES, INC.
CONSULTANT

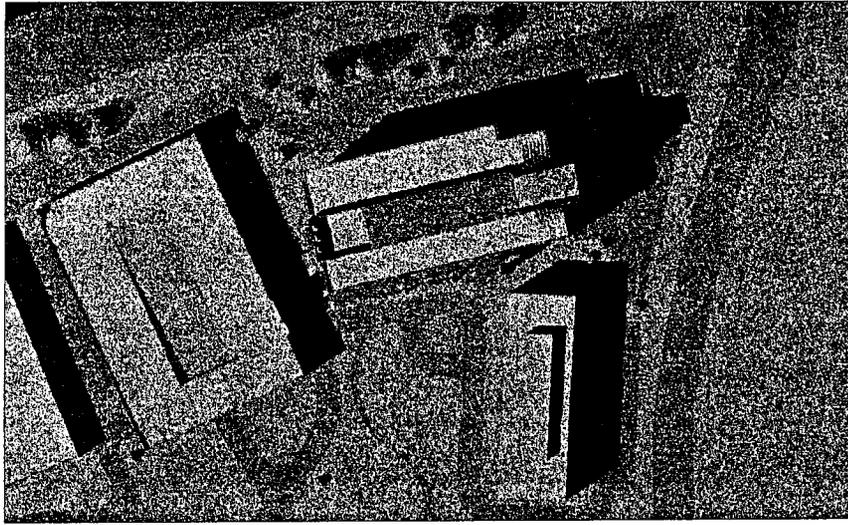


REVISIONS

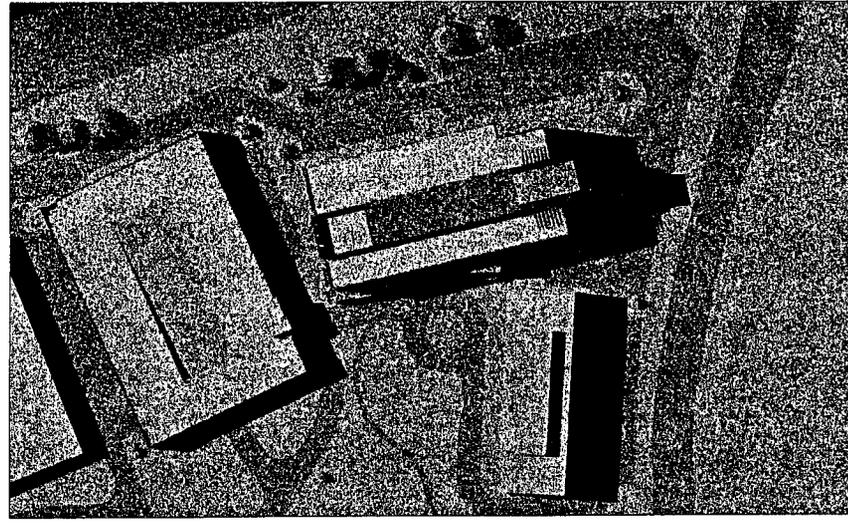
MAY 27, 2005
FEBRUARY 17, 2006
MARCH 27, 2006
JUNE 14, 2006
JUNE 28, 2006

TYPICAL ARCHITECTURAL ELEVATION - HOTEL
PARKRIDGE VI
HUNTER MILL DISTRICT
Fairfax County, Virginia

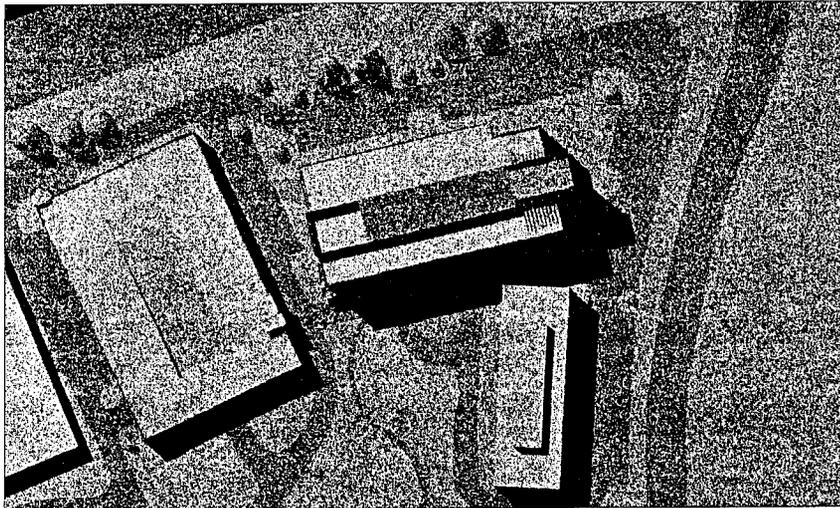
DATE	FEB. 23, 2005
DRAWN	MJJ
CHECKED	SEG
JOB #	0349-1301
CAD FILE	0349-HElev.dwg
SHEET #	10 OF 13



