**APPLICATION ACCEPTED**: June 27, 2008
**PLANNING COMMISSION**: April 14, 2010
**BOARD OF SUPERVISORS**: May 11, 2010 @ 3:30 p.m.

# County of Fairfax, Virginia

**March 31, 2010**

**STAFF REPORT**

**APPLICATION PCA/FDPA 2002-PR-016-02**

**PROVIDENCE DISTRICT**

| | |
|---|---|
| **APPLICANT:** | Park Crest SPE Phase I, LLC |
| **ZONING:** | PRM |
| **PARCEL(S):** | 29-4 ((7)) A6 and A9; 29-4 ((13)) C-1, 100-1919; 29-4 ((14)) C-1 and IC |
| **ACREAGE:** | 13.55 acres |
| **FLOOR AREA RATIO (FAR):** | 3.0 |
| **OPEN SPACE:** | 35.5% |
| **PLAN MAP:** | Mixed Use |
| **PROPOSAL:** | Proffered Condition Amendment/Final Development Plan Amendment to permit a redesign of a residential mixed use development consisting of a maximum of 1,354 dwelling units and between 30,000 and 50,000 square feet of gross floor area (GFA) of secondary uses (to replace two high rise residential towers with one lower rise building in southwest corner of site). |

**STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 2002-PR-016-02 and associated CDPA subject to the draft proffers contained in Appendix 1 of the staff report.

**Suzanne Lin**

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

Staff recommends approval of FDPA 2002-PR-016-02.

Staff recommends that the transitional screening and barrier requirements between the proposed uses within the development be waived.

Staff recommends that the 600-foot maximum length for a private street requirement be waived.

Staff recommends that modification of the non-core area streetscape design concept in the Tysons Corner Urban center Plan be approved in favor of that shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors reaffirm the previously approved waiver for underground stormwater detention in a residential area subject to continuation of the conditions:

- The underground facility shall be privately maintained. A private maintenance agreement shall be recorded prior to final plan approval.
- The location of the underground detention facilities shall be in the general vicinity as shown on the approved GDP/FDP.
- The design of the underground detention facilities shall be directed specially toward the safety and maintenance aspects of the facilities and shall conform to the requirements of PFM Section 6-1306.
- The design of the underground detention facilities shall not incorporate extended detention.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

O:\slin00\PCA\PCA 2002-PR-016-2 Park Crest\Staff Report and Proffers\FINAL Staff Report ParkCrest.doc

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

# Proffered Condition Amendment

## PCA 2002-PR-016-02

Applicant: PARK CREST SPE PHASE I, L.L.C.

Accepted: 06/27/2008- AMENDED 12/16/2009

Proposed: AMEND FDP 2002-PR-016 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS AND ADDITION OF A MEDICAL CARE FACILITY

Area: 13.54 AC OF LAND; DISTRICT - PROVIDENCE

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF WESTPARK DRIVE AND PARK RUN DRIVE

Zoning: PRM

# Final Development Plan Amendment

## FDPA 2002-PR-016-02

Applicant: PARK CREST SPE PHASE I, L.L.C.

Accepted: 06/27/2008

Proposed: AMEND RZ 2002-PR-016 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS AND ADDITION OF A MEDICAL CARE FACILITY

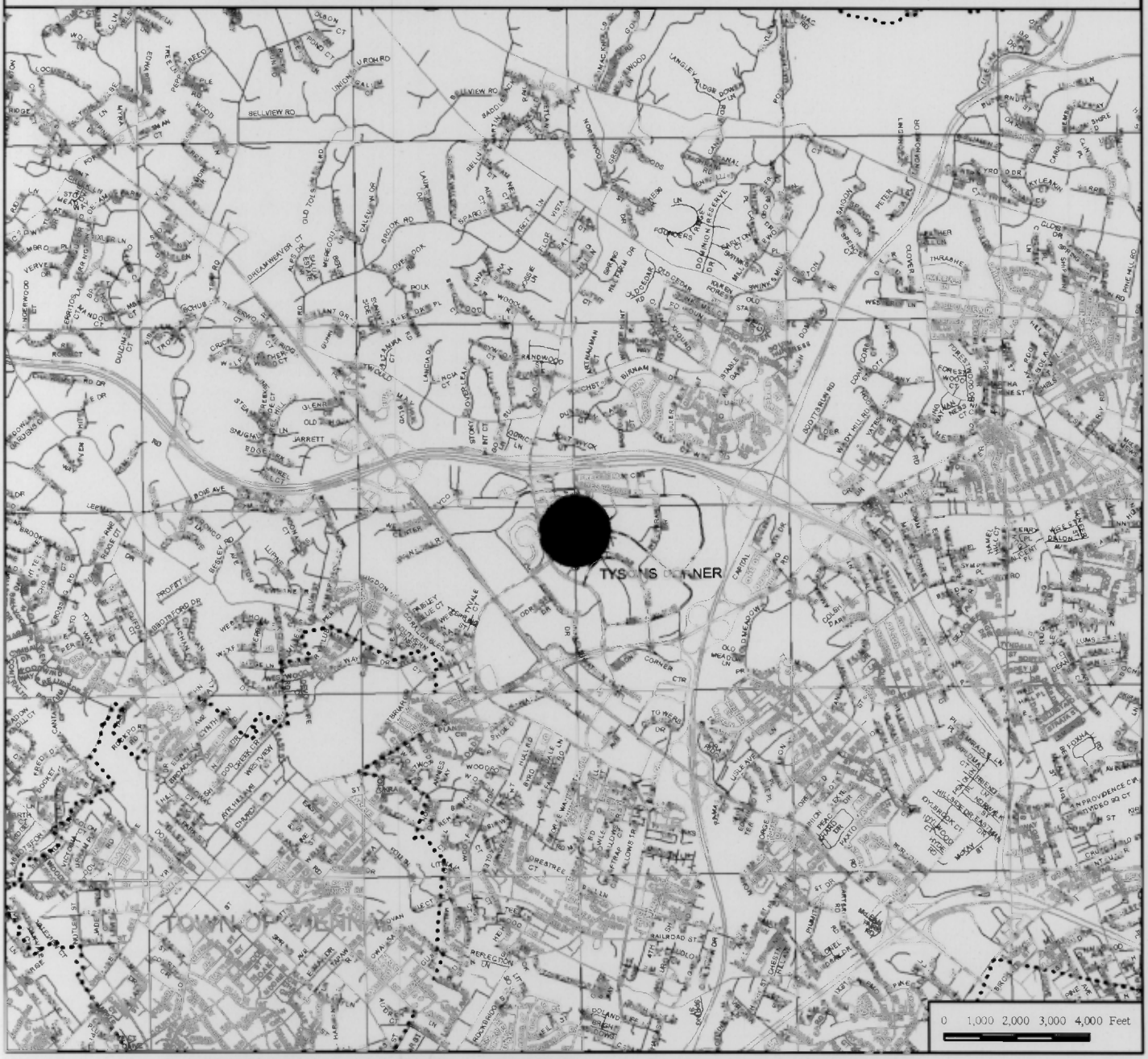
Area: 13.54 AC OF LAND; DISTRICT - PROVIDENCE

Located: NORTHWEST QUADRANT OF THE INTERSECTION OF WESTPARK DRIVE AND PARK RUN DRIVE

Zoning: PRM

Map Ref Num:

029.4- /07/ / A6 /07/ / A9 /13/ / C1 /13/ /0102 /13/ /0103 /13/ /0104 /13/ /0105 /13/ /0106 /13/ /0107 /13/ /0108 /13/ /0109 /13/ /0113 /13/ /0114 /13/ /0115 /13/ /0116 /13/ /0117 /13/ /0201 /13/ /0202 /13/ /0203 /13/ /0204 /13/ /0205 /13/ /0206 /13/ /0207 /13/ /0208 /13/ /0209 /13/ /0210 /13/ /0211 /13/ /0212 /13/ /0213 /13/ /0214 /13/ /0215 /13/ /0216 /13/ /0217 /13/ /0218 /13/ /0219 /13/ /0301 /13/ /0302 /13/ /0303 /13/ /0304 /13/ /0305 /13/ /0306 /13/ /0307 /13/ /0308 /13/ /0309 /13/ /0310 /13/ /0311 /13/ /0312 /13/ /0313 /13/ /0314 /13/ /0315 /13/ /0316 /13/ /0317 /13/ /0318 /13/ /0319 /13/ /0401 /13/ /0402 /13/ /0403 /13/ /0404 /13/ /0405 /13/ /0406 /13/ /0407 /13/ /0408 /13/ /0409 /13/ /0410 /13/ /0411 /13/ /0412 /13/ /0413 /13/ /0414 /13/ /0415 /13/ /0416 /13/ /0417 /13/ /0418 /13/ /0419 /13/ /0501 /13/ /0502 /13/ /0503 /13/ /0504 /13/ /0505 /13/ /0506 /13/ /0507 /13/ /0508 /13/ /0509 /13/ /0510 /13/ /0511 /13/ /0512 /13/ /0513 /13/ /0514 /13/ /0515 /13/ /0516 /13/ /0517 /13/ /0518 /13/ /0519 /13/ /0601 /13/ /0602 /13/ /0603 /13/ /0604 /13/ /0605 /13/ /0606 /13/ /0607 /13/ /0608 /13/ /0609 /13/ /0610 /13/ /0611 /13/ /0612 /13/ /0613 /13/ /0614 /13/ /0615 /13/ /0616 /13/ /0617 /13/ /0618 /13/ /0619 /13/ /0701 /13/ /0702 /13/ /0703 /13/ /0704 /13/ /0705 /13/ /0706 /13/ /0707 /13/ /0708 /13/ /0709 /13/ /0710 /13/ /0711 /13/ /0712 /13/ /0713 /13/ /0714 /13/ /0715 /13/ /0716 /13/ /0717 /13/ /0718 /13/ /0719 /13/ /0801 /13/ /0802 /13/ /0803 /13/ /0804 /13/ /0805 /13/ /0806 /13/ /0807 /13/ /0808 /13/ /0809 /13/ /0810 /13/ /0811 /13/ /0812 /13/ /0813 /13/ /0814 /13/ /0815 /13/ /0816 /13/ /0817 /13/ /0818 /13/ /0819 /13/ /0901 /13/ /0902 /13/ /0903 /13/ /0904 /13/ /0905 /13/ /0906 /13/ /0907 /13/ /0908 /13/ /0909 /13/ /0910 /13/ /0911 /13/ /0912 /13/ /0913 /13/ /0914 /13/ /0915 /13/ /0916 /13/ /0917 /13/ /0918 /13/ /0919 /13/ /1001 /13/ /1002 /13/ /1003 /13/ /1004 /13/ /1005 /13/ /1006 /13/ /1007 /13/ /1008 /13/ /1009 /13/ /1010 /13/ /1011 /13/ /1012 /13/ /1013 /13/ /1014 /13/ /1015 /13/ /1016 /13/ /1017 /13/ /1018 /13/ /1019 /13/ /1101 /13/ /1102 /13/ /1103 /13/ /1104 /13/ /1105 /13/ /1106 /13/ /1107 /13/ /1108 /13/ /1109 /13/ /1110 /13/ /1111 /13/ /1112 /13/ /1113 /13/ /1114 /13/ /1115 /13/ /1116 /13/ /1117 /13/ /1118 /13/ /1119 /13/ /1201 /13/ /1202 /13/ /1203 /13/ /1204 /13/ /1205 /13/ /1206 /13/ /1207 /13/ /1208 /13/ /1209 /13/ /1210 /13/ /1211 /13/ /1212 /13/ /1213 /13/ /1214 /13/ /1215 /13/ /1216 /13/ /1217 /13/ /1218 /13/ /1219 /13/ /1301 /13/ /1302 /13/ /1303 /13/ /1304 /13/ /1305 /13/ /1306 /13/ /1307 /13/ /1308 /13/ /1309 /13/ /1310 /13/ /1311 /13/ /1312 /13/ /1313 /13/ /1314 /13/ /1315 /13/ /1316 /13/ /1317 /13/ /1318 /13/ /1319 /13/ /1401 /13/ /1402 /13/ /1403 /13/ /1404 /13/ /1405 /13/ /1406 /13/ /1407 /13/ /1408 /13/ /1409 /13/ /1410 /13/ /1411 /13/ /1412 /13/ /1413 /13/ /1414 /13/ /1415 /13/ /1416 /13/ /1417 /13/ /1418 /13/ /1419 /13/ /1501 /13/ /1502 /13/ /1503 /13/ /1504 /13/ /1505 /13/ /1506 /13/ /1507 /13/ /1508 /13/ /1509 /13/ /1510 /13/ /1511 /13/ /1512 /13/ /1513 /13/ /1514 /13/ /1515 /13/ /1516 /13/ /1517 /13/ /1518 /13/ /1519 /13/ /1601 /13/ /1602 /13/ /1603 /13/ /1604 /13/ /1605 /13/ /1606 /13/ /1607 /13/ /1608 /13/ /1609 /13/ /1610 /13/ /1611 /13/ /1612 /13/ /1613 /13/ /1614 /13/ /1615 /13/ /1616 /13/ /1617 /13/ /1618 /13/ /1619 /13/ /1701 /13/ /1702 /13/ /1703 /13/ /1704 /13/ /1705 /13/ /1706 /13/ /1707 /13/ /1708 /13/ /1709 /13/ /1710 /13/ /1711 /13/ /1712 /13/ /1713 /13/ /1714 /13/ /1715 /13/ /1716 /13/ /1717 /13/ /1718 /13/ /1719 /13/ /1801 /13/ /1802 /13/ /1808 /13/ /1810 /13/ /1812 /13/ /1814 /13/ /1816 /13/ /1818 /13/ /1819 /13/ /1901 /13/ /1902 /13/ /1906 /13/ /1908 /13/ /1910 /13/ /1912 /13/ /1914 /13/ /1916 /13/ /1918 /13/ /1919 /14/ / C1 /14/ /0001C



# Proffered Condition Amendment
## PCA 2002-PR-016-02

Applicant: PARK CREST SPE PHASE I, L.L.C.
Accepted: 06/27/2008- AMENDED 12/16/2009
Proposed: AMEND FDP 2002-PR-016 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS AND ADDITION OF A MEDICAL CARE FACILITY
Area: 13.54 AC OF LAND; DISTRICT - PROVIDENCE
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF WESTPARK DRIVE AND PARK RUN DRIVE
Zoning: PRM

# Final Development Plan Amendment
## FDPA 2002-PR-016-02

Applicant: PARK CREST SPE PHASE I, L.L.C.
Accepted: 06/27/2008
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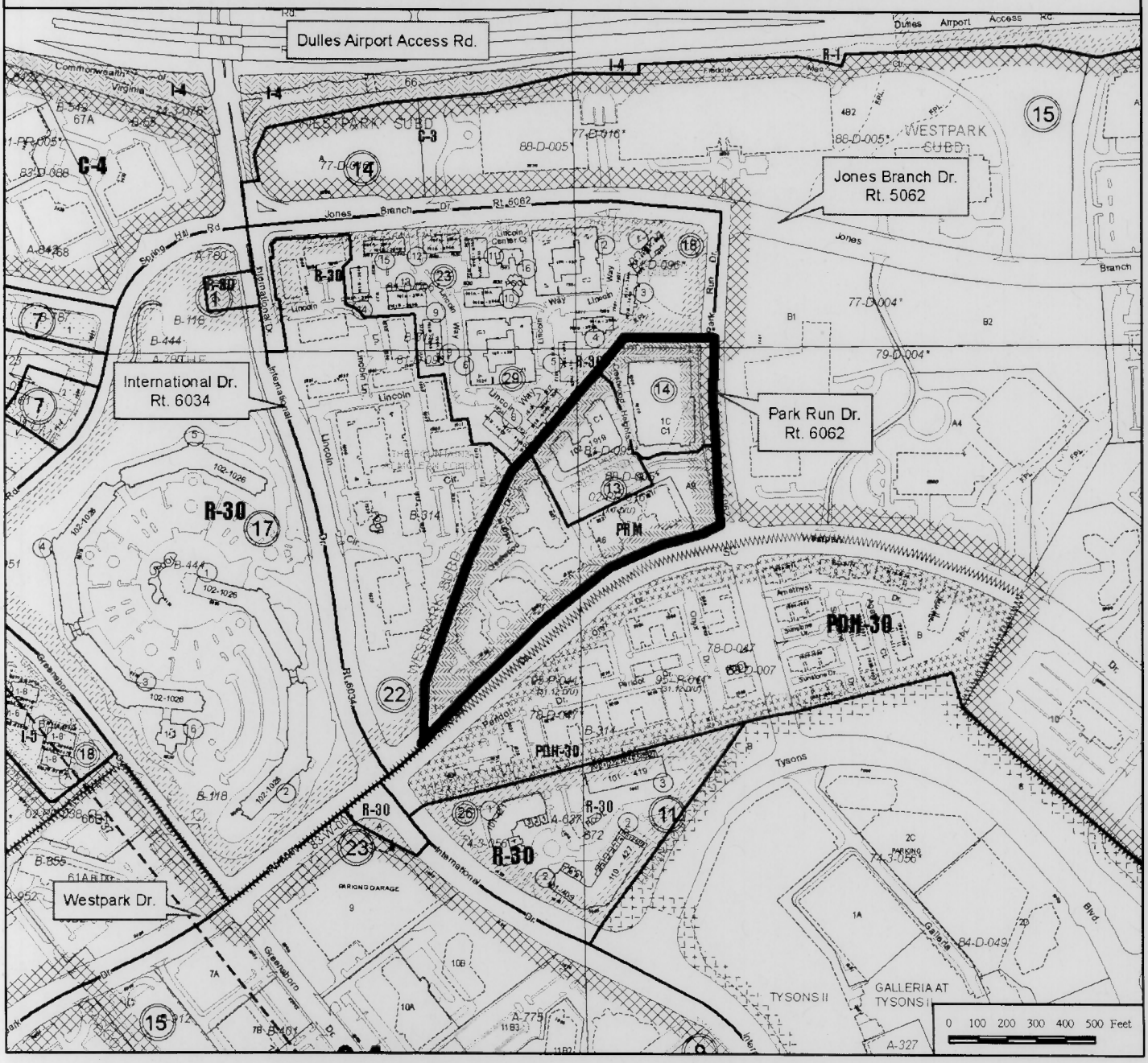

# ■ TYSONS WESTPARK A-6 ■

CDPA/FDPA-2002-PR-016
PCA-2002-PR-016

# PROFFERED CONDITION AMENDMENT
# CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
# FINAL DEVELOPMENT PLAN AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 24, 2004
REV: APRIL 23, 2004
REV: MAY 17, 2004
REV: JUNE 4, 2004
REV: JUNE 14, 2004
REV: JULY 7, 2004
REV: MAY 20, 2008
REV: NOV. 2, 2009
REV: FEB. 1, 2010
REV: MAR. 1, 2010
REV: MAR. 19, 2010

**SOILS MAP**
SCALE: 1"=500'

TM NO. 29-4 ((7)) A-3

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5B. CENTER PLAZA DETAILS
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6B. SECTION B
6C. SECTION C
6D. SECTION D
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12. STREETSCAPE EXHIBIT
13. COMPOSITE GARAGE PLAN-GRADE LEVEL
13A. COMPOSITE GARAGE PLAN-TYPICAL LEVELS
14. PEDESTRIAN CIRCULATION PLAN
15. TRAFFIC STUDY / EASEMENT EXHIBIT
16. HEIGHT / GRADE / DENSITY DEMONSTRATION
17. PHASING EXHIBIT
17A. CONCEPT GRADING PLAN


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18C.-18F. STORMWATER MANAGEMENT NOTES AND DETAILS
19. LINEAR PARK BLOWUP
20. OPEN SPACE EXHIBIT
21. INTERIM LANDSCAPE PLAN
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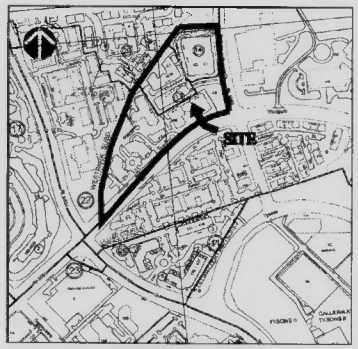
23. A100 - SITE PLAN
24-32. A101 TO A109 - FLOOR PLANS
33-34. A201 TO A202 - EXTERIOR ELEVATION
35. A301 - BUILDING SECTIONS


**VICINITY MAP**
SCALE: 1"=500'

TM NO. 29-4 ((7)) A6, & A9
TM NO. 29-4 ((13)) C-1, 0102-0109, 0113-0117, 0201-0219, 0301-0319, 0401-0419, 0501-0519, 0601-0619, 0701-0719, 0801-0819, 0901-0919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918 AND 1919.
TM NO. 29-4 ((14)) C-1, & 1C


**APPLICANT'S REPRESENTATIVE:**
WALSH, COLUCCI, LUBELEY, EMERICH & WALSH
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VA. 22201
703-528-4700
MS. LYNNE STROBEL, ESQUIRE

**APPLICANT**
PARK CREST SPE PHASE I, L.L.C.
8330 BOONE BOULEVARD, SUITE 460
VIENNA, VA. 22182
703-847-5270
MR. THOMAS D. FLEURY, AGENT

**ENGINEER**
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800
MR. JOHN AMATETTI, P.E. PRINCIPAL


COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045751
3/19/10
PROFESSIONAL ENGINEER

VIKA NUMBER 6571C
SHEET 1 OF 35

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# NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PCA/FDPA CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4((7))A-6 & A-9; 29-4((13)) ALL AND 29-4 ((14))C1 & 1C. THE PROPERTY IS OWNED BY PARK CREST SPE PHASE I, LLC; PARK CREST BUILDING 4 ASSOCIATES, L.L.C., AND PARK CREST BUILDING 5 ASSOCIATES, L.L.C. THE PROPERTY IS CURRENTLY ZONED PRM AS SHOWN IN DEED BOOK 17665 AT PAGE 0571, DEED BOOK 18130 AT PAGE 1638 AND DEED BOOK 18130 AT PAGE 0643.
   THE PURPOSE OF THIS FDPA/PCA IS TO REVISE THE LAYOUT AND FOOTPRINT OF BUILDING 1 AND 1A, TO REMOVE THE RETAIL/HEALTH CLUB BUILDING FOOTPRINT AND AMEND CERTAIN SITE FACILITIES INCLUDING LANDSCAPING, RETAINING WALLS, UNDER GROUND STORM VAULTS, THE ENTRY POINT FOR FOR BUILDING 1 AND OTHER MINOR SITE MODIFICATIONS TO ACCOMODATE THE DESIGN CHANGES. DESIGN VAULT CHANGES INCLUDE SHIFTING SWM-1 AND BMP-1 TO AVOID CONFLICT WITH THE REVISED FOOTPRINT FOR BUILDING 1.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED ON LAND UNIT L, SUB UNIT L-1 OF THE TYSONS CORNER URBAN CENTER AREA OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT AND BMP FACILITIES FOR EXISTING DEVELOPMENT ON SITE HAVE BEEN CONSTRUCTED, AND ADDITIONAL FACILITIES WILL BE CONSTRUCTED FOR FUTURE DEVELOPMENT IN A BELOW GROUND SYSTEM. THE APPLICANT MAY PROVIDE A COMBINATION OF OFF-SITE AND ON-SITE DETENTION AND BMP. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE CURRENTLY EXISTING COMPLETED STRUCTURES ON THE PARCELS. (BUILDINGS 4,5, THE CENTER PLAZA, AND THE CORNER PARK)
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THE SIDEWALK CONSTRUCTED ADJACENT TO WESTPARK DRIVE AND PARK RUN DRIVE ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE FDPA/PCA PLAT ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE PROPERTY IS ZONED PRM. THUS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS IN THIS APPLICATION.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS PREVIOUSLY GRANTED AND/OR REAFFIRMED AS REQUESTED ON THIS SHEET.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON WESTPARK DRIVE AND PARK RUN DRIVE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. SOME OF WHICH HAVE BEEN COMPLETED.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PRM ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR RETAIL AND OTHER SECONDARY USES AND NUMBER OF RESIDENTIAL UNITS CONSTRUCTED. THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE SIGN PLAN, CSP 2002-PR-016 UNLESS FURTHER WAIVED OR MODIFIED BY THE BOARD.
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC.13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
26. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
27. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
28. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE. THERE ARE PRIVATE UNDERGROUND UTILITY EASEMENTS ON THE SITE.
29. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS, THE AMOUNT OF CELLAR SQUARE FOOTAGE AND THE FINAL GFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL GFA FOR THE SITE SHALL NOT TO EXCEED 1,770,099 SF OR 1,354 DWELLING UNITS. THE APPLICANT ALSO RESERVES THE RIGHT TO LOCATE SECONDARY USES IN EACH BUILDING, AS ALLOWED BY THE PROFFERS.
30. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDPA/FDPA MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE FDPA/PCA PLAT OR PRELIMINARY PLAN.
32. THE PROJECT MAY BE DEVELOPED WITH RESIDENTIAL UNITS, SECONDARY USES, OR A COMBINATION THEREOF. THE PROJECT MAY BE PHASED OR SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.
33. A PROPOSED URBAN LINEAR PARK ALONG THE WESTERN PROPERTY LINE AND/OR THE CORNER PARK AT THE SOUTHEAST CORNER OF THE PROPERTY NEAR THE INTERSECTION OF PARK RUN DRIVE AND WESTPARK DRIVE AS SHOWN ON IN THE APPLICATION MAY BE DEDICATED TO FAIRFAX COUNTY. (SEE PROFFERS)
34. SEE ADU NOTE THIS SHEET.