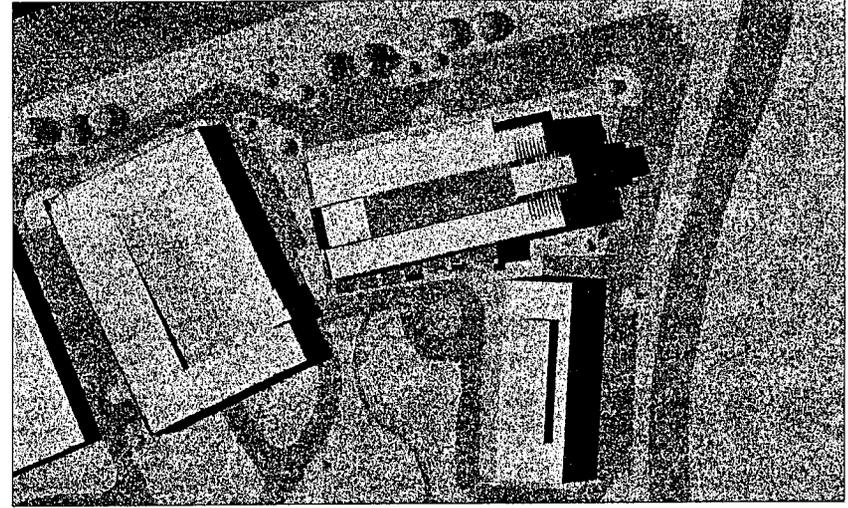
SHADOW STUDY - JANUARY



SHADOW STUDY - APRIL



SHADOW STUDY - JULY



SHADOW STUDY - OCTOBER

PREPARED BY HICKOK COLE ARCHITECTS

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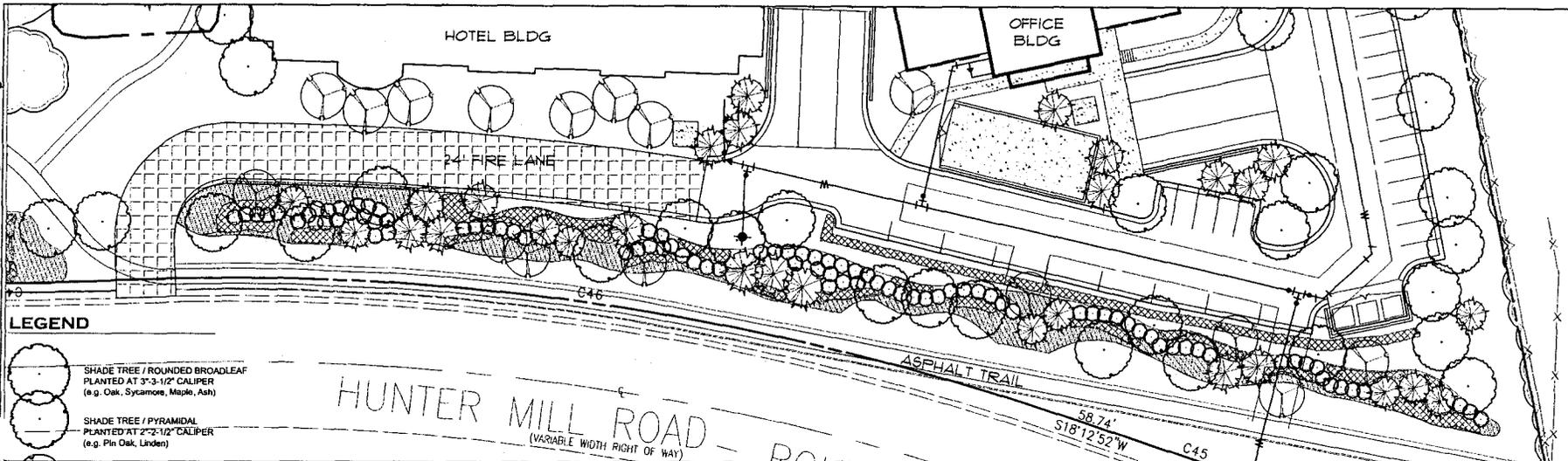