# SITE TABULATIONS

EXISTING ZONING: PRM
PROPOSED ZONING: PRM
TOTAL SITE AREA: 590,033.26 S.F. OR 13.5453 ACRES
RECORDED STREET DEDICATION ± 3,971 S.F. (DENSITY CREDIT WAS ESTABLISHED PER 2-308 OF THE ZONING ORDINANCE)

MINIMUM LOT AREA REQUIRED: N/A
MINIMUM LOT WIDTH: N/A
MAXIMUM BUILDING HEIGHT ALLOWED: N/A
MAXIMUM BUILDING HEIGHT PROPOSED: 150 FT.* FOR BUILDINGS 2, 3, 3A AND 4 ON A COMMON GARAGE AND 81.5 FT.* FOR BUILDING 1 ON A COMMON GARAGE (MEASURED FROM THE REFERENCED CURB GRADE OF 464.50 FT., PER THE ORIGINAL REZONING). 84 FT.* FOR BUILDING 5 (MEASURED FROM AVERAGE GRADE OF ± 403.10 FT.). (*NOT INCLUDING PENTHOUSES TO COVER LESS THAN 25 % OF ROOF)

## YARDS REQUIRED

FRONT: N/A
REAR: N/A
SIDE: N/A

## YARDS PROVIDED:

FRONT: PER FDPA
REAR: PER FDPA
SIDE: PER FDPA

LANDSCAPED OPEN SPACE REQUIRED: 25%, 147,508 SF OR 3.39 ACRES
LANDSCAPED OPEN SPACE PROVIDED: 35.5%, 209,462± SF OR 4.81± ACRES
(INCLUDES ACREAGE IN URBAN LINEAR PARK AND PLAZAS. OPEN SPACE TO BE CALCULATED AND PROVIDED ON THE ENTIRE SITE AREA: 13.5453 ACRES).
GROSS TRACT AREA 13.5453 ACRES

## DEVELOPMENT DATA

PRINCIPAL USE-MULTIFAMILY RESIDENTIAL UNITS - UP TO 1,740,099 GSF-EXCLUDING UP TO 187,500 SF OF RESIDENTIAL CELLAR IN MULTI-FAMILY BUILDINGS

SECONDARY USE - GROCERY STORE/RETAIL 30,000 - 55,000 SF GFA + UP TO 62,500 SF IN CELLAR RETAIL USE DISTRIBUTED AS ALLOWED BY PROFFERS.

TOTAL GFA (WITH RESIDENTIAL AND RETAIL BUT EXCLUDING CELLAR) = 1,770,099 SF = 3.0 FAR.
TOTAL GFA APPROVED UNDER RZ 2002-PR-016 (WITH RESIDENTIAL AND RETAIL BUT EXCLUDING CELLAR) = 1,770,099 SF = 3.0 FAR.
TOTAL CELLAR - 250,000 SF AS DESCRIBED IN PROFFERS.

# DEVELOPMENT TABULATIONS

APPROVED (RZ 2002-PR-016-I)
TOTAL GFA = 1,770,099 S.F. (INCL. 30,000 - 50,000 S.F. SECONDARY / RETAIL)
TOTAL CELLAR = 250,000 S.F. (187,500 S.F. OF RESIDENTIAL & 62,500 S.F. SECONDARY / RETAIL)
TOTAL RESIDENTIAL UNITS = 1,354

PROPOSED IN SUBJECT PCA (RZ 2002-PR-016-2)

| | BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION | | CELLAR | | # UNITS |
|---|---|---|---|---|---|
| | RESIDENTIAL | RETAIL | RESIDENTIAL | SECONDARY/RETAIL | |
| BUILDING 1 | △ 353,802 GSF | △ 0 GSF | △ 0 GSF | △ 0 GSF | △ 354 |
| BUILDING 2 | △ 358,858 GSF | △ 0 GSF | △ 48,349 GSF | △ 6,000 GSF | △ 231 |
| BUILDING 3 | △ 393,223 GSF | △ 0 GSF | △ 56,017 GSF | △ 6,000 GSF | △ 303 |
| BUILDING 4 | 440,271 GSF | 0 GSF | 54,729 GSF | 0 GSF | 335 |
| BUILDING 5 | 169,135 GSF | 54,810 GSF | 12,405 GSF | 10,500 GSF | 131 |
| SUBTOTAL | 1,715,289 GSF | 54,810 GSF | 187,500 GSF | 22,500 GSF | |
| TOTAL (RESIDENTIAL + RETAIL) | 1770,099 GSF | | 210,000 GSF* | | 1,354 |

*AN ADDITIONAL 55,000 SF OF NON-RESIDENTIAL CELLAR ABOVE THIS VALUE OF 195,000 GSF MAY BE DISTRIBUTED AS ALLOWED BY THE PROFFERS SUCH THAT THE TOTAL NON-RESIDENTIAL CELLAR WOULD BE 250,000 GSF.

△ APPLICANT RESERVES THE RIGHT TO DISTRIBUTE THIS REMAINING GFA, CELLAR, AND NUMBER OF UNITS BETWEEN BUILDINGS 1, 2, AND 3 AT THE TIME OF FINAL SITE PLAN

SEE NOTE 29: THE PROPERTY OWNER RESERVES THE RIGHT TO TRANSFER GFA AND CELLAR SQUARE FOOTAGE BETWEEN BUILDINGS SO LONG AS THE TOTAL ALLOWABLE SITE SQUARE FOOTAGE AND CELLAR SQUARE FOOTAGE DOES NOTE EXCEED THAT WHICH IS LISTED ABOVE UNDER THE FDPA/CDPA COMPUTATIONS AND PROFILES

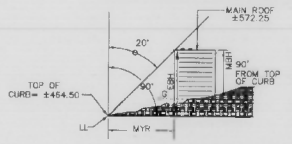
ZONING AND DENSITY COMPUTATIONS:

MAXIMUM NUMBER OF UNITS ALLOWED = 100 DU/AC = 100 x 13.54 = 1,354
MAXIMUM GROSS FLOOR AREA (GFA) ALLOWED AT 3.0 FAR = 590,033 x 3 = 1,770,099 SF (RESIDENTIAL AND RETAIL)
PER PROFFERS 30,000 - 55,000 SF OF GFA SHALL BE SECONDARY / RETAIL USE
SEE DEVELOPMENT TABULATIONS FOR COMPLIANCE
ALL GFA IS EXCLUSIVE OF CELLAR

## ADU NOTE:

8 VOLUNTARY ADU UNITS SHALL BE PROVIDED FOR THIS PROJECT AS PREVIOUSLY PROFFERED. THESE UNITS MAY BE PROVIDED AS ANY UNIT TYPE OR IN ANY BUILDING SPECIFIED BY THE APPLICANT, AS ALLOWED IN PROFFERS.

## BULK PLANE ILLUSTRATION FOR 6 STORY BUILDING




θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15°)
LL : LOT LINE (ELEV = 464.50±)
MYR : MINIMUM YARD REQUIREMENT (38.8' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (108')
MBH : MAXIMUM BUILDING HEIGHT (90')
G : GRADE FOR HEIGHT CALCULATIONS= TOP OF CURB ±464.50 FT. AT CL OF THE LOT AND 10' FROM PROPERTY LINE PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR BUILDINGS 1-4. FOR BUILDING 5 THE HEIGHT IS MEASURED FROM AN AVERAGE GRADE OF ± 403.10 FT.

MYR = EBH / tanθ
EBH = MYR / tanθ

# R-30 BULK PLANE ILLUSTRATION (BUILDING 1)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PRM DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDPA/FDPA.

# WAIVERS/MODIFICATIONS PREVIOUSLY REQUESTED AND GRANTED - TO BE REAFFIRMED

1. A MODIFICATION OF THE LOADING REQUIREMENTS FOR MULTI-FAMILY USES PER SECTION 11-201 & 11-203 OF THE ZONING ORDINANCE.
2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PRM PER ARTICLE 13-304(3)
3. A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.
4. A WAIVER TO ALLOW UNDERGROUND DETENTION AND WATER QUALITY IN A RESIDENTIAL MULTI-FAMILY AREA.
5. A MODIFICATION TO THE NON-CORE AREA STREETSCAPE DESIGN CONCEPT (FIGURE 15) AS PRESENTED IN THE TYSONS CORNER URBAN CENTER PLAN.
   MORE SPECIFICALLY, THE TYSONS CORNER URBAN CENTER NON-CORE STREETSCAPE REQUIREMENT AS DEFINED BY FIGURE 15 IN AREA II OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, CALLS FOR A 6' PLANTING STRIP AGAINST THE CURB, A 4' SIDEWALK, AND A 10' PLAZA/PLANTING AREA ADJACENT TO THE BUILDING FACE. THE APPLICANT REQUESTS A MODIFICATION TO ALTER THESE DIMENSIONS TO THOSE SHOWN IN SECTIONS A, B, D, AND E IN THE VARYING STREETSCAPE DESIGN ALONG WESTPARK DRIVE ON SHEET 12

# PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED TO ALLOW A MINIMUM OF 1.3 PARKING SPACES PER DWELLING UNIT ON PARCEL A6 THAT IS PROPOSED FOR THE DEVELOPMENT OF 354 UNITS (BUILDING 1). THIS REDUCTION REQUEST CALLS FOR 460 SPACES TO BE PROVIDED FOR THE AFOREMENTIONED UNITS. ALL PARKING FOR THE REMAINDER OF THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREIN.

## PARKING TABULATION:

BLDG 1 REQ'D RESIDENTIAL 1.3 SPACES/UNIT - 354 UNITS X 1.3 SPACES = 460 SPACES*
ALL OTHER BLDG RESIDENTIAL 1.6 SPACES/UNIT - 1,000 UNITS X 1.6 SPACES = 1,600 SPACES*
REQUIRED SITE RETAIL USE 1 SPACE/200 NET SF FIRST 1,000 NET SF PLUS 6 SPACES/EACH ADDITIONAL 1,000 NET SF.
GROSS SF OF RETAIL = 65,500 X .80 = 52,400 NET SF
1000/200 = 5 SPACES
50,400/1000 X 6 = 303 SPACES
TOTAL PARKING REQUIRED RETAIL = 308 SPACES

TOTAL PARKING REQUIRED RESIDENTIAL AND RETAIL = 2,368 SPACES*
TOTAL PARKING PROVIDED RESIDENTIAL AND RETAIL = 2,368 SPACES

## LOADING SPACES:

REQUIRED RATIOS:
MULTI FAMILY-1 SPACE FOR THE FIRST 25,000 SF AND ONE SPACE FOR EACH ADDITIONAL 100,000 SF OR MAJOR FRACTION THEREOF
RETAIL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION THEREOF

BUILDINGS 1,2,3,3A,&4
[(1,546,154 - 25,000) / 100,000] + 1 = .....17 (MULTI-FAMILY)
0 SF OF RETAIL = .....0 (RETAIL)
TOTAL = .....17*

BUILDING 5
[(169,135 - 25,000) / 100,000] + 1 = .....3 (MULTI-FAMILY)
[(54,810 - 10,000) / 15,000] + 1 = .....4 (RETAIL)
TOTAL = .....7*

SITE TOTAL = 17 + 7 = .....24*
TOTAL LOADING SPACES REQUIRED / PROVIDED = .....10*

*PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING OR USE SHALL BE REQUIRED TO PROVIDE MORE THAN 5 LOADING SPACES-BUILDINGS 1,2,3,3A,&4 ARE A BUILDING CLUSTER ATOP A COMMON GARAGE - THUS A SINGLE BUILDING. BUILDING 5 IS A SEPERATE BUILDING. AS APPROVED IN THE PREVIOUS PCA AND REAFFIRMED IN THE SUBJECT APPLICATION, THE TOTAL NUMBER OF LADING SPACES TO BE PROVIDED/REQUIRED FOR THE PROPOSED DEVELOPMENT IS 10

10 SPACES TOTAL INCLUDES SHARED LOADING SPACES IN THE LOFTS BUILDING AND ONE LOADING SPACE FOR BUILDING 1

APPLICANT RESERVES THE RIGHT TO ENTER INTO A SHARED PARKING AGREEMENT WITH THE MULTI-FAMILY HIGH-RISE BUILDINGS AND RETAIL USES.

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER


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PARK CREST
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION
PCA/FDPA

VIKA REVISIONS
NOV 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE: MAY 20, 2008
DES. ENG | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 65781
SHEET NO. 2

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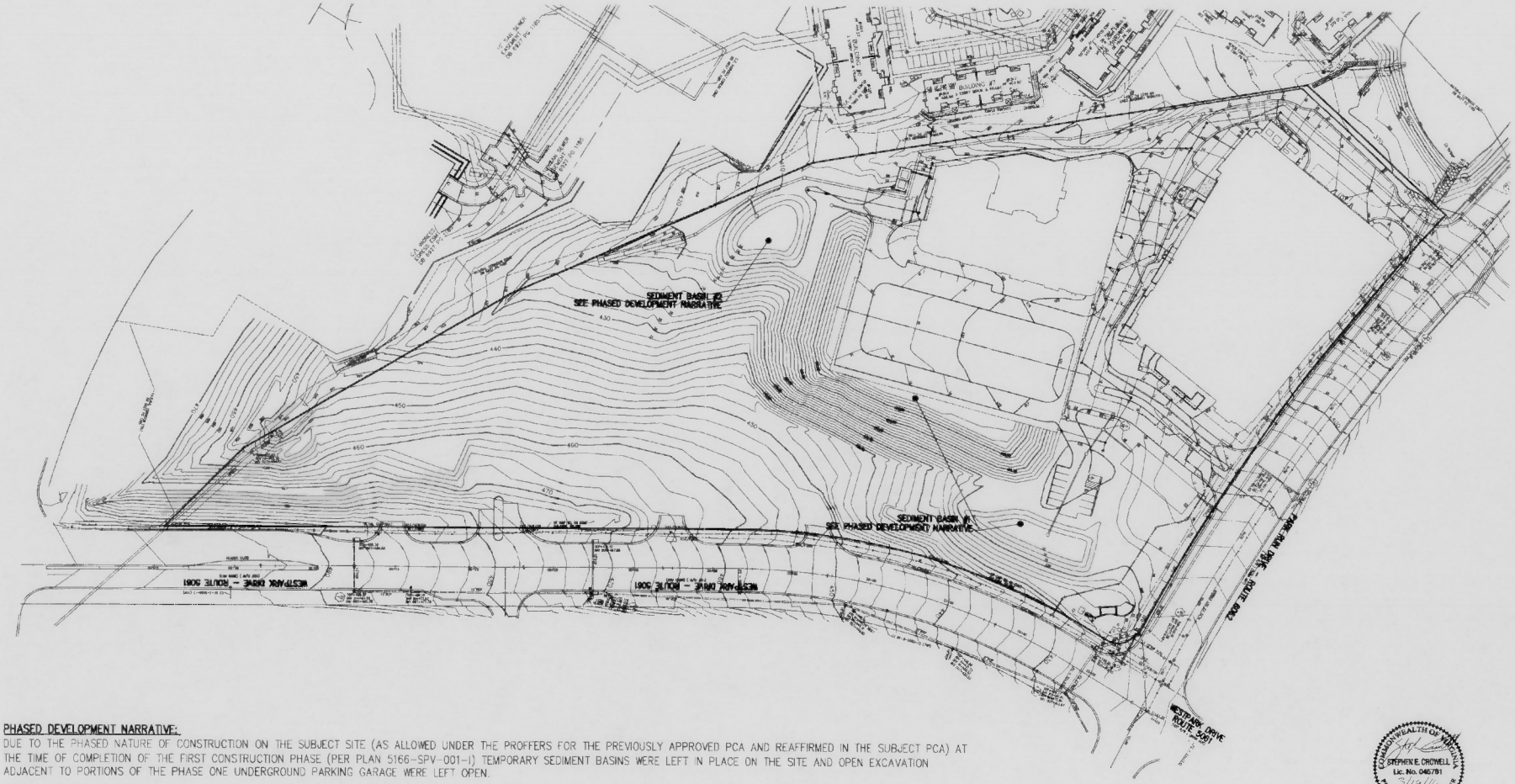


**PHASED DEVELOPMENT NARRATIVE:**

DUE TO THE PHASED NATURE OF CONSTRUCTION ON THE SUBJECT SITE (AS ALLOWED UNDER THE PROFFERS FOR THE PREVIOUSLY APPROVED PCA AND REAFFIRMED IN THE SUBJECT PCA) AT THE TIME OF COMPLETION OF THE FIRST CONSTRUCTION PHASE (PER PLAN 5166-SPV-001-I) TEMPORARY SEDIMENT BASINS WERE LEFT IN PLACE ON THE SITE AND OPEN EXCAVATION ADJACENT TO PORTIONS OF THE PHASE ONE UNDERGROUND PARKING GARAGE WERE LEFT OPEN.

THIS CONDITION WAS COORDIANTED WITH FAIRFAX COUNTY AS EVIDENCED BY THE APPROVAL OF WAIVER 5166-WPFM-004-1. THE SUBJECT PCA CONTAINS NEW PROFFER CONDITIONS WHICH ADDRESS THE INTERIM SITE CONDITION REGARDING THE TEMPORARY SEDIMENT BASINS AND OPEN GARAGE EXCAVATION – THESE CONDITIONS SUPERCEDE 5166-WPFM-004 AS NOTED IN THE PROFFERS.

DETAILED INFORMATION REGARDING THE PHASING, DURATION, AND POTENTIAL REMEDIATION MEASURES (AS NECESSARY) FOR THESE INTERIM CONDITIONS IS CONTAINED IN THE PROFFER CONDITIONS.

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VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

EXISTING CONDITION PER 5166-SPV-001-I

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# PARK CREST

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

## EXISTING CONDITIONS PLAN

VIKA REVISIONS
APR 1, 2010
APR 1, 2010
MAR 19, 2010

| DATE | TYPE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| DES. KUO | DWN. CADD |
| SCALE: 1"=60' | |
| PROJECT/FILE NO. 6571 | |
| SHEET NO. 3 | |

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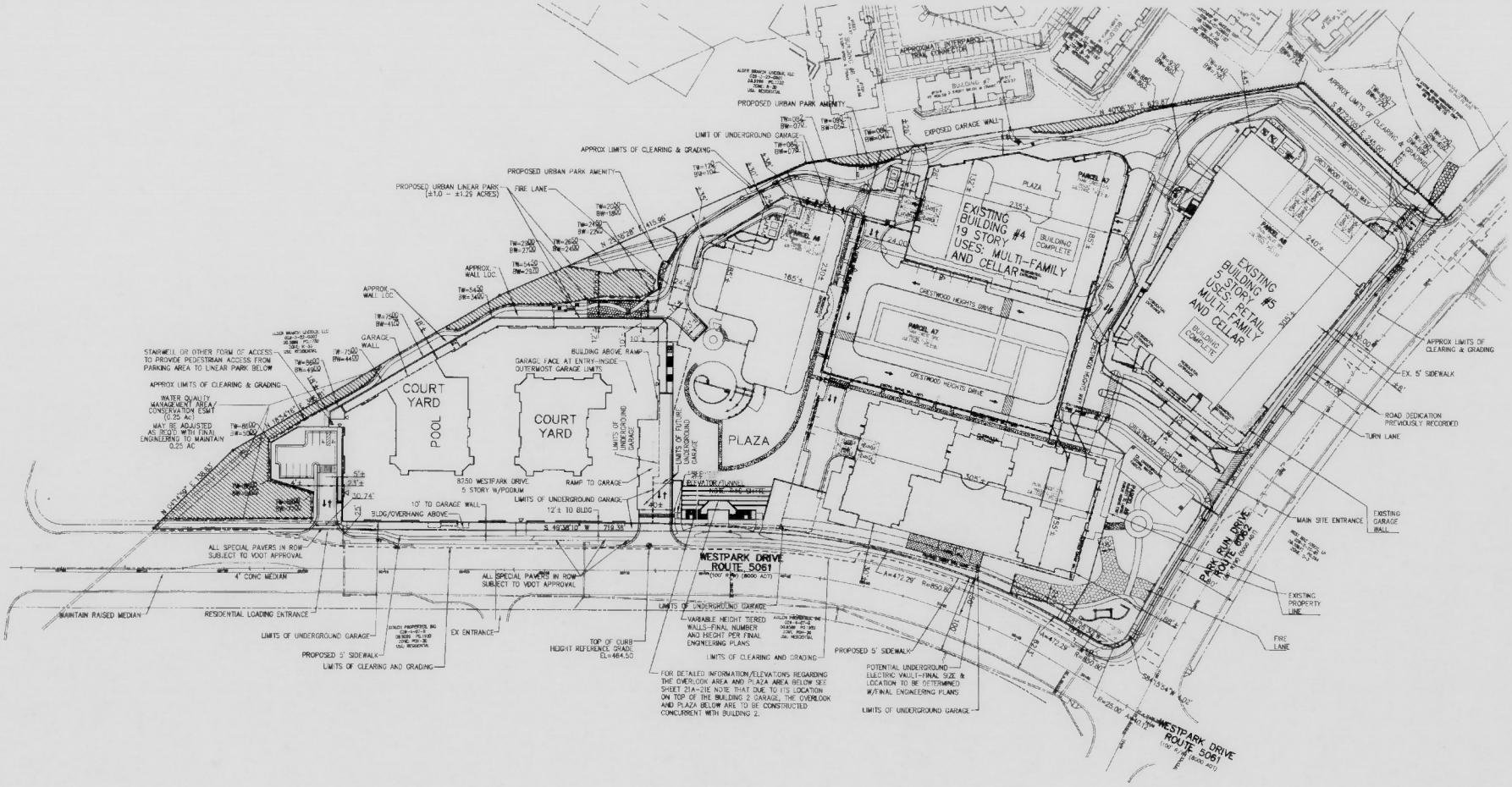


## ELEVATOR/TUNNEL NOTE:

ELEVATOR SHAFT TO GARAGE TO PROVIDE ACCESS TO RESIDENTS/GUESTS OF BUILDINGS 1,2,3,3A & 4 FROM SAID BUILDINGS TO WESTPARK DRIVE--AT GRADE ELEVATOR FACILITY WILL PROVIDE A COVERED ENTRY POINT SIMILAR TO A BUS STOP SHELTER--FINAL DETAILS/DESIGN/LOCATION PER FINAL CONSTRUCTION DOCUMENTS--ELEVATOR SHALL BE PROVIDED CONCURRENT WITH GARAGE CONSTRUCTION IN THE AREA FOR APPROPRIATE DEVELOPMENT PHASE. IN ORDER TO PROVIDE ACCESS TO BUILDING 1 RESIDENTS AND ENSURE A SINGLE GARAGE FOR REFERENCED BUILDINGS, A PEDESTRIAN TUNNEL FROM BUILDING 1 TO ELEVATOR SHAFT WILL BE PROVIDED UNDER THE ENTRANCE/DRIVE AISLE. ELEVATOR SHALL HAVE A "STOP" TO ACCOMMODATE THIS TUNNEL CONNECTION. SEE ALSO SHEET 12 AND 16.