REVISIONS
 MAY 27, 2005
 FEBRUARY 17, 2006
 MARCH 27, 2006
 JUNE 14, 2006
 JUNE 28, 2006

SHADOW STUDY

PARKRIDGE VI
 HUNTER HILL DISTRICT
 Fairfax County, Virginia

DATE FEB. 23, 2005
 DRAWN BAC
 CHECKED SHG
 JOB # 0349-1301
 CAD FILE 0349-ShadowStudy.dwg
 SHEET # 11 OF 13

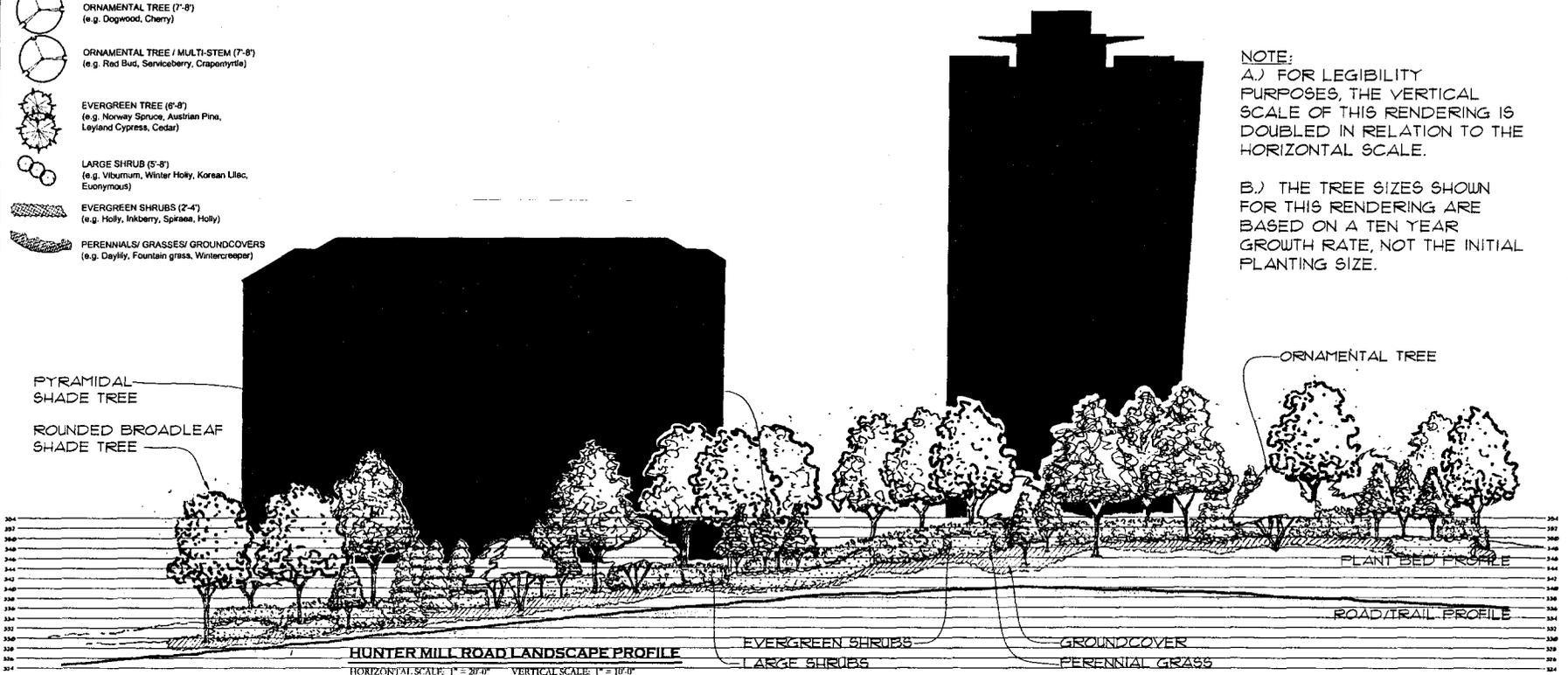


LEGEND

- SHADE TREE / ROUNDED BROADLEAF
PLANTED AT 3"-3-1/2" CALIPER
(e.g. Oak, Sycamore, Maple, Ash)
- SHADE TREE / PYRAMIDAL
PLANTED AT 2"-2-1/2" CALIPER
(e.g. Pin Oak, Linden)
- ORNAMENTAL TREE (7'-8')
(e.g. Dogwood, Cherry)
- ORNAMENTAL TREE / MULTI-STEM (7'-8')
(e.g. Red Bud, Serviceberry, Crapemyrtle)
- EVERGREEN TREE (6'-8')
(e.g. Norway Spruce, Austrian Pine, Leyland Cypress, Cedar)
- LARGE SHRUB (5'-8')
(e.g. Viburnum, Winter Holly, Korean Lilac, Euonymus)
- EVERGREEN SHRUBS (2'-4')
(e.g. Holly, Inkberry, Spiraea, Holly)
- PERENNIALS/GRASSES/GROUNDCOVERS