## GARAGE NOTES:

PER PROFFER CONDITIONS, BUILDING 1, 1A, 2, 3, 3A, AND 4 ARE TO BE CONSTRUCTED ON A COMMON GARAGE. TO SATISFY THIS REQUIREMENT, PEDESTRIAN AND/OR VEHICULAR CONNECTION SHALL BE PROVIDED BETWEEN BUILDING 1 GARAGE AND GARAGE(S) FOR OTHER AFOREMENTIONED BUILDINGS. THIS MAY BE VIA VEHICULAR CONNECTION OR PEDESTRIAN CONNECTION--PEDESTRIAN CONNECTION MAY BE VIA STAIR/ELEVATOR CONNECTING TWO AREAS OR STAIR/ELEVATOR TO THE SURFACE LEADING TO A COVERED WALKWAY OR ANY OTHER METHOD SPECIFICALLY ALLOWED IN THE PROFFERS.

## NOTES:

PHASE I DEVELOPMENT (BUILDINGS 4 & 5, CENTER PLAZA, AND CORNER PARK) HAS BEEN COMPLETED. SITE PLAN #5166-SPV-001-1 IS APPROVED AND COMPLETED. THIS PLAN ESTABLISHED AN AVERAGE GRADE FOR CELLAR IN BUILDING 1, 1A, 2, 3, 3A AND 4 (ALL BUILDINGS TO BE CONSTRUCTED ON A COMMON GARAGE) AT 441.37'. THE AVERAGE GRADE FOR BUILDING 5 IS APPROVED AT 403.10' PER THE SAME PLAN. SEE SHEET 2 FOR ALL SITE AND BUILDING TABULATIONS.

## WALL HEIGHT NOTE:

ALL WALL HEIGHTS SHOWN ON THIS PCA ARE APPROXIMATE.

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# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# FDPA/PCA PLAT

VIKA REVISIONS

| |
|---|
| NOVEMBER 5, 2009 |
| FEB 1, 2010 |
| MAR 1, 2010 |
| MAR 19, 2010 |

| | |
|---|---|
| DES. SEC | DWN. KY |

SCALE: 1"=60'

PROJECT/FILE NO. 85166

SHEET NO. 4

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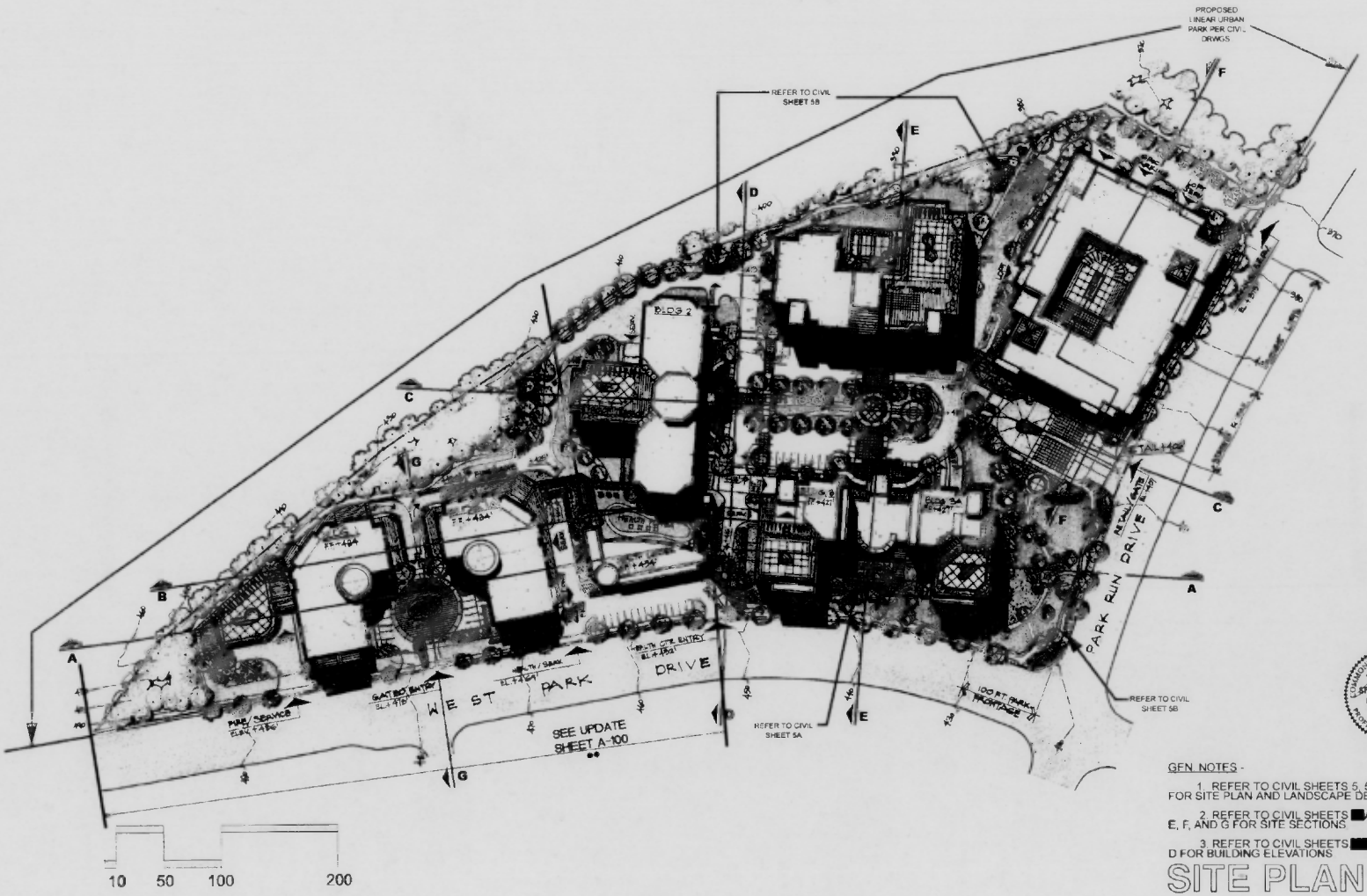


GEN. NOTES -

1. REFER TO CIVIL SHEETS 5, 5A, AND 5B FOR SITE PLAN AND LANDSCAPE DETAILS

2. REFER TO CIVIL SHEETS [redacted] A, B, C, D, E, F, AND G FOR SITE SECTIONS

3. REFER TO CIVIL SHEETS [redacted] D FOR BUILDING ELEVATIONS

# SITE PLAN - Roof Plan

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TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN
ROOF PLAN

VIKA REVISIONS
REV: 4-23-04
REV: 5-7-04
REV: 6-04-04
REV: 6-14-04
REV: 7-13-04
REV: 5-20-08
REV: 11-02-09
REV: 02-01-10
REV: 03-01-10
REV: 03-19-10

DATE ISSUED: 20 JUNE
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 5

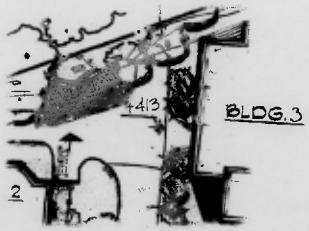
AVDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

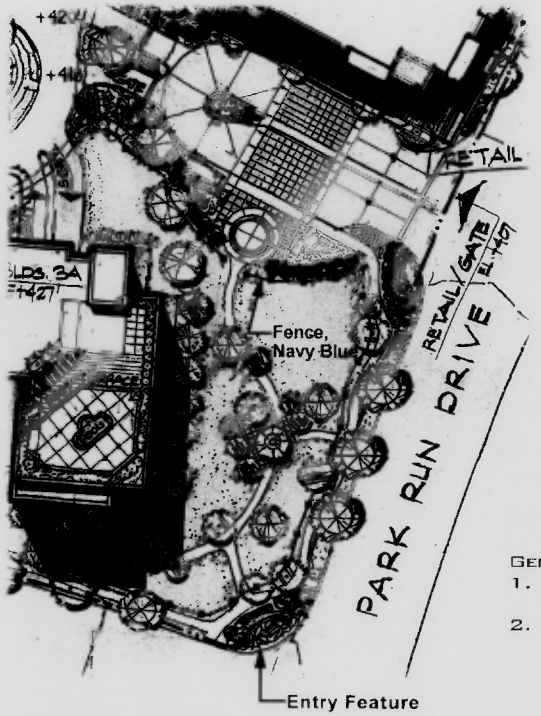
WEST GROUP

Jun 06.04
WA 03066

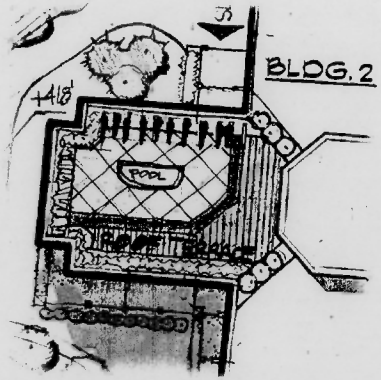



POCKET PARK

POCKET PARK II




CORNER PARK

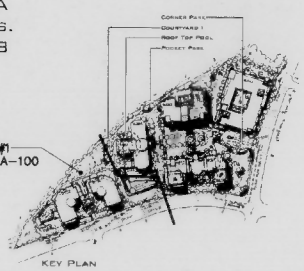



ROOFTOP POOL DETAIL

GEN NOTES:

1. REFER TO CIVILDRAWINGS 5A FOR CENTRAL PLAZA DETAILS.
2. REFER TO CIVILDRAWINGS 5B FOR LANDSCAPE DETAILS.

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 046781
3/18/10
PROFESSIONAL ENGINEER




10 50 100 200

# ENLARGED LANDSCAPE - Details

WDG DESIGN GROUP ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

Jun.06.04
WA.03068

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

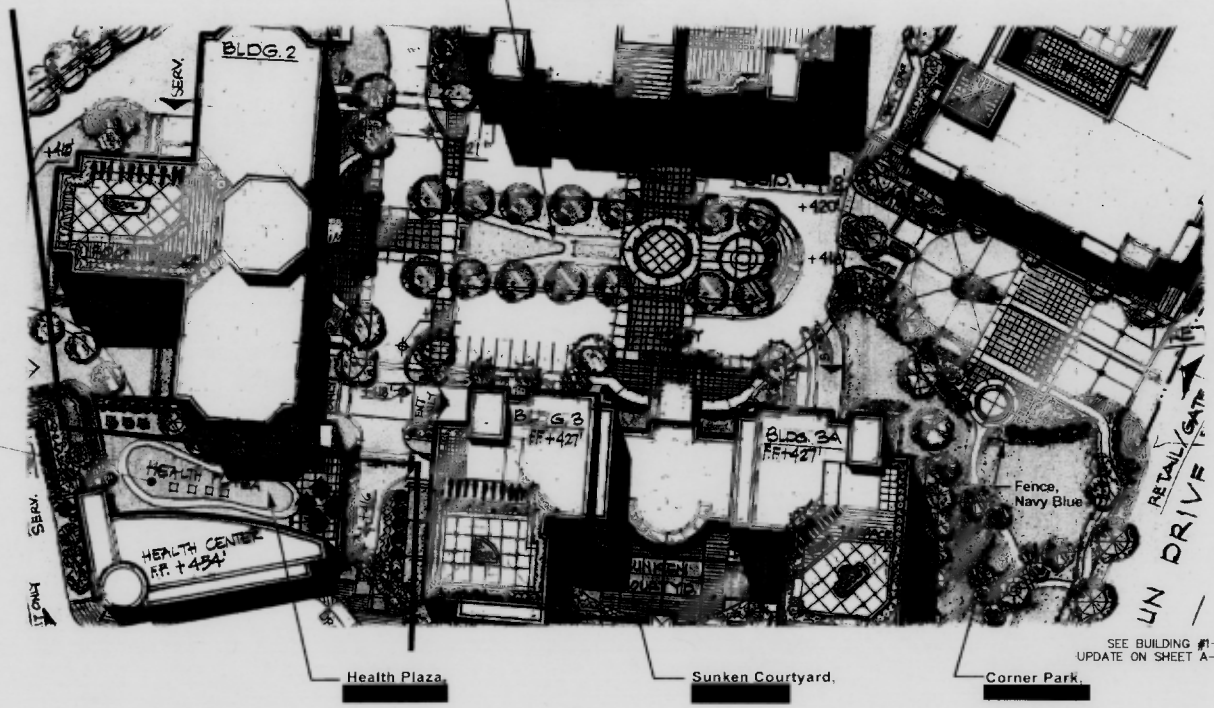
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 ■ FAX: (703) 848-2115
FAIRFAX, VA

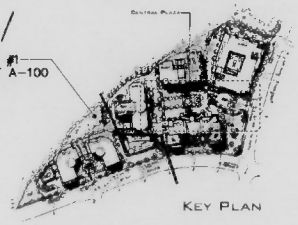
TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

PARKS AND POOL DETAILS

| REVISIONS |
|---|
| REV. 4-23-04 |
| REV. 5-17-04 |
| REV. 6-04-04 |
| REV. 6-14-04 |
| REV. 7-07-04 |
| REV. 5-20-08 |
| REV. 11-02-09 |
| REV. 02-01-10 |
| REV. 03-01-10 |
| REV. 03-19-10 |

DATE: MARCH 24, 2004
DES. ARCH
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 5A




10 50 100 200

ENLARGED LANDSCAPE - DETAILS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/14/10
PROFESSIONAL ENGINEER

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

CENTER PLAZA DETAILS

VIKA REVISIONS

| | |
|---|---|
| REV. | 3-26-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 6-04-04 |
| REV. | 6-14-04 |
| REV. | 7-07-04 |
| REV. | 5-20-08 |
| REV. | 11-02-09 |
| REV. | 02-01-10 |
| REV. | 03-01-10 |
| REV. | 05-19-10 |

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 58

VDG ARCHITECTURE PLANNING INC

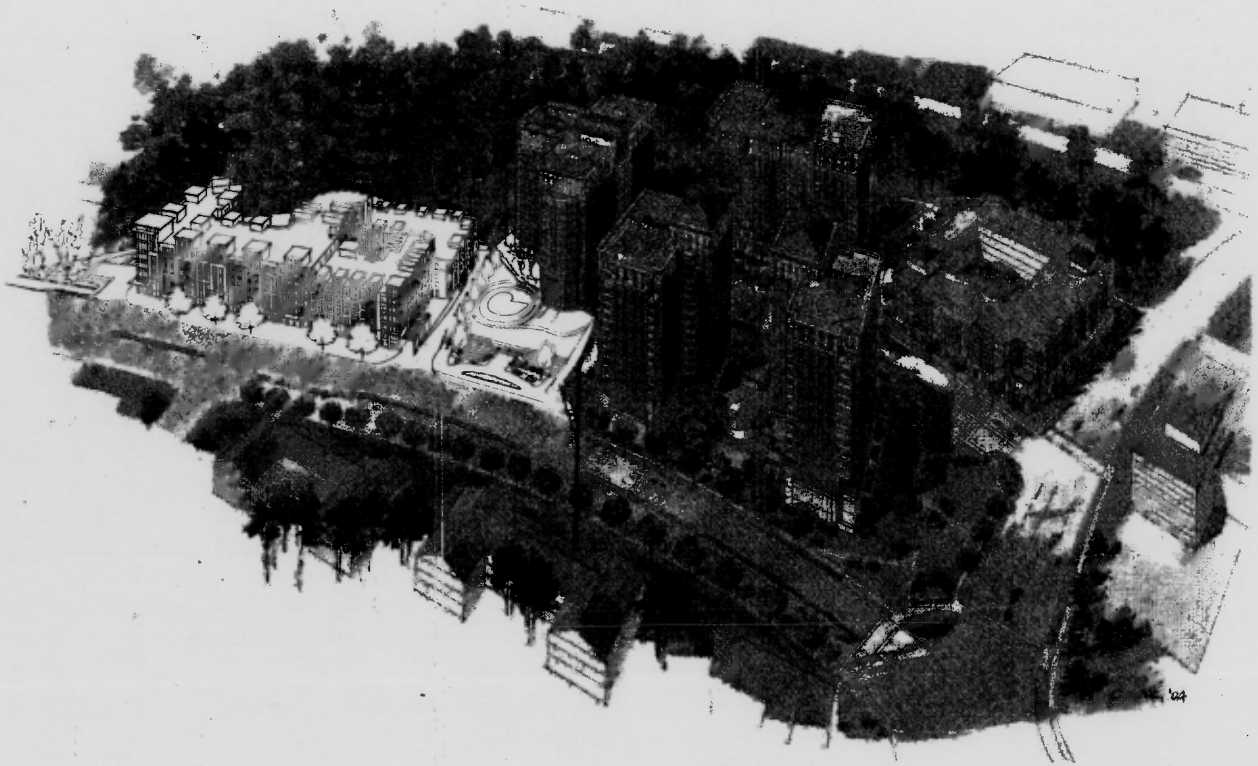
TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

Jun 08 04

WA 03068



PERSPECTIVE - Aerial

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VDG

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA.

WEST GROUP

MAR.01.04 A12

VUA 03068

Scale: NA

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ ENVIRONMENTAL SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
AERIAL

| VIKA REVISIONS |
|---|
| REV: 3-24-04 |
| REV: 4-23-04 |
| REV: 5-17-04 |
| REV: 6-04-04 |
| REV: 6-14-04 |
| REV: 7-7-04 |
| REV: 7-21-10 |

DATE: MARCH 24, 2004

| DES. | DWN. |
|---|---|
| ARCH | CADD |

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 6

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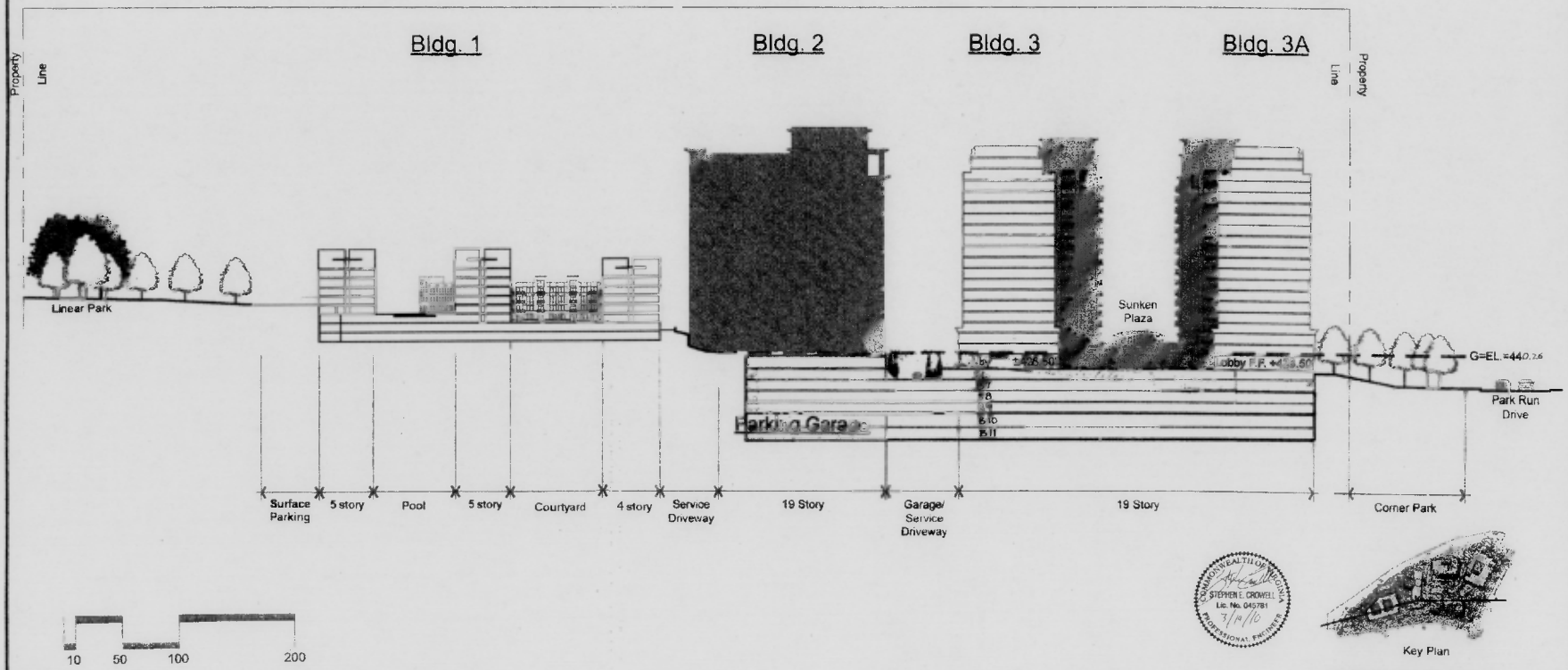


SECTION A

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VDG

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
VIA 03088

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX: (703) 761-2787
MCLEAN, VA ■ FREDERICKSBURG, MD ■ LEESBURG, VA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION A

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV: 7-7-04
REV: 3-19-10

DATE: MARCH 24, 2004
DES. ARCH
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6A

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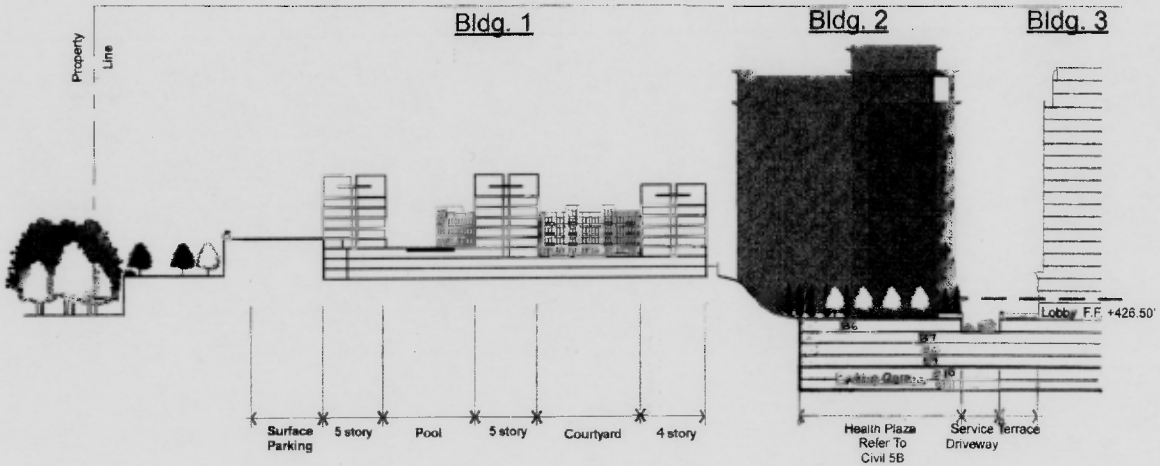


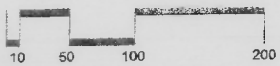


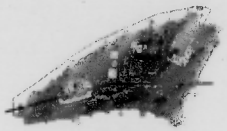

Key Plan

SECTION B

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN 03 04
A 03068

VIKA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION B

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 6-14-04
REV 7-7-04
REV 3-19-10

DATE: MARCH 24, 2004
DES. ARQ
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6B

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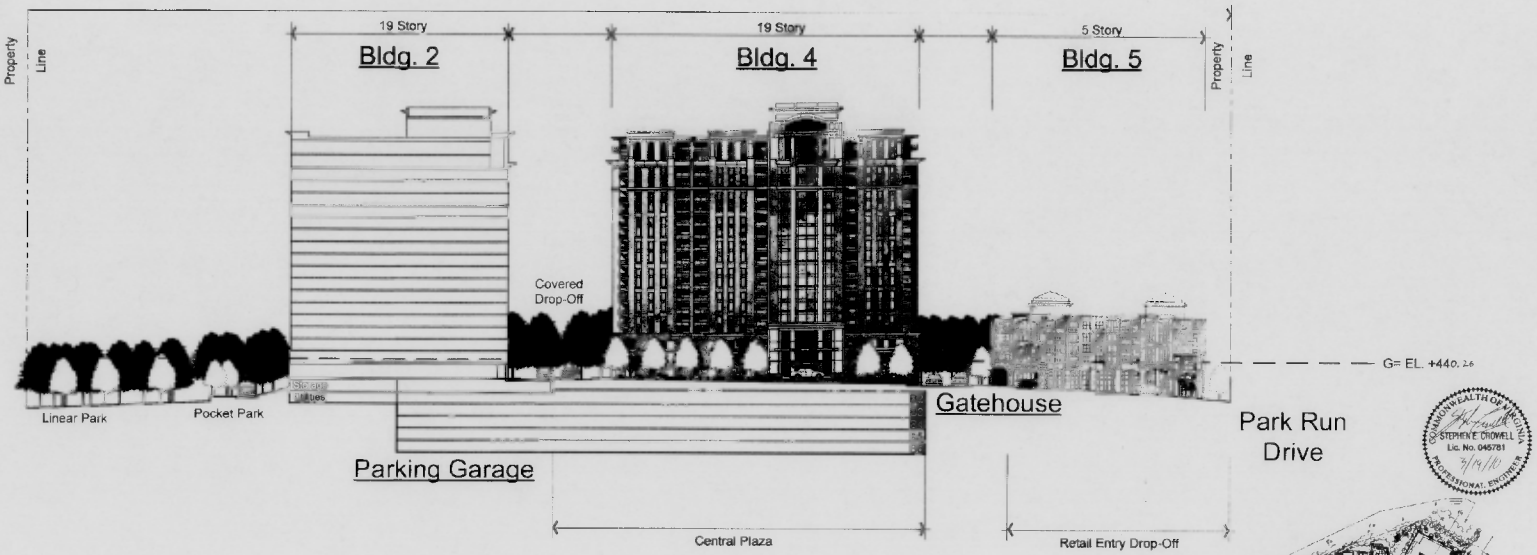



COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
5/19/10
PROFESSIONAL ENGINEER

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04

WA 03068

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VA (703) 442-7800 FAX (703) 790-9202

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION C

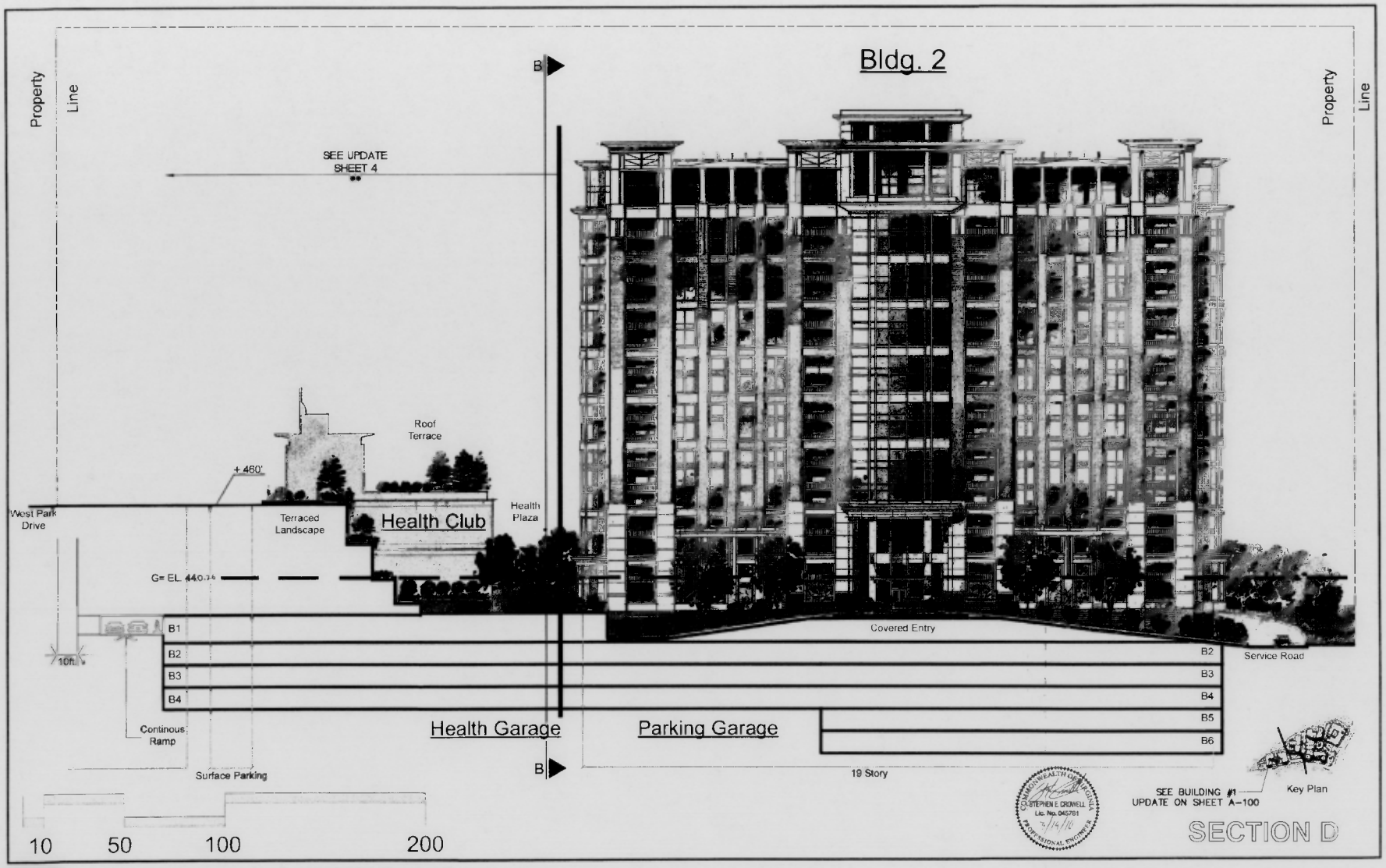
VIKA REVISIONS

REV. 4-23-04
REV. 5-17-04
REV. 6-04-04
REV. 6-14-04
REV. 7-07-04
REV. 5-20-06
REV. 11-02-09
REV. 02-01-10
REV. 03-01-10
REV. 03-15-10

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 6C




TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06 04

WA 03008

VIKA

LANDSCAPE ARCHITECTS ■ PLANNERS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
PHONE (703) 442-7800 ■ FAX (703) 790-9587

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION D

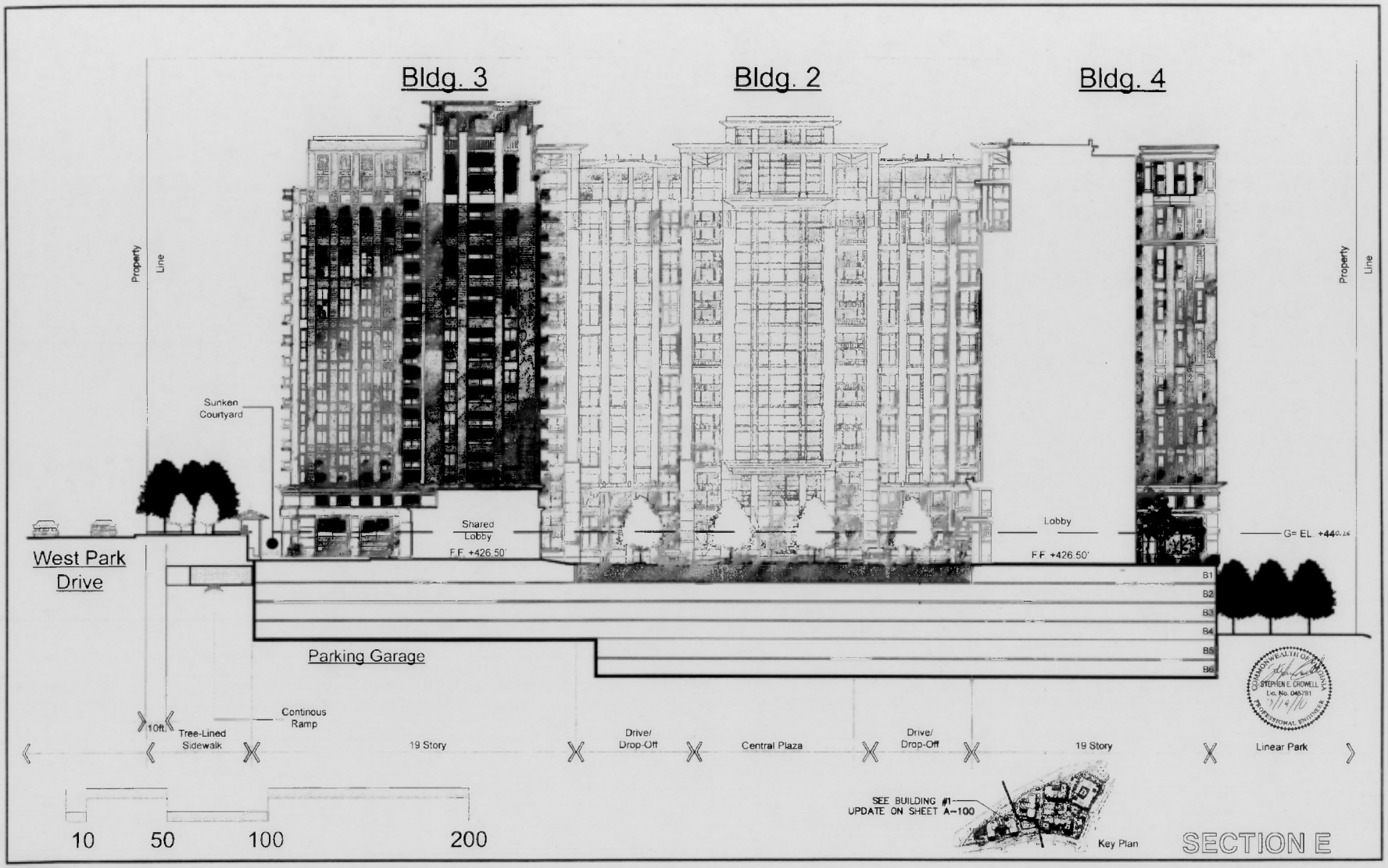
| VIKA REVISIONS |
|---|
| REV. 3-24-04 |
| REV. 4-23-04 |
| REV. 5-17-04 |
| REV. 6-04-04 |
| REV. 6-14-04 |
| REV. 7-27-04 |
| REV. 5-26-06 |
| REV. 11-02-09 |
| REV. 02-01-10 |
| REV. 03-01-10 |
| REV. 03-19-10 |

DATE MAR. 24, 2004
DRN. JOM
CHK. GMK

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 6D




TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN 06 04

WA 03068

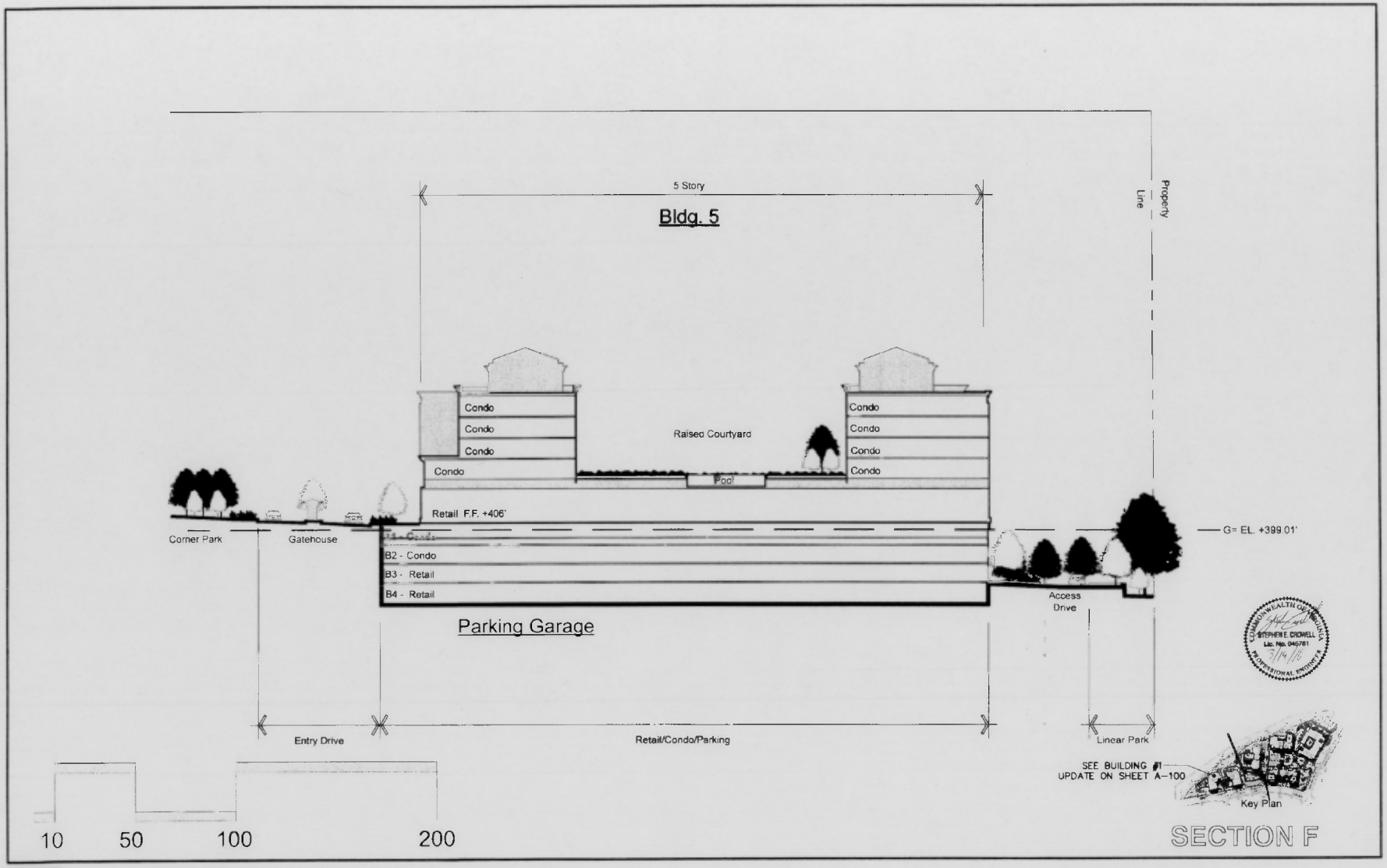
VIKA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION E

VIKA REVISIONS

DATE: MARCH 24, 1998
DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 8571C
SHEET NO. 6E




TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN 06 04

VIKA 03066

VIKA

TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SECTION F

VIKA REVISIONS

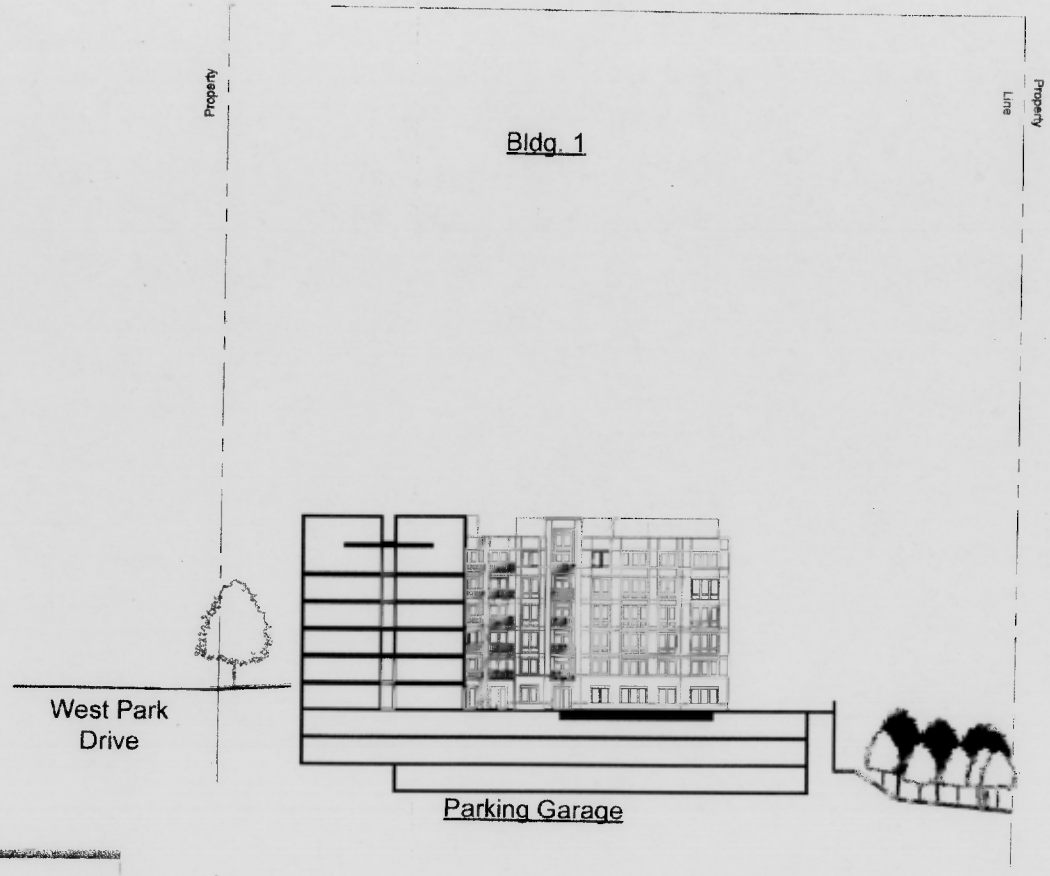
| | |
|---|---|
| REV. | 3-23-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 8-14-04 |
| REV. | 7-07-06 |
| REV. | 5-30-08 |
| REV. | 11-02-09 |
| REV. | 02-01-10 |
| REV. | 03-01-10 |
| REV. | 03-19-10 |

DISTRIBUTION

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 6F




SECTION G

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
5/19/06
PROFESSIONAL ENGINEER

WDG ARCHITECTS

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
IA 03068

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
703-442-7800 FAX 703-848-2115 WWW.VIKA.COM
MCLEAN, VA ■ GERMANTOWN, MD ■ LEESBURG, VA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION G

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 8-04-04
REV: 6-14-04
REV: 7-7-04
REV: 3-19-06

DATE: MARCH 24, 2004
DES. ARCH
DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 6G

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See Building #1 update
on A-001

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
PROFESSIONAL ENGINEER

# PERSPECTIVE - NW Aerial

**TYSONS WEST PARK - A Concept Plan**

West Park Drive at Park Run Drive
Tysons Corner, VA.