(e.g. Daylily, Fountain grass, Wintercreeper)

- PYRAMIDAL SHADE TREE
- ROUNDED BROADLEAF SHADE TREE

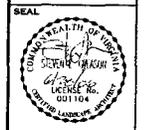
NOTE:
 A.) FOR LEGIBILITY PURPOSES, THE VERTICAL SCALE OF THIS RENDERING IS DOUBLED IN RELATION TO THE HORIZONTAL SCALE.
 B.) THE TREE SIZES SHOWN FOR THIS RENDERING ARE BASED ON A TEN YEAR GROWTH RATE, NOT THE INITIAL PLANTING SIZE.



HUNTER MILL ROAD LANDSCAPE PROFILE
 HORIZONTAL SCALE: 1" = 20'-0" VERTICAL SCALE: 1" = 10'-0"

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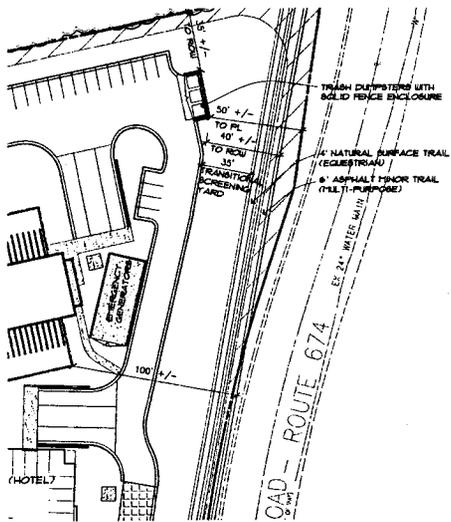


REVISIONS

MAY 27, 2005
FEBRUARY 17, 2006
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JUNE 14, 2006
JUNE 28, 2006

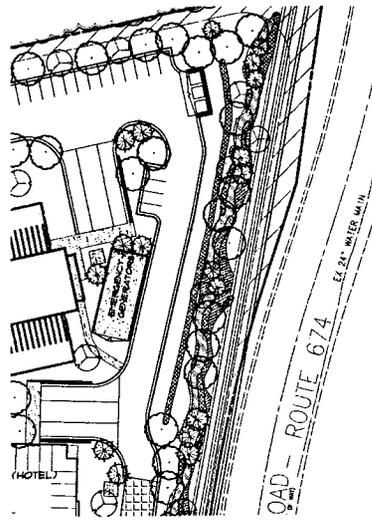
OFFSITE VIEWS
PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE FEB. 23, 2005
DRAWN SAM
CHECKED SEG
JOB # 0349-1301
CAD FILE 0349-Render X-Section.dwg
SHEET # 12 OF 13