WEST GROUP

JUL. 06.04
WA 03.08

A12.A

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VIKA INCORPORATED
6150 GREENDALE ROAD, SUITE A, FAIRFAX, VIRGINIA 22030
703-791-2616

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

SECTION H

VIKA REVISIONS
REV. 4-23-04
REV. 5-07-04
REV. 6-04-04
REV. 7-07-04

DA. MARCH 23, 2004
DES. ENG
DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 6H

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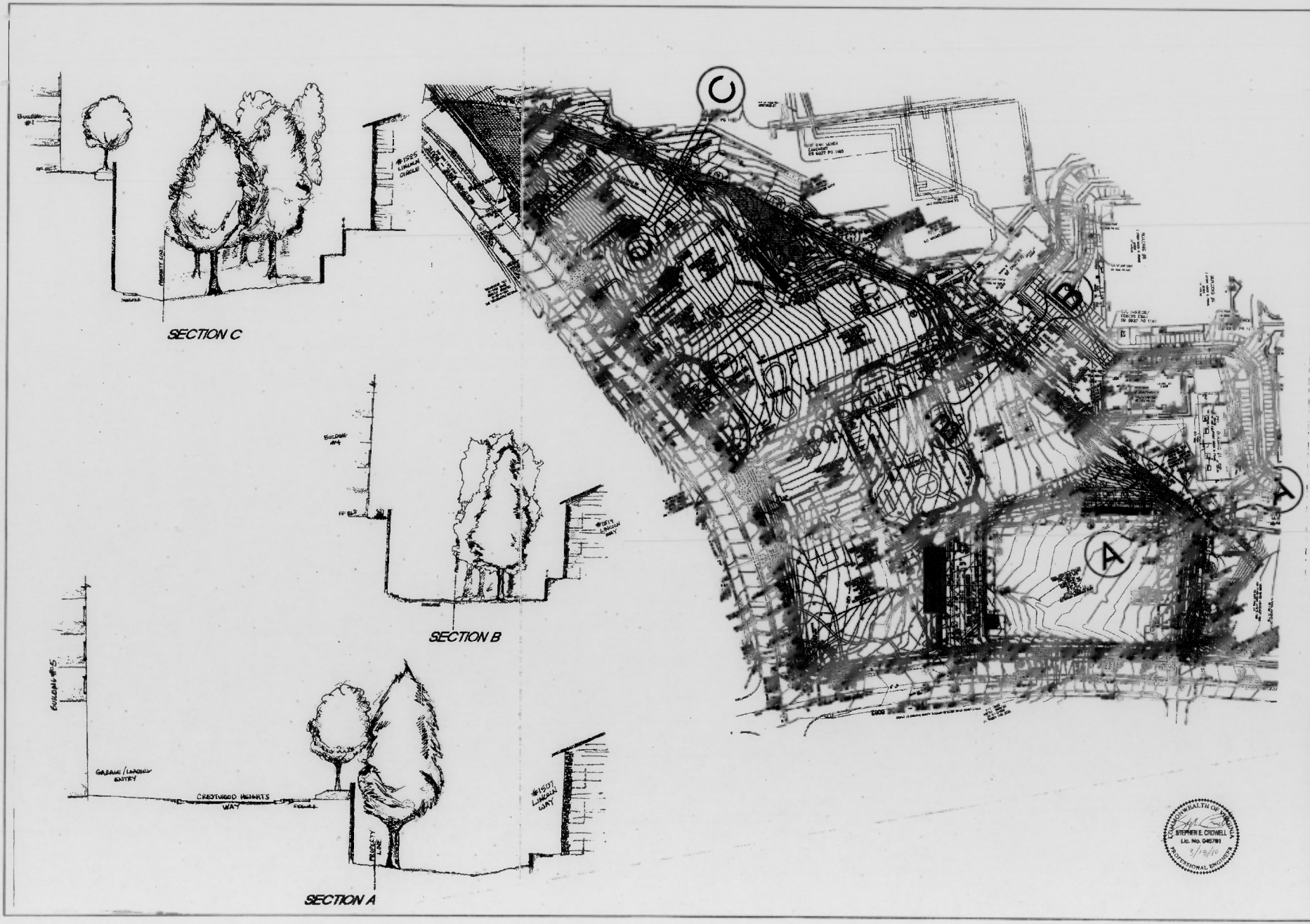
SECTION C
SECTION B
SECTION A
BUILDING #1
BUILDING #4
BUILDING #5
#1505 LINCOLN CIRCLE
#1513 LINCOLN WAY
#1507 LINCOLN WAY
GARAGE / LANDING ENTRY
CRESTWOOD HEIGHTS WAY
PROPERTY LINE
COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 042191
3/12/10
PROFESSIONAL ENGINEER
VIKA
VIKA, INCORPORATED
TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA
SECTIONS
VIKA REVISIONS
REV: 4-23-04
REV: 5-07-04
REV: 6-04-04
REV: 6-14-04
REV: 7-07-04
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REV: 02-01-10
REV: 03-01-10
MARCH 23, 2010
DES. ENG
DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 61
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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

PERSPECTIVE - Along Park Run Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04
WA 03088
A11
Scale: NA

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 848-2115
MCLEAN, VA ■ CHARLOTTE, NC ■ LEESBURG, VA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
ALONG PARK RUN DRIVE

VIKA REVISIONS

| | |
|---|---|
| REV. | 3-24-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 6-04-04 |
| REV. | 6-14-04 |
| REV. | 7-07-04 |
| REV. | 5-20-09 |
| REV. | 11-02-09 |
| REV. | 02-01-10 |
| REV. | 03-01-10 |
| REV. | 03-19-10 |

DES. ARCH | DWN. CADD
SCALE: N/A
PROJECT/FILE NO. 65710
SHEET NO. 7

PERSPECTIVE - View of Plaza

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 046781
3/19/10
PROFESSIONAL ENGINEER

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR 01.04
WA 03068
Scale: NA

A13

VDG ARCHITECTURE PLANNING

VIKA

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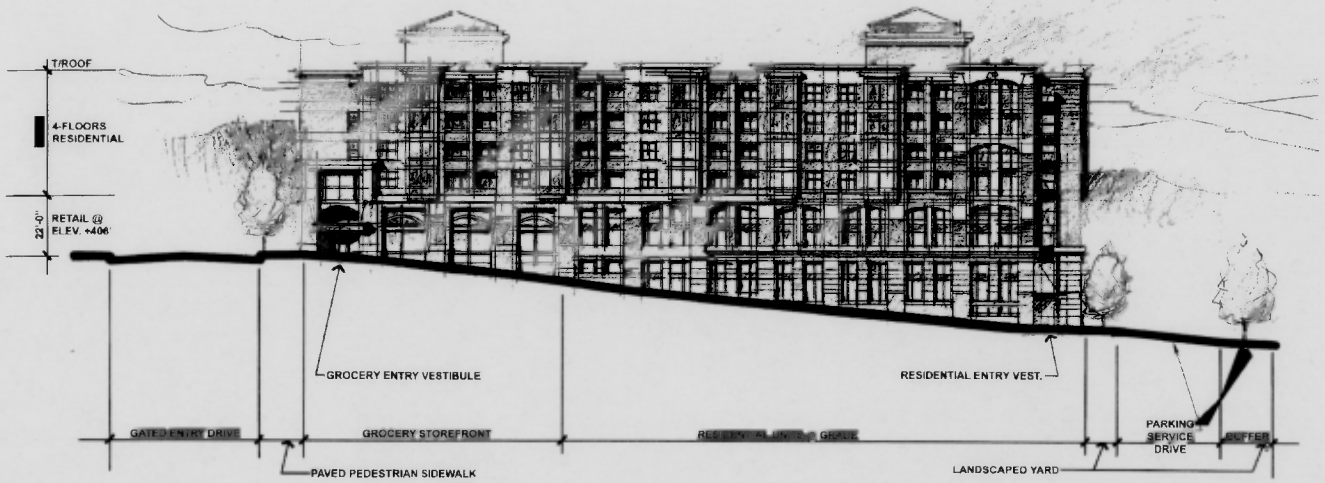
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
703-442-7800 ■ FAX 703-790-9836
MCLEAN, VA LEESBURG, VA
GERMANTOWN, MD.

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVE
VIEW OF PLAZA

VIKA REVISIONS
REV: 3-23-04
REV: 4-23-04
REV: 5-7-04
REV: 6-04-04
REV: 9-10-04
REV: 9-07-05
REV: 5-20-08
REV: 11-02-09
REV: 12-21-09
REV: 03-01-10
REV: 03-19-10

DATE: MARCH 30, 2004
DES. ARCH
SCALE: N/A
PROJECT/FILE NO. 6571C
SHEET NO. 8




COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

# BLDG 5 ELEVATION - Along Park Run Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04 A7
WA 03068
Scale: 1/20" = 1'-0"

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS ■ GPS SERVICES

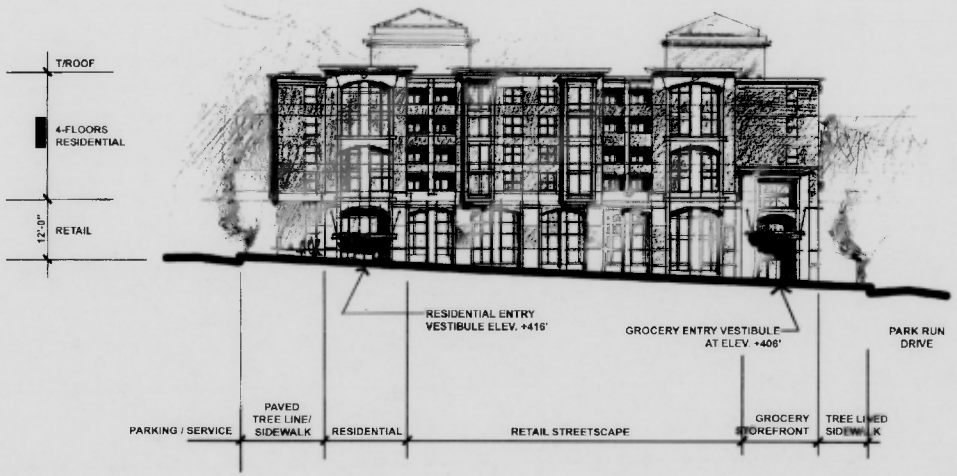
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 610-9471
MCLEAN, VA GERMANTOWN, MD LEESBURG, VA CHERRY HILL, NJ

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 5 ELEVATION
ALONG PARK RUN DRIVE

VIKA REVISIONS
REV. 4-23-04
REV. 5-17-04
REV. 6-14-04
REV. 6-14-04
REV. 7-07-04
REV. 11-02-09
REV. 03-01-10
REV. 03-01-10
REV. 03-19-10

DATE: MAR. 2004
DWN: CADD
SCALE: N/A
PROJECT/FILE NO. 65710
SHEET NO. 9




COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

# BLDG 5 ELEVATION - Along Entry Drive

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

MAR.01.04
WA 03068
A8
Scale: 1/20" = 1'-0"

VIKA

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX: (703) 790-9836
MCLEAN, VA ■ CHARLOTTESVILLE, VA ■ LEESBURG, VA

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 5 ELEVATION
ALONG ENTRY DRIVE

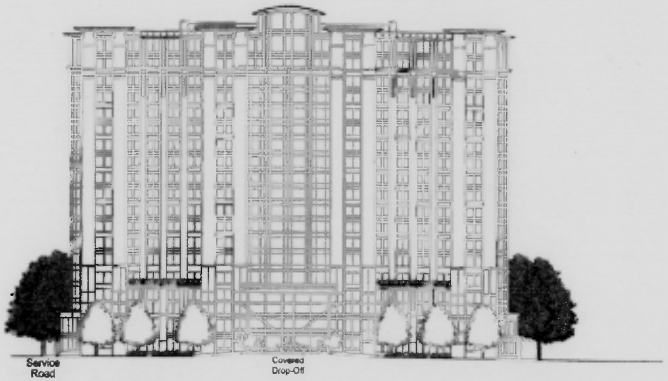
VIKA REVISIONS
REV. 5-09-03
REV. 4-23-04
REV. 5-7-04
REV. 6-14-04
REV. 8-16-04
REV. 7-07-04
REV. 8-30-04
REV. 11-02-09
REV. 02-01-10
REV. 3-19-10
REV. 03-19-10

SUBMITTED MARCH 27, 2003

| DES. ARCH | DWN. CADD |
|---|---|
| SCALE: N/A | |
| PROJECT/FILE NO. 6577C | |
| SHEET NO. 9A | |

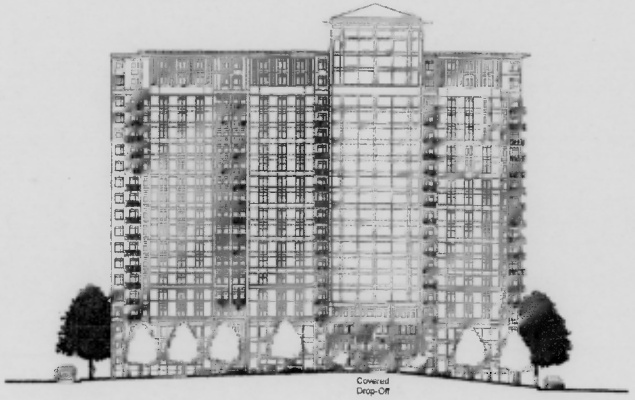
A:\Tysons Westpark\Sheets\A-6 Clay Dwg\A-6 Bldg 5 Elev.dwg 3/26/2010 3:44:41 PM EST

Building 1




Building 2

Building 3




Building 4

COMMONWEALTH OF VIRGINIA
STEPHEN L. CROWELL
Lic. No. 046781
7/19/10
PROFESSIONAL ENGINEER

## Elevations

**TYSONS WEST PARK - A Concept Plan**

West Park Drive at Park Run Drive
Tysons Corner, VA

WDG ARCHITECTURE PLANNING

WEST GROUP

MAY.13.04
WA 03008
A10.1
Scale: 1/30"= 1'-0"

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TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS

VIKA REVISIONS
REV: 3-24-04
REV: 4-23-04
REV: 5-17-04
REV: 6-04-04
REV: 7-7-04

DATE MARCH 26, 2004

| DES. | DWN. |
|---|---|
| ARCH | CADD |

SCALE: N/A

PROJECT/FILE NO. 65710

SHEET NO. 10

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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3/19/06
PROFESSIONAL ENGINEER

ELEVATION - BUILDING 1/1A

WDG ARCHITECTURE

**TYSONS WEST PARK - A Concept Plan**

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN 08 04

WA 04066

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GERMANTOWN, MD LEESBURG, VA

TYSONS WESTPARK A-6
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 1/1A
ELEVATION

VIKA REVISIONS

| | |
|---|---|
| REV. | 3-24-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 6-04-04 |
| REV. | 7-23-04 |
| REV. | 3-20-06 |

| | |
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| DES. ARCH | DWN. CADD |
| SCALE: N/A | |
| PROJECT/FILE NO. 8571C | |
| SHEET NO. 10A | |

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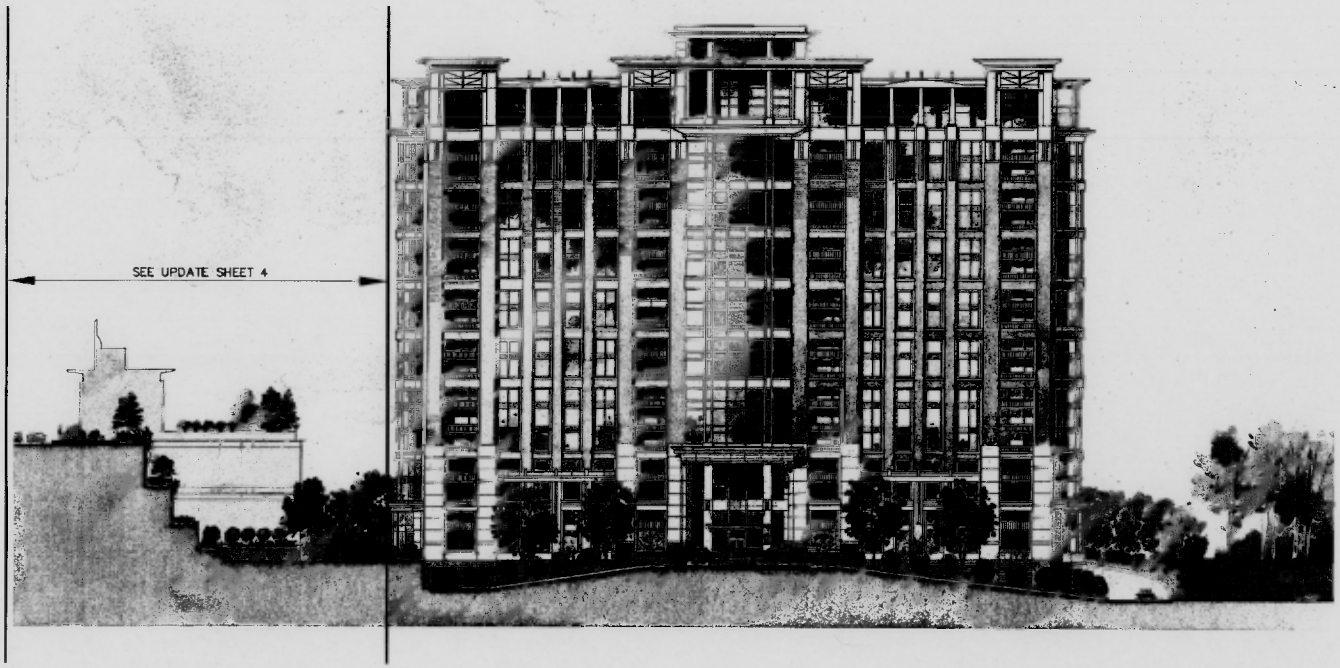


0 5 50 100 200

COMMONWEALTH OF VIRGINIA
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3/19/10
PROFESSIONAL ENGINEER

ELEVATION - BUILDING 2

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04

WA 03068

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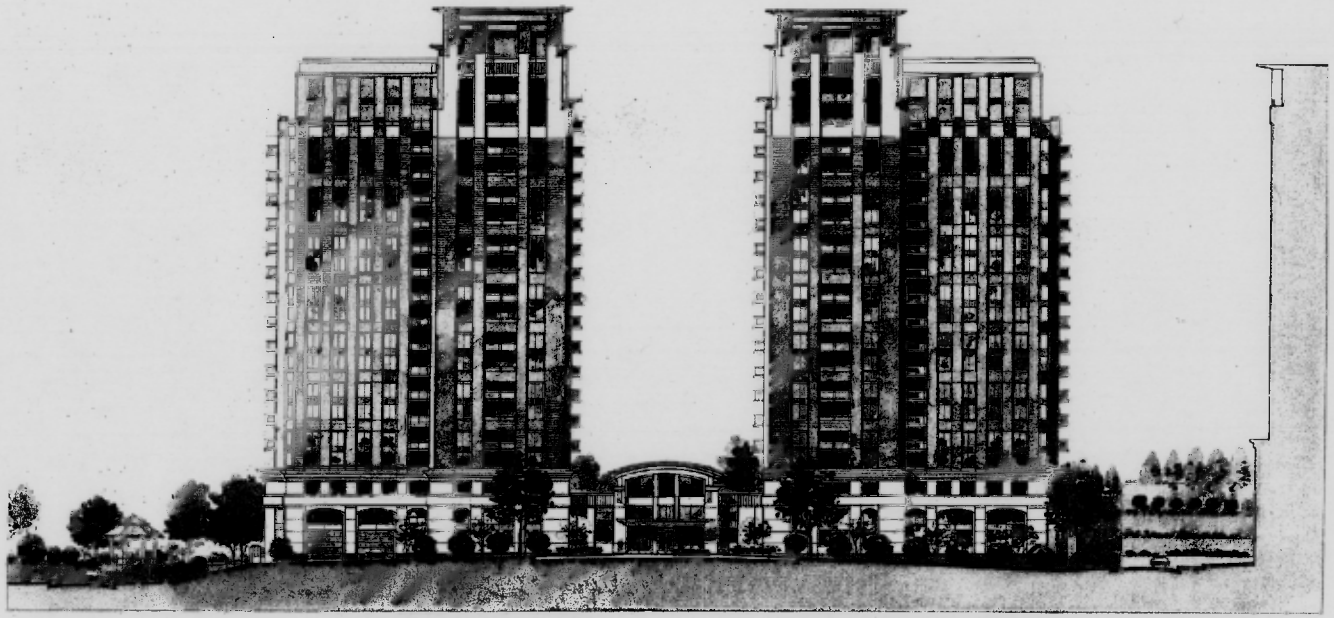
TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 2 ELEVATION

VIKA REVISIONS

| | |
|---|---|
| REV. | 4-23-04 |
| REV. | 5-13-04 |
| REV. | 6-04-04 |
| REV. | 6-14-04 |
| REV. | 7-07-04 |
| REV. | 5-20-06 |
| REV. | 11-02-09 |
| REV. | 02-01-10 |
| REV. | 03-01-10 |
| REV. | 03-19-10 |

| | |
|---|---|
| DES. ARCH | DWN. CADD |
| SCALE: N/A | |
| PROJECT/FILE NO. 8571C | |
| SHEET NO. 10B | |



0 5 50 100 200

ELEVATION - BUILDING 3/3A

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PROFESSIONAL ENGINEER

WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

J.L.N 05.04

VWA 03056

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MCLEAN, VA. CHARLOTTESVILLE, VA. LEESBURG, VA.

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 3/3A
ELEVATION

VIKA REVISIONS

REV. 5-03-04
REV. 4-23-04
REV. 5-7-04
REV. 6-04-04
REV. 7-02-04
REV. 5-20-08
REV. 10-2-08
REV. 08-04-09
REV. 03-01-10
REV. 03-19-10

DATE: MARCH 26, 2004

DES. KRB DWN. CADD

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 10C

0 5 50 100 200

ELEVATION - BUILDING 4

COMMONWEALTH OF VIRGINIA
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7/19/10
PROFESSIONAL ENGINEER

VDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN 06 04

WA 03088

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MCLEAN, VA. CHARLOTTESVILLE, VA. LEESBURG, VA.

TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

BLDG 4 ELEVATION

VIKA REVISIONS

| | |
|---|---|
| REV. | 3-24-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 5-04-04 |
| REV. | 6-14-04 |
| REV. | 7-07-04 |
| REV. | 5-20-08 |
| REV. | 11-02-09 |
| REV. | 02-01-10 |
| REV. | 03-01-10 |
| REV. | 03-19-10 |

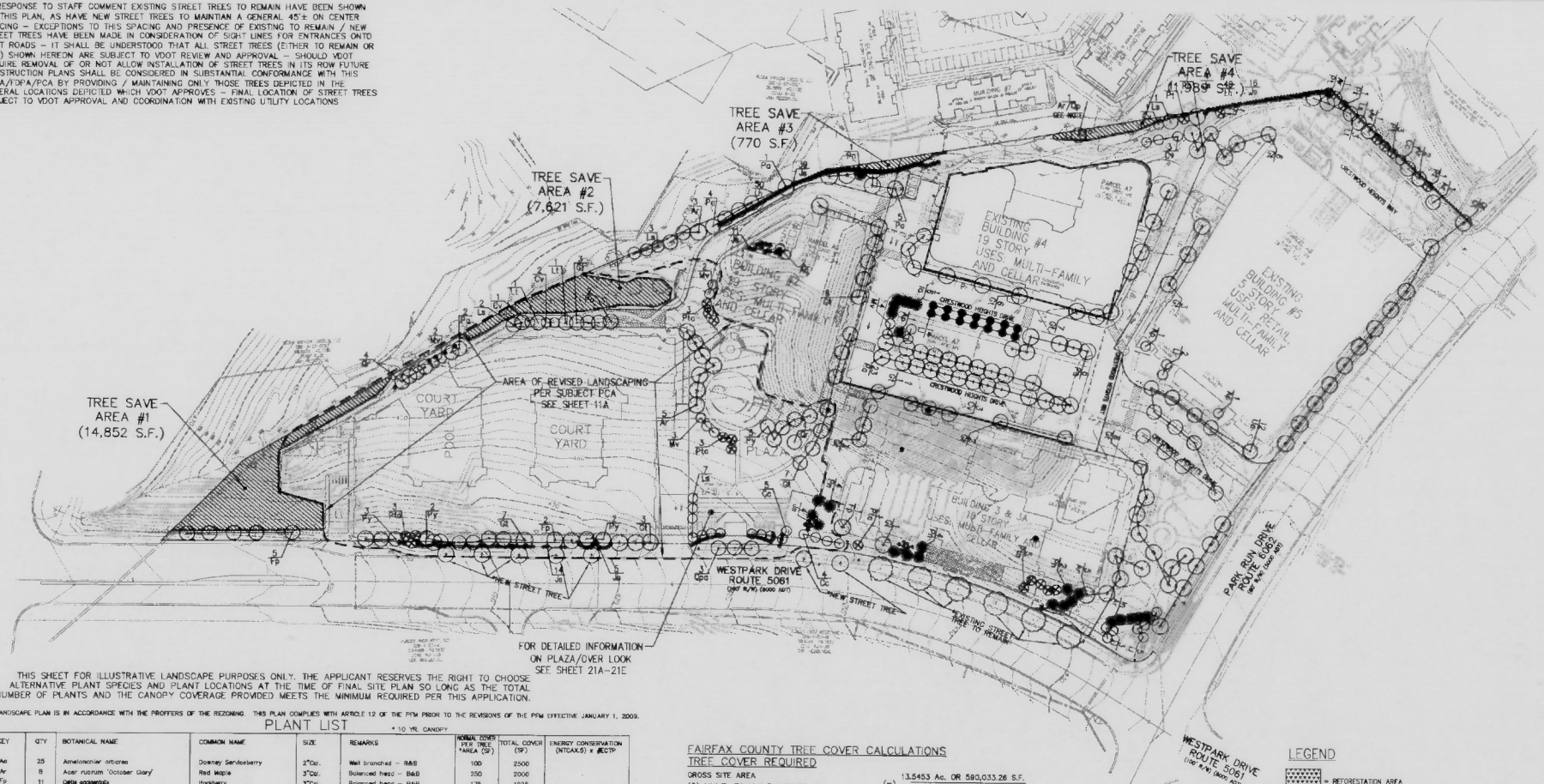
| | |
|---|---|
| DES. ARCH | DWN. CADD |

SCALE: N/A

PROJECT/FILE NO. 6571C

SHEET NO. 100

*STREET TREE NOTE:
IN RESPONSE TO STAFF COMMENT EXISTING STREET TREES TO REMAIN HAVE BEEN SHOWN ON THIS PLAN, AS HAVE NEW STREET TREES TO MAINTIAN A GENERAL 45'± ON CENTER SPACING – EXCEPTIONS TO THIS SPACING AND PRESENCE OF EXISTING TO REMAIN / NEW STREET TREES HAVE BEEN MADE IN CONSIDERATION OF SIGHT LINES FOR ENTRANCES ONTO VDOT ROADS – IT SHALL BE UNDERSTOOD THAT ALL STREET TREES (EITHER TO REMAIN OR NEW) SHOWN HEREON ARE SUBJECT TO VDOT REVIEW AND APPROVAL – SHOULD VDOT REQUIRE REMOVAL OF OR NOT ALLOW INSTALLATION OF STREET TREES IN ITS ROW FUTURE CONSTRUCTION PLANS SHALL BE CONSIDERED IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA/FDPA/PCA BY PROVIDING / MAINTAINING ONLY THOSE TREES DEPICTED IN THE GENERAL LOCATIONS DEPICTED WHICH VDOT APPROVES – FINAL LOCATION OF STREET TREES SUBJECT TO VDOT APPROVAL AND COORDINATION WITH EXISTING UTILITY LOCATIONS




THIS SHEET FOR ILLUSTRATIVE LANDSCAPE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO CHOOSE ALTERNATIVE PLANT SPECIES AND PLANT LOCATIONS AT THE TIME OF FINAL SITE PLAN SO LONG AS THE TOTAL NUMBER OF PLANTS AND THE CANOPY COVERAGE PROVIDED MEETS THE MINIMUM REQUIRED PER THIS APPLICATION.

THIS LANDSCAPE PLAN IS IN ACCORDANCE WITH THE PROFFERS OF THE REZONING. THIS PLAN COMPLIES WITH ARTICLE 12 OF THE PFM PRIOR TO THE REVISIONS OF THE PFM EFFECTIVE JANUARY 1, 2009.

## PLANT LIST

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | NORMAL COVER PER TREE *AREA (SF) | TOTAL COVER (SF) | ENERGY CONSERVATION (NTCAX.5) x #ECTP |
|---|---|---|---|---|---|---|---|---|
| Aa | 25 | Amelanchier arborea | Downey Serviceberry | 2"Cal. | Well branched – B&B | 100 | 2500 | |
| Ar | 8 | Acer rubrum 'October Glory' | Red Maple | 3"Cal. | Balanced head – B&B | 250 | 2000 | |
| Fp | 11 | Celtis occidentalis | Hackberry | 3"Cal. | Balanced head – B&B | 175 | 1925 | |
| Ub | 10 | Tilia americana | American Linden | 3"Cal. | Well branched – B&B | 250 | 2500 | |
| Pc | 9 | Platanus occidentalis | London Planetree | 3"Cal. | Well formed – B&B | 250 | 2250 | |
| Qp | 26 | Quercus phellos | Willow Oak | 3"Cal. | Dense, balanced head – B&B | 250 | 6500 | |
| Qpa | 4 | Quercus alba | White Oak | 3"Cal. | Well branched – B&B | 250 | 1000 | |
| La | 15 | Ginkgo biloba | Ginkgo (male only) | 2"Cal. | Well branched – B&B | 200 | 3000 | |
| Dv | 25 | Diospiros Virginiana | Persimmon | 2"Cal. | Well branched – B&B | 150 | 3750 | |
| Cc | 20 | Cercis canadensis | Eastern Redbud | 2"Cal. | Dense, low branched – B&B | 100 | 2000 | |
| Pr | 9 | Pinus rigida | Pitch Pine | 10'ht. | Well branched – B&B | 250 | 2250 | |
| Pn | 15 | Ilex opaca | American Holly | 8'ht. | Well branched – B&B | 150 | 2250 | |
| Qr | 9 | Quercus rubra borealis | N. Red Oak | 3"Cal. | Well branched – B&B | 250 | 2250 | |
| Cv | 12 | Chionanthus virginicus | Fringetree | 2"Cal | Well branched – B&B | 100 | 1,2000 | |
| Lt | 3 | Liriodendron tulipifera | Tulip Poplar | 3"Cal | Well branched – B&B | 250 | 750 | |
| Pt | 8 | Pinus taeda | Loblolly Pine | 10' ht. | Well branched – B&B | 250 | 2000 | |
| Mv | 11 | Magnolia virginiana | Sweetbay Magnolia | 2"Cal | Well branched – B&B | 100 | 1100 | |
| Ng | 15 | Nyssa sylvatica | Black Gum | 3"Cal | Well branched – B&B | 175 | 2625 | |
| Gl | 19 | Betula nigra | River Birch | 3"Cal | Well branched – B&B | 175 | 3325 | |
| Ag | 3 | Carpinus caroliniana | American Hornbeam | 2"Cal | Well branched – B&B | 100 | 300 | |
| NORMAL TREE COVER AREA | | | | | | | 43,550 | |
| ADDITIONAL CREDITS | | | | | | | (DOES NOT INCLUDE THE HACKBERRY COVERAGE) | |
| TOTAL USING E.C. | | | | | | | | |

* CANNOT COUNT OF THE HACKBERRY TOWARD TREE COVER BECAUSE THEY ARE PLANTED WITHIN EASEMENTS ALONG WEST PARK DRIVE AND PARK RUN DRIVE. TREE PLANTING ALONG BOTH OF THESE DRIVES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITIES IF A CONFLICT EXISTS.

THE FOLLOWING SHRUBS AND VINES SHALL BE PLANTED ALONG THE PROPOSED RETAINING WALL (140)
JH–JUNIPERUS SCOPULORUM "WICHITA BLUE" (4' B&B), (264) LJ–LONICERA X HECKROTTII (5 GALLON)

ALL PLANTS LISTED ON THE PLANT LIST ARE NATIVE.

## FAIRFAX COUNTY TREE COVER CALCULATIONS

### TREE COVER REQUIRED

GROSS SITE AREA
(5) MULTI-FAMILY BUILDINGS = (–) 13.5453 Ac. OR 590,033.26 S.F.
(–) 202,551 S.F.

MODIFICATIONS :
(–) 0 S.F.

ADJUSTED GROSS SITE AREA (=) 387,482.26 S.F.
REQUIRED COVERAGE PRM ZONING DISTRICT (10%) (x) 10%
REQUIRED COVERAGE FOR SITE (=) 38,748.23 S.F.

TREE COVER PROVIDED
(FROM APPED. 13–400 OF PFM)

VEGETATION PRESERVED:

TREE SAVE AREA : *(#1)14,852 s.f. x 1.25 = 18,565.00
(#2)7,621 s.f.
(#3) 770 s.f.
(#4) 1,989 s.f.
TOTAL TREE SAVE = 28,945

*NOTE:
TREE PRESERVATION AREA #1 IS THE ONLY SAVE AREA THAT MEETS THE MINIMUM SIZE REQUIREMENT OF 10,000 S.F. FOR UPLAND SUBCLIMAX FORREST. THEREFORE ITS THE ONLY ONE COUNTED IN THE COVERAGE CALCULATION.

TOTAL
ADDITIONAL COVERAGE TO BE PROVIDED BY PLANTING TREES (+) 43,550 S.F.
TOTAL COVERAGE PROVIDED (TREE SAVE AND NEW PLANTING) (=) 62,115 S.F OR 16%

## LEGEND

= REFORESTATION AREA

= TREES COUNTED TOWARDS 5% PARKING LOT LANDSCAPE COVER

## FAIRFAX COUNTY INTERIOR PARKING LOT LANDSCAPE TABULATION

1. PARKING LOT COMPOUND AREA: 81,397.0 s.f. (SHOWN SCREENED)
2. REQUIRED LANDSCAPE AREA: 81,397.0 s.f. x 0.05 = 4,069.85 s.f.
3. TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED: 8,350 s.f. (TREES ARE HATCHED)
4. PROVIDED LANDSCAPE PERCENTAGE: (RESULT OF #3 DIVIDED BY #1) 10.25%

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH
GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.

# TYSONS WESTPARK A–6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# OVERALL LANDSCAPE PLAN


ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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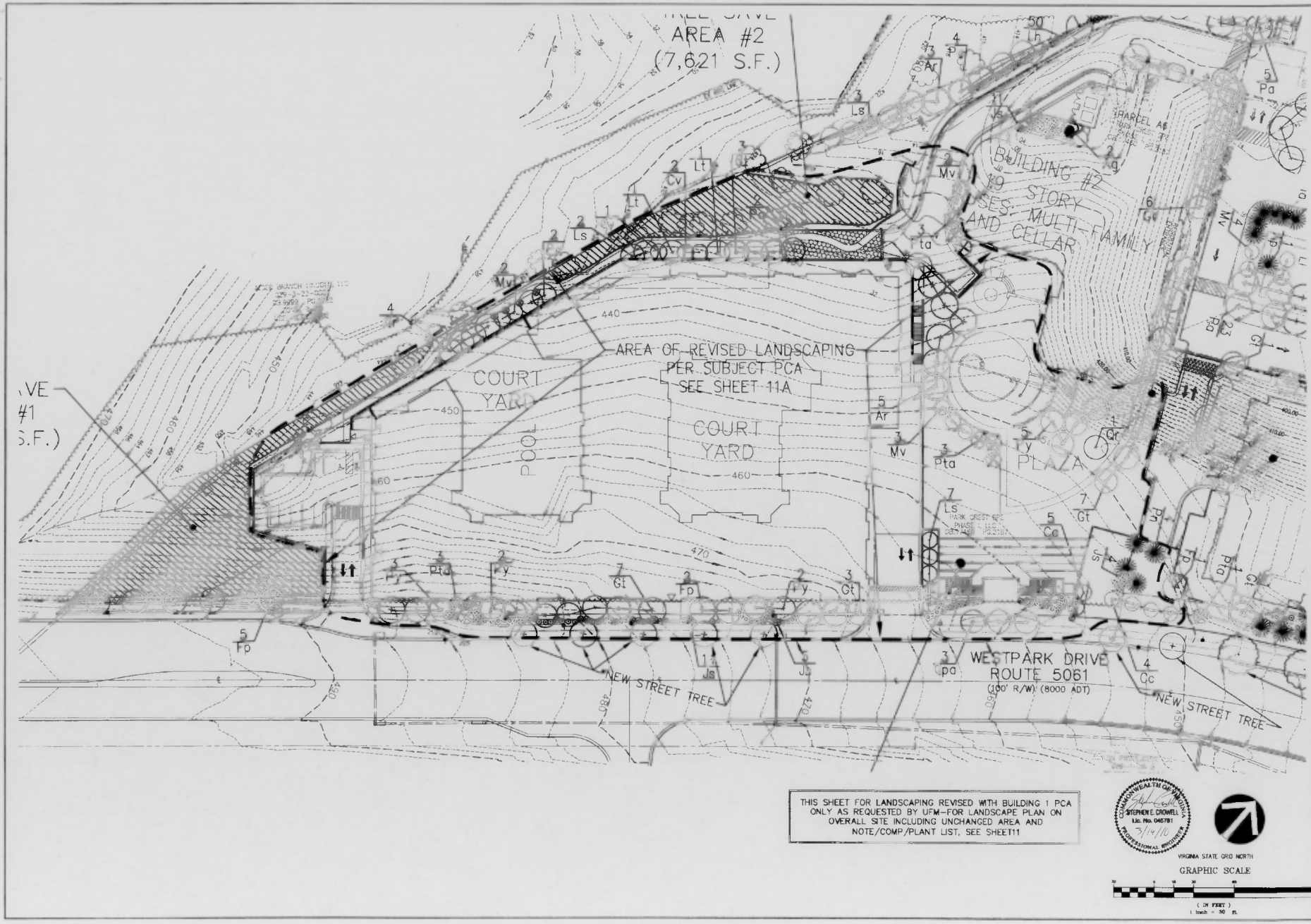
MCLEAN, VA LEESBURG, VA GAITHERSBURG, MD


VIKA REVISIONS
NOVEMBER 9, 2009
FEB 5, 2010
MAR 5, 2010
MAR 19, 2010

DATE NOV 2009
DES. SEC DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 65715
SHEET NO. 11

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MALLARD, VA LEESBURG, VA GERMANTOWN, MD.

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# 30 SCALE LANDSCAPE PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
JAN 5, 2010
MAR 1, 2010
MAR 18, 2010

DATE: NOV 2009
DES. SEC
DWN. KY
SCALE: 1"=30'
PROJECT/FILE NO. 6571S
SHEET NO. 11A

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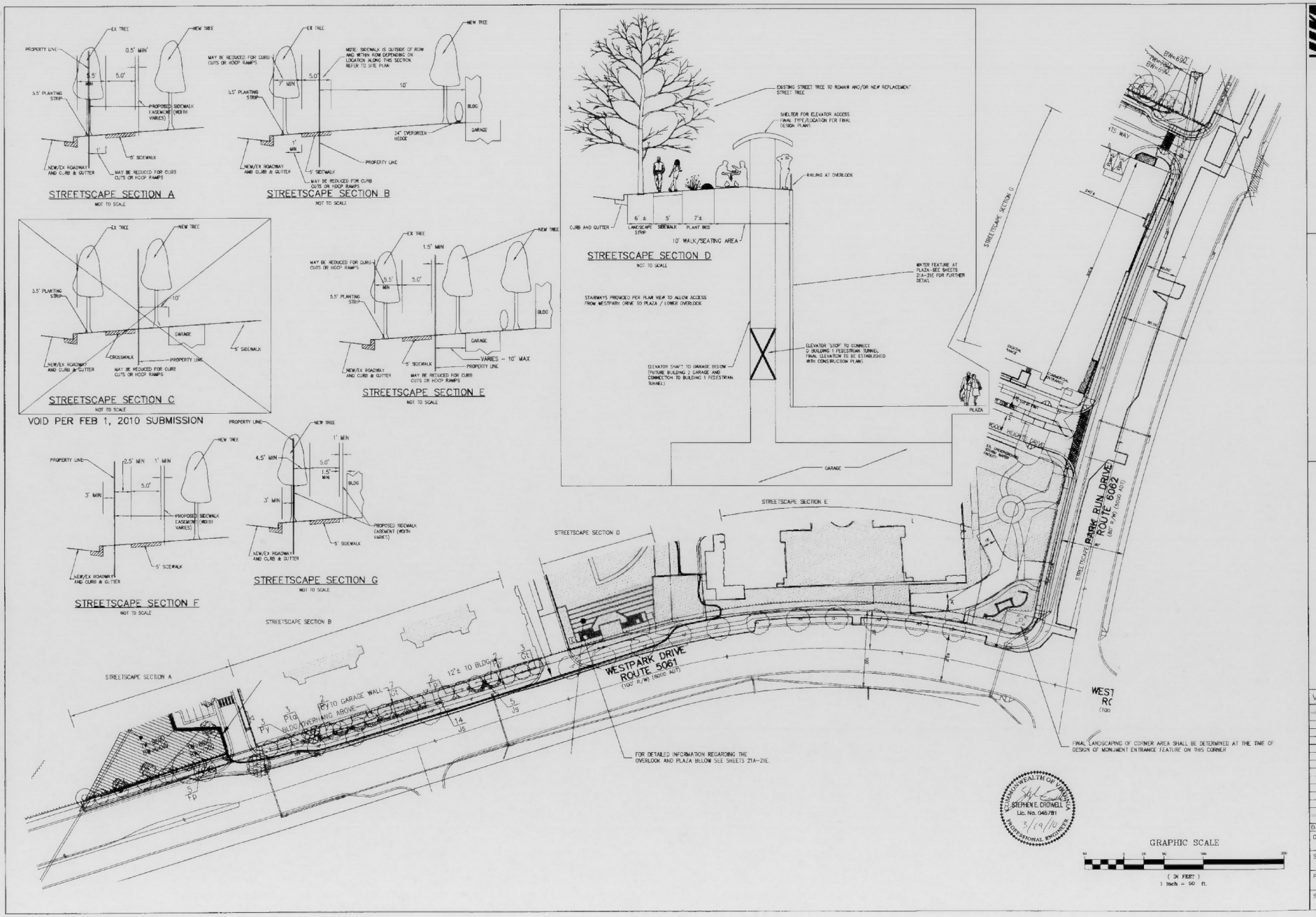


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MCLEAN, VA ■ FREDERICK, MD

# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# STREETSCAPE EXHIBIT

| VIKA REVISIONS |
|---|
| NOV 2, 2009 |
| FEB 1, 2010 |
| MAR 1, 2010 |
| MAR 19, 2010 |

DATE: MAY 20, 2008
DES. SFT DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571
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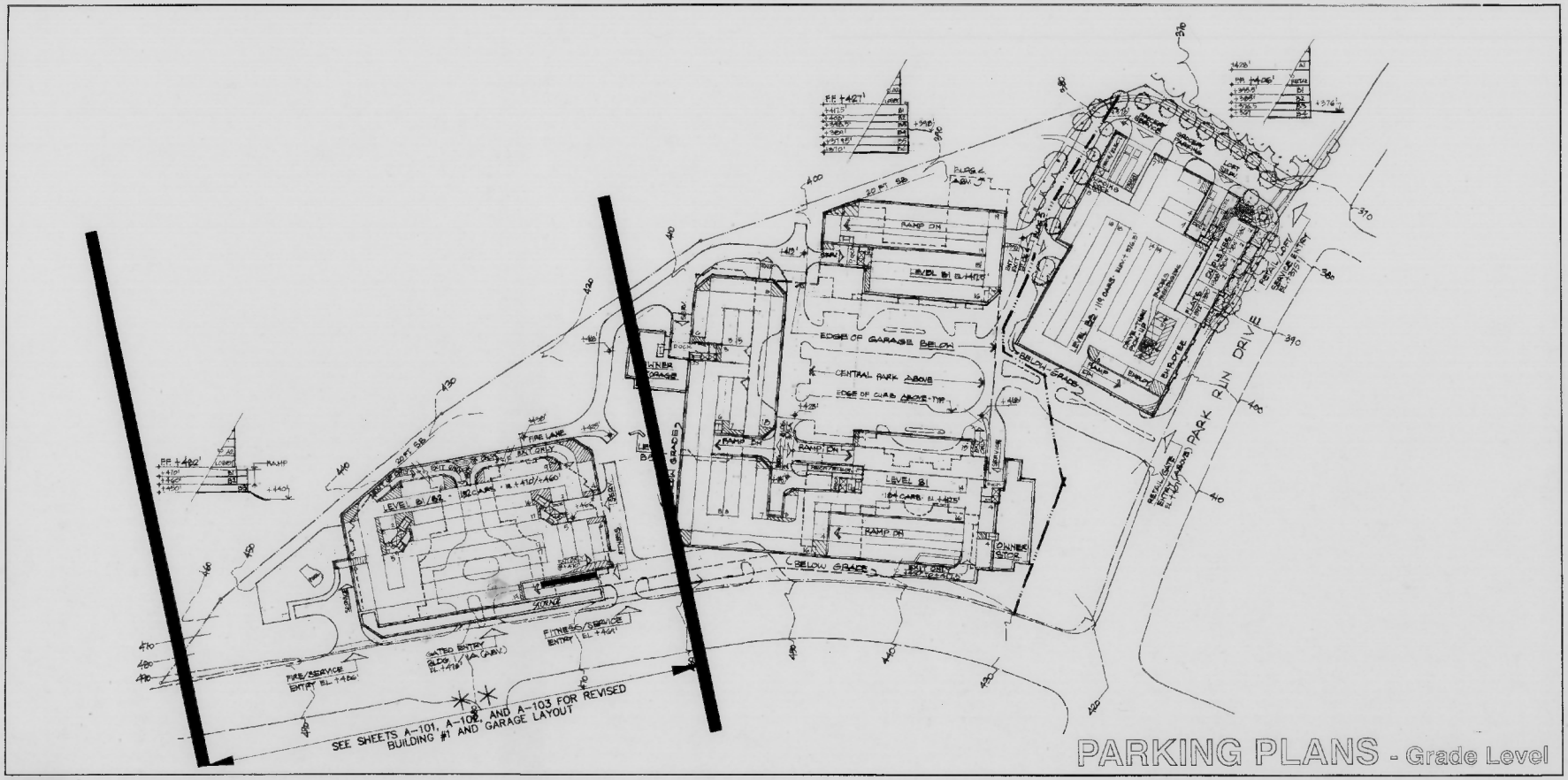


WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.06.04
WA.03088
Scale: 1/50" = 1'-0"

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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3/19/10
PROFESSIONAL ENGINEER

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FREDERICK, MD

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

COMPOSITE GARAGE PLAN
GRADE LEVEL

VIKA REVISIONS

| | |
|---|---|
| REV. | 3-24-04 |
| REV. | 4-23-04 |
| REV. | 5-17-04 |
| REV. | 6-04-04 |
| REV. | 6-14-04 |
| REV. | 7-07-04 |
| REV. | 5-20-08 |
| REV. | 11-02-08 |
| REV. | 03-01-10 |
| REV. | 03-01-10 |
| REV. | 03-19-10 |

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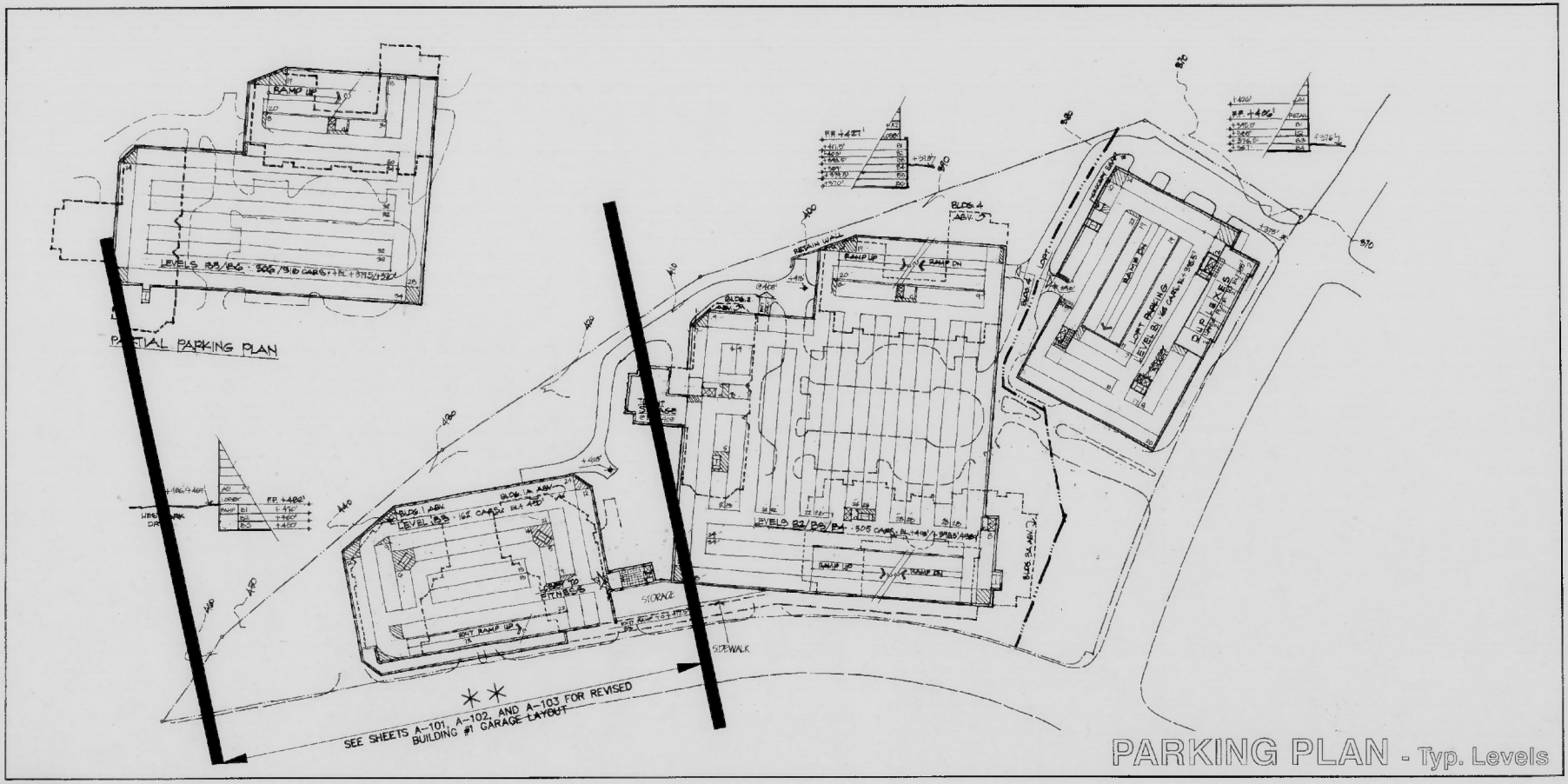
| SCALE: | AS NOTED |
| PROJECT/FILE NO. | 6571C |
| SHEET NO. | 13 |




WDG ARCHITECTURE PLANNING

TYSONS WEST PARK - A Concept Plan

West Park Drive at Park Run Drive
Tysons Corner, VA

WEST GROUP

JUN.05.04
WA\03068
Scale: 1/50" = 1'-0"

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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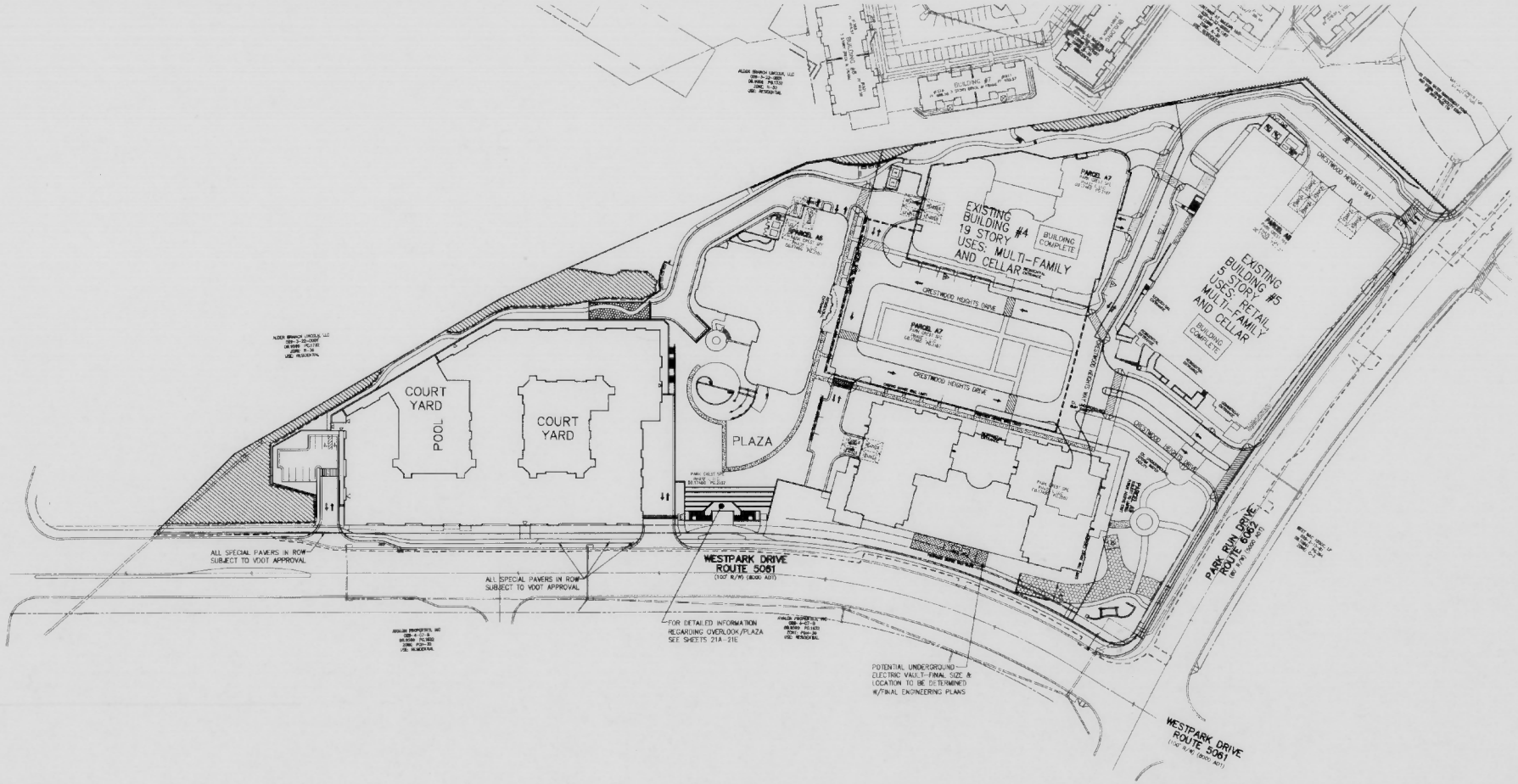
WESTERN VA. FREDERICK, MD.

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

COMPOSITE GARAGE PLAN
TYPICAL LEVELS

| VIKA REVISIONS |
|---|
| REV: 3-24-04 |
| REV: 4-23-04 |
| REV: 5- |
| REV: 6-04-04 |
| REV: 6-14-04 |
| REV: 5-20-08 |
| REV: 11-02-09 |
| REV: 02-09-10 |
| REV: 03-01-10 |
| REV: 03-19-10 |

DATE: MARCH 23, 2004
DES. ENG | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. 6571C
SHEET NO. 13A

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MCLEAN, VA. LEESBURG, VA. CHARLOTTE, N.C.

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

## PEDESTRIAN/VEHICLE CIRCULATION PLAN

VIKA REVISIONS
NOVEMBER 2, 2009
JAN 11, 2010
MAR 1, 2010
MAR 19, 2010

DATE: NOV 2008
DES. SEC
DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 65715
SHEET NO. 14

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3/19/10
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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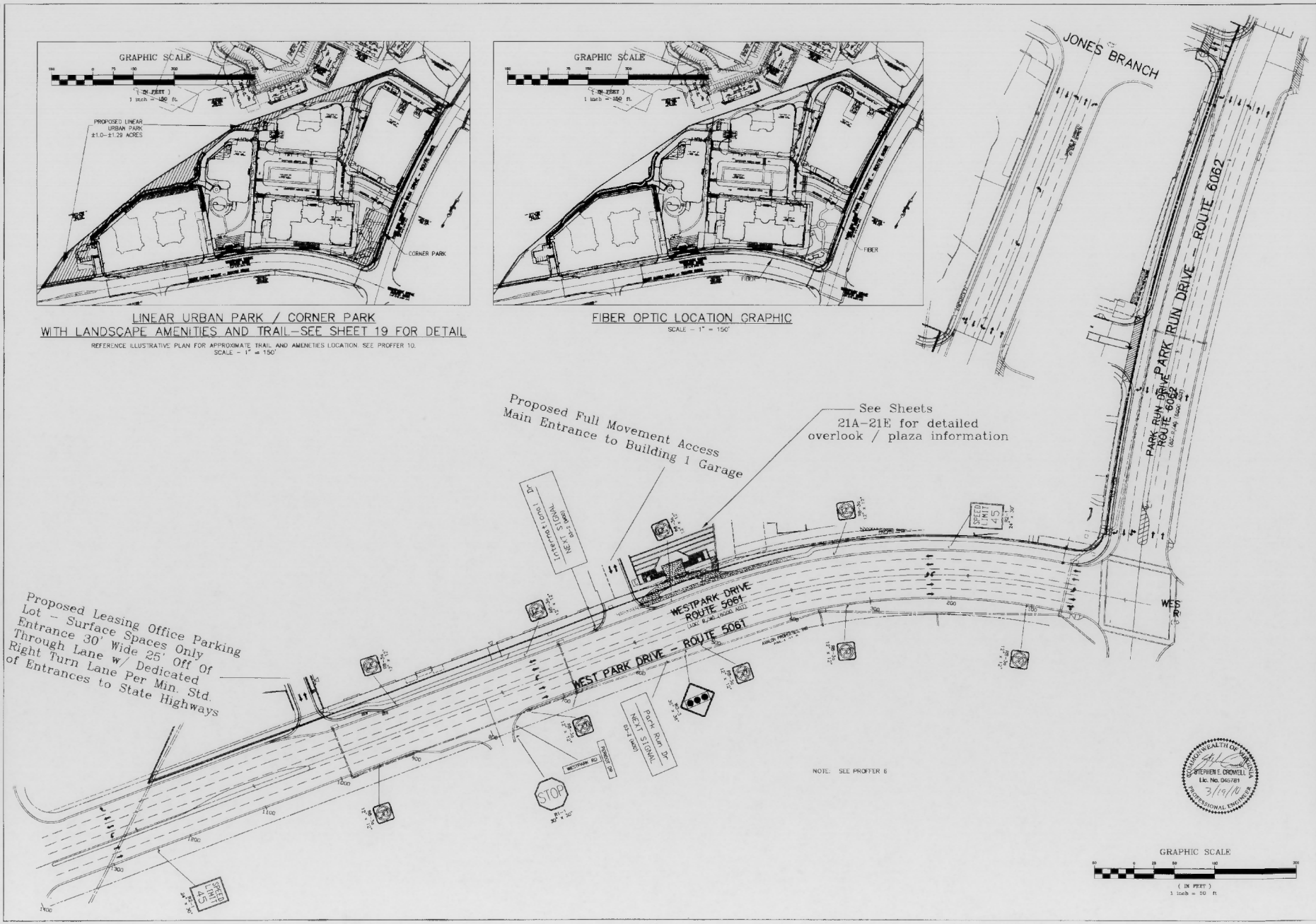
LINEAR URBAN PARK / CORNER PARK
WITH LANDSCAPE AMENITIES AND TRAIL–SEE SHEET 19 FOR DETAIL

REFERENCE ILLUSTRATIVE PLAN FOR APPROXIMATE TRAIL AND AMENETIES LOCATION. SEE PROFFER 10.
SCALE – 1" = 150'




FIBER OPTIC LOCATION GRAPHIC
SCALE – 1" = 150'

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MCLEAN, VA FREDERICK, MD

TYSONS WESTPARK A–6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC EXHIBIT/
EASEMENT EXHIBIT

| VIKA REVISIONS |
|---|
| REV: 3–24–04 |
| REV: 4–23–04 |
| REV: 5–17–04 |
| REV: 6–04–04 |
| REV: 6–14–04 |
| REV: 7–07–04 |
| REV: 7–07–04 |
| REV: 5–20–08 |
| REV: 11–02–09 |
| REV: 2–01–10 |
| REV: 3–01–10 |
| REV: 3–19–10 |

VDOT 7–15–04
DATE: MARCH 24, 2004

| DES. | DWN. |
|---|---|
| STF | CADD |

SCALE: AS NOTED

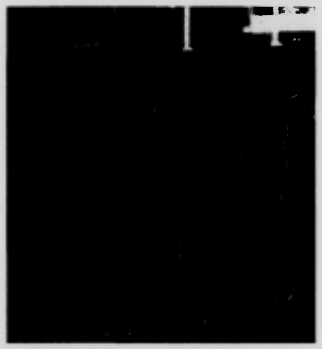
PROJECT/FILE NO. 6571C

SHEET NO. 15

Ipe Wood and Grotto Powdercoat Bench
Plainwell Landscape Forms
431 Lawndale Avenue
Kalamazoo, MI 49001
1-800-521-2564
www.landscapeforms.com

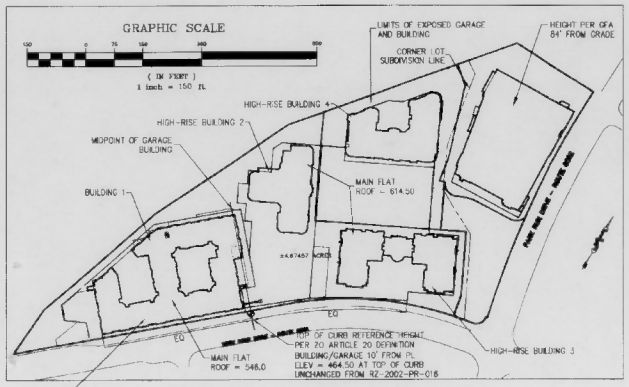
TYPICAL BENCH
NOT TO SCALE

TYPICAL LIGHT FIXTURE
NOT TO SCALE
ALL LIGHTING SHALL COMPLY WITH THE NEW COUNTY LIGHTING ORDINANCE

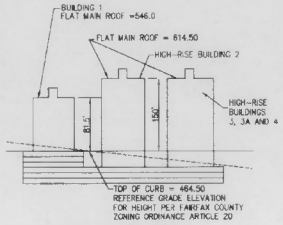


Ipe Wood and Grotto Powdercoat Trash Receptacle
Plainwell Landscape Forms
431 Lawndale Avenue
Kalamazoo, MI 49001
1-800-521-2564
www.landscapeforms.com

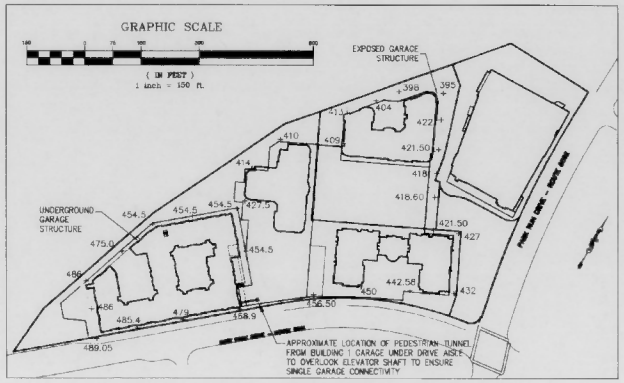
TYPICAL TRASH CAN
NOT TO SCALE




GRADE DEMONSTRATION FOR HEIGHT
SCALE - 1" = 150'




HEIGHT SECTION
NOT TO SCALE
(FOR HEIGHT DETERMINATION)

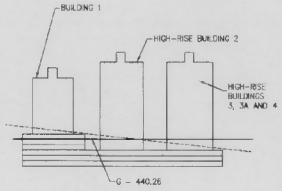



"GRADE" DEMONSTRATION FOR CELLAR AREAS
SCALE - 1" = 150'

TOTAL ELEVATION = 12,767.53
NUMBER OF SPOTS = 29
'G' = 12,767.53 / 31 = 440.26'

NOTE:
LOCATIONS OF SPOTS IS GRAPHICAL ONLY BASED ON PROPOSED GRADING CONCEPT FOR THE SITE. FINAL SPOTS AND 'G' TO BE DETERMINED BY DETAILED ANALYSIS WITH CONSTRUCTION PLANS FOR EACH DEVELOPMENT PHASE OF THE SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH CELLAR / GFA LIMITATIONS SET FORTH IN THIS APPLICATION AND THE ACCOMPANYING PROFFER CONDITIONS

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROMELL
Lic. No. 045791
3/19/10
PROFESSIONAL ENGINEER




"GRADE" SECTION
NOT TO SCALE

AVERAGE GRADE ("G") BLDGS 1 THRU 4 = 440.26
AVERAGE GRADE ("G") BLDGS 5 = 403.10
SEE NOTE

"GRADE" TABULATIONS
(FOR CELLAR DETERMINATION)

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MCLEAN, VA FREDERICK, MD

TYSONS WESTPARK A-6
PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

HEIGHT/GRADE/DENSITY DEMONSTRATION

VIKA REVISIONS
EMBER 2, 2009
1, 2010
MAR 1, 2010
MAR 19, 2010

| | |
|---|---|
| DES. STF | DWN. CADD |
| SCALE: AS NOTED | |
| PROJECT/FILE NO. 65710 | |
| SHEET NO. 3 | |

\Planning\Proj\c5\65710\dwg\grade exhibit.dwg 3/19/2010 12:44:17 PM EDT

## SITE DEVELOPMENT NOTES

1. TIMING AND ORDER OF THE SITE BUILDINGS CONSTRUCTION IS SUBJECT TO MODIFICATION BASED ON THE OWNER'S NEEDS AND MARKET CONDITIONS.
2. THE FINAL PERIMETER OF EACH BUILDING AND THE ASSOCIATED IMPROVEMENTS ARE SUBJECT TO THE OWNER'S NEEDS, TOPOGRAPHIC, ENGINEERING AND CONSTRUCTION REQUIREMENTS. EACH AREA IS ANTICIPATED TO BE GENERALLY IN CONFORMANCE WITH THAT REFLECTED ON THIS CDPA/FDPA, HOWEVER, FINAL ANALYSIS OF EACH OF THESE ISSUES HAS NOT BEEN COMPLETED AND THE FINAL DELINEATION AND CONFIGURATION OF EACH AREA WILL NOT BE CONCLUDED UNTIL THE SITE PLAN'S SECOND SUBMITTAL.
3. DEVELOPMENT OF THE APPLICATION PROPERTY MAY OCCUR IN PHASES AS CONCEPTUALLY SHOWN ON THESE SHEETS OF THE CDPA/FDPA. THE RESPECTIVE PHASES MAY BE CONSTRUCTED SEPARATELY OR CONCURRENTLY. EACH PHASE SHALL INCLUDE PARKING, LANDSCAPING AND OTHER IMPROVEMENTS TO BE LOCATED ADJACENT TO EACH RESPECTIVE BUILDING AS SHOWN ON THE CDPA/FDPA.
4. PARKING SHALL BE PROVIDED FOR EACH PHASE OF DEVELOPMENT IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS FOR THE FINAL DESIGN OF THE RESPECTIVE PHASE. IF NECESSARY TO MEET THE PARKING REQUIREMENT FOR A GIVEN PHASE OF DEVELOPMENT, THE APPLICANT RESERVES THE RIGHT TO PROVIDE SURFACE PARKING ON LAND AREA IDENTIFIED AS BUILDING OR PARKING AREA FOR A SUBSEQUENT OR PREVIOUS PHASE. PARKING SHALL BE PROVIDED FOR EACH COMPLETED PHASE OF DEVELOPMENT IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS AND/OR ANY APPROVED PARKING REDUCTIONS DURING CONSTRUCTION OF SUBSEQUENT PHASES. VEHICULAR AND PEDESTRIAN ACCESS INTO THE APPLICATION PROPERTY SHALL BE PROVIDED FOR EACH PHASE OF DEVELOPMENT AS APPROVED BY THE DEPARTMENT OF TRANSPORTATION. STORMWATER MANAGEMENT FOR EACH PHASE OF DEVELOPMENT SHALL BE PROVIDED AS APPROVED BY DPWES.
5. THE PHASING LINES DEPICTED ON THESE SHEETS OF THE CDPA/FDPA ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE ADJUSTED BY THE APPLICANT SO LONG AS APPROPRIATE ACCESS, STORMWATER MANAGEMENT, PARKING AND OTHER APPLICABLE REQUIREMENTS ARE PROVIDED FOR EACH RESPECTIVE PHASE AS APPROVED BY DPWES.
6. ANY OF THE RESPECTIVE PHASES MAY BE THE SUBJECT OF A PARTIAL AND SEPARATE PROFFERED CONDITION AMENDMENT ("PCA"), WITHOUT JOINDER AND/OR CONSENT OF THE OTHER PHASES, IF SUCH PCA DOES NOT AFFECT ANY OF THE OTHER PHASES. PREVIOUSLY APPROVED PROFFERED CONDITIONS APPLICABLE TO THE PHASE(S) WHICH IS NOT THE SUBJECT OF SUCH A PCA SHALL OTHERWISE REMAIN IN FULL FORCE AND EFFECT.
7. THE IMPROVEMENTS TO WEST PARK DRIVE SHOWN ON SHEET 15 SHALL BE BUILT IN CONJUNCTION WITH BUILDINGS 1, 2, AND 3, WITH EACH CONSTRUCTION PHASE COMPLETING IMPROVEMENTS ACROSS ITS FRONTAGE. PARK RUN DRIVE IMPROVEMENTS AND OFF-SITE UTILITY (SEWER) IMPROVEMENTS WERE COMPLETED WITH PHASE A.
8. THE PLAZA BETWEEN BUILDINGS 3 AND 4 WAS COMPLETED WITH PHASE 'A'.

## PHASING NARRATIVE

THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT THE PROJECT IN PHASES IN ANY ORDER IT CHOOSES OR THE MARKET DICTATES, SO LONG AS THE REQUIRED PARKING FOR A PHASE IS ALSO COMPLETED WITH THAT PHASE. PARKING FOR ANY PHASE MAY BE BUILT IN ADVANCE OF THE ASSOCIATED BUILDING WHICH IT SERVES.

PHASE A- COMPLETE
PHASE B- COMPLETE
PHASE C/D- MARKET CONDITIONS TO DICTATE.