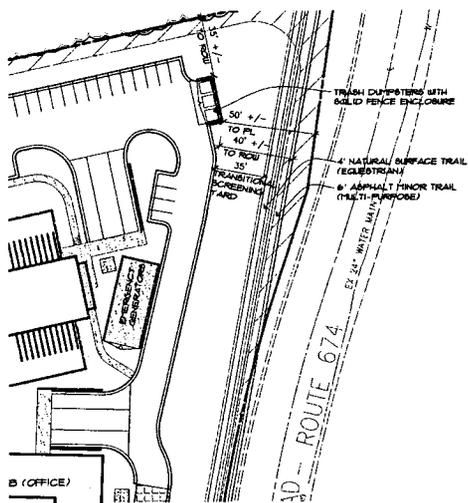


OFFICE/HOTEL OPTION B: NATURAL SURFACE AND MINOR TRAIL

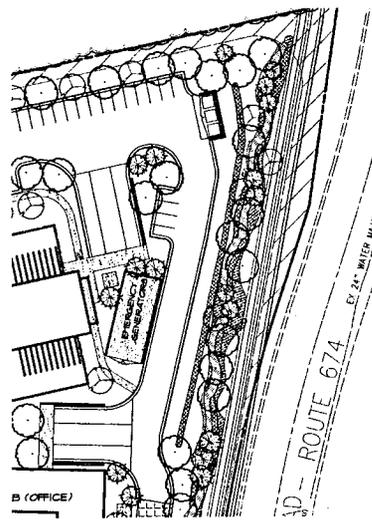
PARKING: OVERALL SITE SURFACE PARKING PROVIDED WILL BE REDUCED FROM 95 +/- SPACES TO 84 +/- SPACES TO YIELD A TOTAL OF 1,094 +/- SPACES



ALTERNATIVE SPECIAL EXCEPTION LANDSCAPING FOR THE HOTEL: NO PARALLEL PARKING BUT HAS THE EQUESTRIAN TRAIL AND THE MULTI-PURPOSE TRAIL.



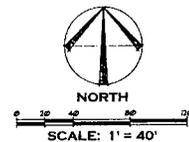
OFFICE/OFFICE OPTION A: NATURAL SURFACE AND MINOR TRAIL



OFFICE/OFFICE OPTION A: LANDSCAPING

NOTE:
 (1) THE APPLICANT WILL PROVIDE A MINIMUM 35 FOOT TRANSITIONAL SCREEN YARD. THE PLAN DEPICTS THE BUFFER YARD AND PLANTING IN THE EVENT BOTH THE 4' NATURAL SURFACE TRAIL AND 6' MINOR TRAIL ARE PROVIDED.

(2) SEE GENERAL NOTE #15-G, SHEET I REGARDING A MODIFICATION OF THE NATURAL SURFACE TRAIL.



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 CONSULTANT



REVISIONS

MAY 27, 2005
FEBRUARY 17, 2006
MARCH 27, 2006
JUNE 14, 2006
JUNE 28, 2006

SCREENING ALTERNATIVE
PARKRIDGE VI
 HUNTER MILL DISTRICT
 Fairfax County, Virginia

DATE	FEB. 23, 2005
DRAWN	BAC
CHECKED	SEGG
JOB #	0349-1301
CAD FILE	0349-SEPLAT-VIGN.dwg
SHEET #	13 OF 13

APPROVED DEVELOPMENT CONDITIONS

SE 2005-HM-010

July 31, 2006

If it is the intent of the Board of Supervisors to approve SE 2005-HM-010 located at 10750 Parkridge Boulevard, Tax Map 18-3 ((1)) 7B, 7G part, for an increase in building height and hotel, pursuant to Sects. 5-304 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Plat Parkridge VI," prepared by William H. Gordon Associates, Inc. and dated February 23, 2005, as revised through June 28, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum height of Building A shall be limited to that depicted on the SE Plat, with no more than 25% of the roof area reaching the maximum height of 123 feet.
5. Irrespective of the notes on the SE Plat, the architecture for the proposed buildings shall be in substantial conformance with the elevations shown on the SE Plat, provided that the applicant may revise the architecture of Building B only if such revisions are submitted to the Planning Commission for administrative review and approval.
6. The building materials and colors utilized for the second of the two buildings constructed (Building A or B) shall be consistent with those used in the first building constructed, as demonstrated to DPWES at the time of building permit approval.
7. The height of Building B shall not exceed 75 feet, as allowed by the Zoning Ordinance.
8. As depicted on the SE Plat, the Floor Area Ratio shall not exceed 0.5 as measured on the entire land area approved under the Density Allocation Plat entitled "Plat Showing Density Allocation for a portion of Parkridge Center, Part of Section 910, Reston," prepared by William H. Gordon Associates, Inc. and dated August 19, 2005.
9. Prior to site plan approval, the Applicant shall provide a noise study, and implement any recommendations of that study, to demonstrate that the outdoor generator shown on the SE Plat on the east side of Building A (adjacent to Hunter Mill Road) will comply with the

performance standards for noise set by Section 14-700 of the Zoning Ordinance, and that the noise levels at the eastern property boundary will not exceed the ambient decibel level from adjacent traffic and other sources.

10. Any outdoor generators shall be completely shielded, and such shielding shall be constructed of the same materials found on the associated building. Prior to Building Permit approval, architecture for the generator shielding shall be submitted to the Reston Architectural Review Board for review and approval.
11. The nine parallel parking spaces shown on the east side of Building A, adjacent to Hunter Mill Road shall not be constructed, and shall instead be developed as landscaped open space, as shown on Sheet 13 of the SE Plat, subject to approval by Urban Forest Management.
12. All trails as required by the Comprehensive Plan shall be provided, as long as the trail along the Dulles International Airport Access and Toll Road can be located within existing right-of-way.
13. At the time of site plan approval, a public access easement shall be recorded across the trails located along Hunter Mill Road.
14. Any office building developed on-site shall provide secure bike parking and showers for tenants/employees.
15. Subject to approval by the property owner and Fairfax County DOT, the applicant shall provide pedestrian access to the bus stop located on the western side of Hunter Mill Road. Such access shall consist of a trail connection to the internal trail with a public access easement, and a solid surface pad at the bus stop, extending to the curb.
16. Prior to site plan approval, funds shall be escrowed towards a traffic signal at the eastern intersection of Sunrise Valley Drive and Parkridge Boulevard, in an amount determined by DPWES to equal a 50% share of the cost of such signal.
17. That area shown on the SE Plat as "Reserved for future ROW dedication" shall be dedicated to the Board of Supervisors in fee simple and at no cost at the time of Site Plan approval, or upon demand, whichever occurs first.
18. The "roof element" shown on the top of Building A shall not be a lighted feature, except that such lights which are necessary for use as an outdoor recreational space may be provided. Any such lights shall be bollard style or wall mounted and inwardly directed, so as to not cause glare off of the site.

Stormwater Management Pond

19. Prior to site plan approval, adequate outfall for the proposed development to the standards required in the Zoning Ordinance and the Public Facilities Manual shall be demonstrated for the stormwater management pond. The applicant shall construct any such improvements required by DPWES to achieve adequate outfall, so long as any such on-site improvements are in substantial conformance with the SE Plat. Any on-site improvements which are not deemed to be in substantial conformance with the SE Plat shall require a special exception amendment.

20. At such time as a Full Funding Grant Agreement (FFGA) for the first phase of the Dulles Corridor Metrorail Project (DCMP) or its equivalent is in place, or upon demand by the Board of Supervisors, whichever occurs first, any easements required to allow the use of the existing pond for water from the DCMP shall be provided, so long as such easements are in substantial conformance with the SE Plat. This shall include the provision of temporary construction easements for any necessary enlargement of the pond.
21. Should the existing pond need to be enlarged to accommodate water from the DCMP, such enlargement may be allowed, so long as the transitional screening, buildings, and roadways on-site remain in substantial conformance with the SE Plat.
22. Drainage pipes which are installed to convey stormwater to the existing pond shall be sized to accommodate the expected flow from the DCMP.

Hotel Use

23. No site plan shall be submitted that includes a hotel (Option B), unless it has been demonstrated to DPWES that the Reston Center for Industry and Government covenants governing the property have been amended to allow hotel uses or otherwise removed from governing the property.
24. Should Option B be developed, the hotel shall have a maximum of 150 rooms, provided that a maximum of 165 rooms may be provided with no increase in floor area, upon demonstration that any increase above 150 rooms will not have an adverse impact on the impacted intersections in the AM or PM peak hour flows, as determined by the Fairfax County Department of Transportation.
25. All guest suites shall have an interior noise level of a maximum of 45 dBA Ldn within any area impacted by noise above 65 dBA Ldn noise contours. Construction materials and techniques shall be used so as to achieve an STC of at least 39 for exterior walls for all guest suites. Doors and glazing shall have a laboratory STC rating of at least 28 and if glazing constitutes more than 20 percent (20%) of any façade, they shall have the same STC ratings as walls. Measures to seal and caulk between surfaces shall follow methods approved by the American Society of Testing and Materials to minimize sound transmission. Prior to issuance of building permits, the applicant may pursue other methods of mitigating noise impacts, provided that it can be demonstrated through an independent noise study, as reviewed and approved by DPWES in consultation with the Department of Planning and Zoning, that these methods will be effective in reducing interior levels in guest suites to 45 dBA Ldn or less.
26. Any hotel developed on the site shall provide free shuttle or van service for patrons on an "on-demand" basis to Dulles Airport and/or to a metrorail stop with access to the airport.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use (which shall be considered either Building A or Building B) has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.