NOTES: 1). SEE LEGEND FOR INFORMATION REGARDING URBAN LINEAR PARK COMPLETION
2). ELEVATOR ACCESS FROM WESTPARK DRIVE TO MAIN PLAZA AREA (SEE SHEET 4) TO OCCUR WITH PHASE C PER GARAGE CONSTRAINTS.
3). WESTPARK DRIVE OVERLOOK FEATURE CONSTRUCTED WITH PHASE C PER GARAGE CONSTRAINTS.
4). PHASE D MAY INCLUDE REVISIONS/ADDITIONS TO CORNER PARK COMPLETED IN PHASE A.
5). INTERIM LANDSCAPING PLAN FOR PERIOD AFTER PHASE B AND BEFORE PHASE C/D IS SHOWN ON SHEET 21.

### LEGEND

PHASE A- BUILDING 4 AND 5, PLAZA BETWEEN BUILDINGS 3 & 4, CORNER PARK, PARK RUN DRIVE IMPROVEMENTS.
PHASE B- BUILDING 1, WESTPARK DRIVE FRONTAGE IMPROVEMENTS, FIRE ACCESS FROM MAIN PLAZA TO BUILDING 1.
PHASE C- BUILDING 2, WESTPARK DRIVE OVERLOOK FEATURE (WHICH IS OVER BUILDING 2 GARAGE PHASE), WESTPARK DRIVE FRONTAGE IMPROVEMENTS, URBAN LINEAR PARK COMPLETION.
PHASE D- BUILDING 3, WESTPARK DRIVE FRONTAGE IMPROVEMENTS, BUILDING 3 FIRE ACCESS, POTENTIAL CORNER PARK REVISIONS/ADDITIONS.

TO AVOID UNNECESSARY DISTURBANCE/DAMAGE TO URBAN LINEAR PARK FEATURES DURING CONSTRUCTION/STAGING, APPLICANT MAY COMPLETE URBAN LINEAR PARK WITH EITHER PHASE C OR D. FURTHER, PENDING FINAL GARAGE DESIGN, INTERNAL FIRE LOOP AS REQUIRED BY FAIRFAX WATER TO CROSS CONNECT PRESSURE ZONES IN PARK RUN AND WESTPARK DRIVE MAY BE COMPLETED WITH EITHER PHASE C OR D.

COMMONWEALTH OF VIRGINIA
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Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

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MC LEAN, VA. LEESBURG, VA. FREDERICKSBURG, VA.

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# PHASING EXHIBIT

VIKA REVISIONS
NOVEMBER 2, 2009
JAN 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE NOV 2009
DES. SEC
DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 8571S
SHEET NO. 17

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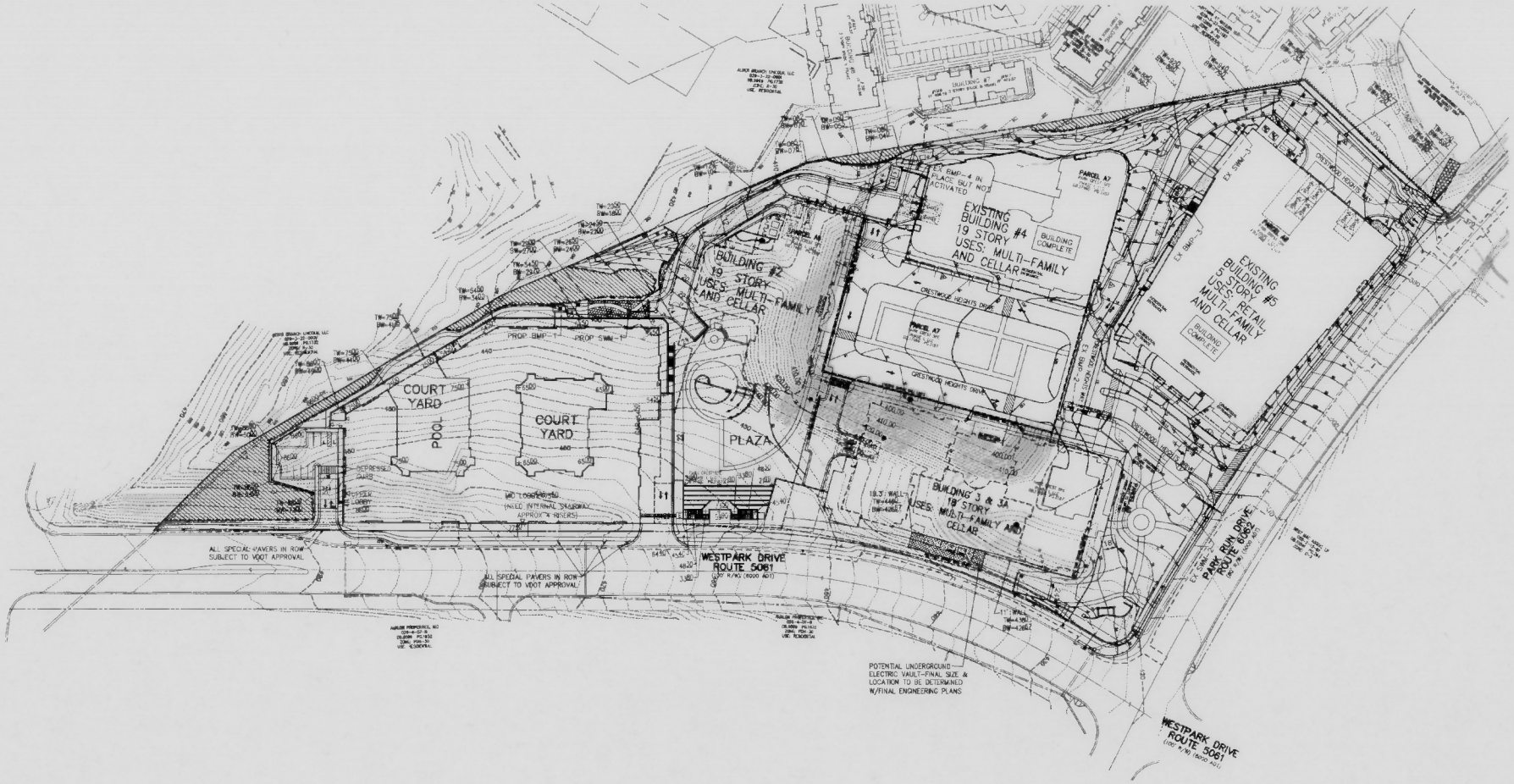


THIS SHEET FOR CONCEPT GRADING ONLY

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

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# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# CONCEPT GRADING PLAN

VIKA REVISIONS
NOVEMBER 9, 2009
JAN 1, 2010
MAR 4, 2010
MAR 19, 2010

DATE: NOV 2009
DES. SEC
DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 5971S
SHEET NO. 17A

APPROXIMATE AREA DRAINING TO STUDY POINT PER SCOTTS RUN DRAINAGE AREA MAP.

APPROXIMATE AREA = 59,045,000 SQUARE FT
= 1355.49 Ac

FOR INFORMATION ONLY

FLOWPATH

SITE

EXISTING POND (OUTFALL FROM POND @ STRUCTURE 9)

CROSS SECTIONS A-A, B-B, AND C-C.

NORTH

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# PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# ADEQUATE OUTFALL

VIKA REVISIONS

| |
|---|
| NOVEMBER 2, 2009 |
| FEB 1, 2010 |
| MAR 1, 2010 |
| MAR 19, 2010 |

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 046781
PROFESSIONAL ENGINEER
4/19/10

DATE: MAY 20, 2008

| DES. | DWN. |
|---|---|
| SEC | SEC |

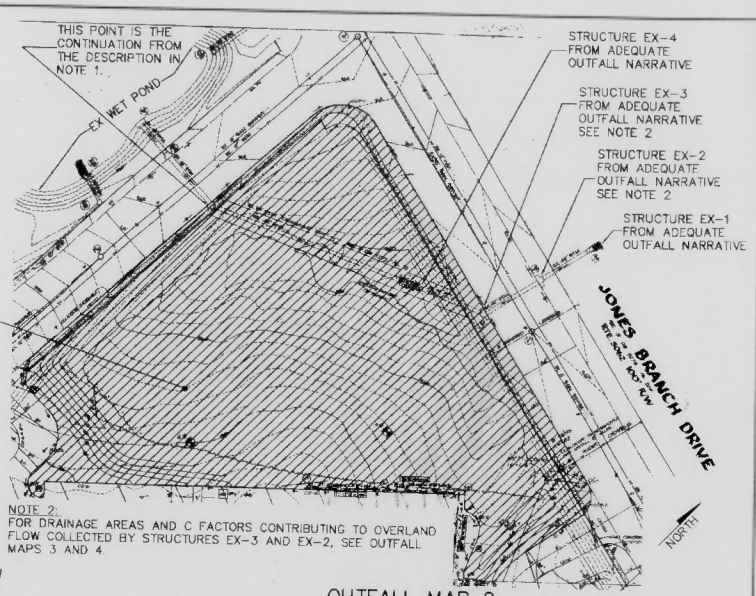
SCALE: 1"=500'

PROJECT/FILE NO. 6571 C

SHEET NO. 18

NOTE 1:
FROM THIS POINT, FLOW WILL PROCEED THROUGH THE EXISTING CLOSED CONDUIT SYSTEM UNDER JONES BRANCH ROAD AS DESCRIBED IN THE ADEQUATE OUTFALL NARRATIVE. SEE OUTFALL MAP #2 FOR ADDITIONAL OUTFALL MAP INFORMATION.

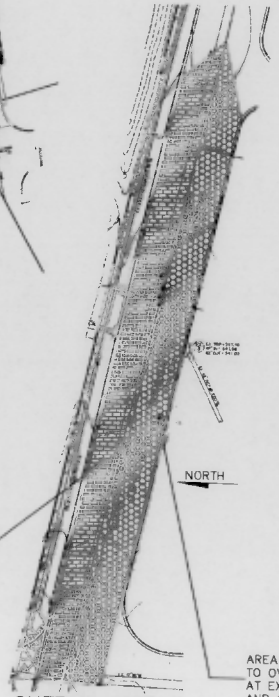
OUTFALL MAP 1
SCALE: 1"=100'




AREA CONTRIBUTING TO OVERLAND FLOW AT EX-4. A=2.83 Ac AND C=0.65.

NOTE 2:
FOR DRAINAGE AREAS AND C FACTORS CONTRIBUTING TO OVERLAND FLOW COLLECTED BY STRUCTURES EX-3 AND EX-2, SEE OUTFALL MAPS 3 AND 4.

OUTFALL MAP 2
SCALE: N.T.S.




AREA CONTRIBUTING TO OVERLAND FLOW AT EX-2. A=0.36 Ac AND C=0.90.

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-3. A=0.35 Ac AND C=0.90.

OUTFALL MAP 3
SCALE: N.T.S.

AREA CONSIDERED IN MAP 3

OUTFALL MAP 4
SCALE: N.T.S.

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-2. A=0.05 Ac AND C=0.90.

AREA CONTRIBUTING TO OVERLAND FLOW AT EX-3. A=0.06 Ac AND C=0.90.

COMMONWEALTH OF VIRGINIA
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3/19/10
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE – THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT

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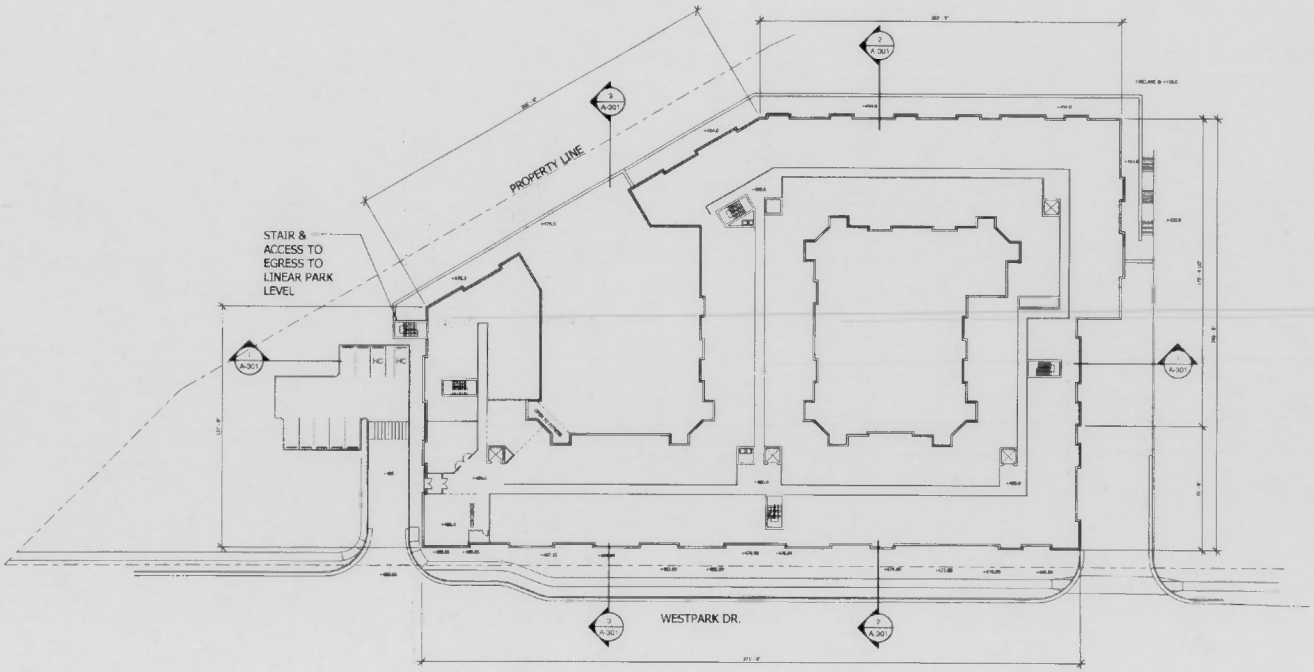
MCLEAN, VA GERMANTOWN, MD

PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL

VIKA REVISIONS
SEPTEMBER 8, 2009
FEB 1, 2010
MAR 1, 2010
MAR 16, 2010

| | |
|---|---|
| DATE: MAY 25, 2007 | |
| DES. SEC | DWN. SEC |
| SCALE: AS SHOWN | |
| PROJECT/FILE NO. 8571 C | |
| SHEET NO. 18A | |




1ST FLOOR (1 / A-105)

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER
INFO ONLY

SHEET 28

lessard GROUP

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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
FIRST FLOOR
FLOOR PLANS

| No. | REVISION | DATE |
|---|---|---|
| | FOR REVIEW | 03/19/10 |

PROJECT NO: AVB0906
SCALE & NAME: 1/8"=1'-0"
DRAWN BY: MP / TS
CHECKED BY: CHECKED
PLOT DATE: 3/19/2010 9:17:50 PM

A-105

## ADEQUATE OUTFALL NARRATIVE:

THE EXISTING CONDITION FOR THE PROPERTY TO BE DEVELOPED WITH THE SUBJECT APPLICATION IS A PARTIALLY DEVELOPED SITE PER 5166-SP-001 AND OPEN SPACE TO BE DEVELOPED WITH FUTURE CONSTRUCTION PLANS. THE SITE IS ABUTTED TO THE NORTH BY AN EXISTING WET POND, TO THE EAST BY PARK RUN DRIVE, TO THE SOUTH BY WESTPARK DRIVE, AND TO THE WEST BY EXISTING RESIDENTIAL DEVELOPMENTS. THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION WILL CREATE ONE OUTFALL FOR THE SUBJECT PROPERTY, LOCATED IN THE NORTH-EASTERN CORNER OF THE SITE AT STRUCTURE D-1A.

STORMWATER FROM THE SITE WILL BE COLLECTED AND CONVEYED VIA UNDERGROUND PIPE SYSTEMS TO THE AFOREMENTIONED STRUCTURE D-1A. THREE SEPARATE DETENTION STRUCTURES ARE PROVIDED ON SITE TO CONTROL STORMWATER QUANTITY PRIOR TO ITS RELEASE AT STRUCTURE D-1A. SEE SHEETS 18C-18E FOR ROUTING INFORMATION. ADDITIONALLY, AN EXISTING CHANNEL THAT DRAINS FROM THE WESTERN TO THE NORTHERN BOUNDARY OF THE SITE WILL BE COLLECTED AND CONVEYED TO STRUCTURE D-1A.

AT STRUCTURE D-1A, 55' OF VDOT STANDARD CLASS II RIP-RAP (15' WIDE) IS PROPOSED FOR VELOCITY CONTROL. THIS RIP-RAP LINED CHANNEL (WHICH IS IN EXCESS OF THE 20' FEET REQUIRED BY PLATE 3.18-4 OF THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK) WILL CONVEY FLOW FROM STRUCTURE D-1A TO AN EXISTING WET POND, REPLACING THE EXISTING 30" PIPE CURRENTLY OUTFALLING INTO THE POND, AND REDUCING THE 2-YR STORM VELOCITY FROM 16.12 FT/S PRE-DEVELOPMENT TO 5.35 FT/S POST-DEVELOPMENT. THIS WET POND WAS CONSTRUCTED WITH FAIRFAX COUNTY PLAN #7061-SP-01. THE DESIGN OF THIS EXISTING WET POND ACCOUNTED FOR THE AREA BEING DEVELOPED IN THE SUBJECT APPLICATION. IT SHOULD BE NOTED THAT THE EXISTING WET POND WAS DESIGNED UNDER THE ASSUMPTION THAT THE C FACTOR FOR THE SUBJECT SITE WOULD BE 0.66, WHILE THE PROPOSED C FACTOR FOR THIS SITE IS 0.65. FURTHERMORE, THE C FACTORS USED TO ESTIMATE INFLOW INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WERE 0.90, WHILE THE C FACTOR FOR THE PROPOSED DEVELOPMENT IN THE SUBJECT APPLICATION IS 0.65 AS PREVIOUSLY STATED. CONSIDERING ALL OF THIS INFORMATION, AND THE FACT THAT THE DESIGN OF THE POND DID NOT CONSIDER DETENTION ON THE SUBJECT PROPERTY, THE EXISTING POND WAS DESIGNED TO CONTROL A GREATER AMOUNT OF FLOW FROM THE SUBJECT PROPERTY THAN WILL BE CONTRIBUTED TO THE POND BY THE SUBJECT PROPERTY FOLLOWING THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. FINALLY, THIS EXISTING POND IS SUFFICIENTLY SIZED TO PASS THE 100-YR STORM EVENT AS EVIDENCED BY THE DESIGN ROUTINGS FOR THE EXISTING FACILITY. THUS, THE EXISTING POND IS SUFFICIENTLY SIZED TO RECEIVE THE PROPOSED FLOW FROM THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE.

BECAUSE THE ACTUAL 2 AND 10 YEAR FLOWS INTO THE EXISTING POND FROM THE SUBJECT PROPERTY WILL BE LESS THAN THE FLOWS FOR WHICH THE POND WAS DESIGNED, THE OUTFLOWS FROM THE POND WILL NECESSARILY BE LESS THAN THE DESIGN OUTFLOWS. IN THE INTEREST OF BEING CONSERVATIVE HOWEVER, THE DESIGN OUTFLOW FROM THE EXISTING POND FOR THE 2 AND 10 YEAR STORMS WILL BE USED FROM THIS POINT ONWARD.

AFTER LEAVING THE EXISTING POND, FLOW WILL BE CONVEYED UNDER PARK RUN DRIVE THROUGH THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A (STRUCTURE 9 TO STRUCTURE 6). AT THIS POINT FLOW WILL DAYLIGHT INTO AN EXISTING RIP-RAP LINED CHANNEL. ADDITIONAL OVER LAND FLOW WILL BE COLLECTED IN THIS CHANNEL. THIS FLOW WILL JOIN WITH THE PREVIOUS FLOW. THE AREA CONTRIBUTING TO THIS OVERLAND FLOW IS TAKEN FROM PLAN #3534-SP-01. A FIELD VISIT ON 11-9-05 INDICATES FURTHER DEVELOPMENT HAS OCCURRED AT THE CREST OF THE HILL IN THIS AREA, AND SO A C FACTOR OF 0.65 WILL BE USED IN DETERMINING THE FLOW CONTRIBUTED BY THIS AREA.

THESE COMBINED FLOWS WILL THEN RE-ENTER THE CLOSED CONDUIT SYSTEM SHOWN ON SHEET 18A AT STRUCTURE EX-4. FROM HERE THE FLOW WILL BE CONVEYED TO STRUCTURE EX-3. AS SHOWN ON PLAN #6796-SP-01, ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT STRUCTURE EX-3. NOW, THE COMBINED FLOW WILL BE CONVEYED UNDER JONES BRANCH DRIVE TO STRUCTURE EX-2. ADDITIONAL OVERLAND FLOW WILL ENTER THE SYSTEM AT THIS POINT, AS INDICATED BY PLAN #6796-SP-01. THIS FLOW WILL THEN BE CONVEYED TO STRUCTURE EX-1 WHERE IT WILL OUTFALL INTO AN EXISTING RIP-RAP CHANNEL. ADDITIONAL OVERLAND FLOW WILL CONTRIBUTE TO FLOW IN THE CHANNEL AT EACH OF THE CROSS SECTIONS. LASTLY, OUTFLOW FROM STRUCTURE 22 WILL TRAVEL OVERLAND AND ADD TO THE FLOW IN THE CHANNEL. THIS FINAL FLOW WILL BE CONVEYED IN THE EXISTING RIP-RAP CHANNEL.

PER A FIELD VISIT ON 11-9-05 THIS RIP-RAP CHANNEL IS IN GOOD CONDITION (SEE PHOTOS ON THIS SHEET.) THIS CHANNEL CONVEYS THE FLOW IN A NORTHERLY DIRECTION INTO AN EXISTING STORM DRAINAGE & CONSERVATION EASEMENT. FLOW WILL THEN ENTER INTO A STORM WATER DETENTION AREA AS SHOWN ON FAIRFAX COUNTY MAPS. CROSS SECTIONS A-A, B-B, AND C-C TAKEN AT THE LOCATIONS SHOWN ON SHEET 18 DEMONSTRATE THAT THIS CHANNEL WILL PROVIDE AN ADEQUATE OUTFALL. PLEASE SEE FLOW COMPUTATIONS ON THIS SHEET FOR A DETAILED EXPLANATION OF THE FLOWS THAT WERE ENTERED INTO FLOW-MASTER FOR EACH SECTION. THE VELOCITIES OF 5.64 FT/S, 6.69 FT/S, AND 5.30 FT/S IN SECTIONS A-A, B-B, AND C-C RESPECTIVELY FOR THE 2-YR STORM ARE NON-EROSIVE FOR THIS RIP-RAP LINED CHANNEL, AND AS IS SHOWN BY THE WATER SURFACE ELEVATION FROM FLOW-MASTER IN EACH CHANNEL (THIS SHEET), THE FLOWS WILL NOT OVERTOP THE BANKS OF THE CHANNEL FOR THE 2-YR OR THE 10-YR STORM.

BEYOND THIS POINT, FLOW WILL BE CONVEYED EASTERLY ALONG THE DULLES TOLL ROAD FOR APPROXIMATELY 1,050 FEET IN A STABLE GRASS LINED CHANNEL WITH NO VISIBLE SIGNS OF EROSION. THEN FLOW WILL BE CONVEYED EASTERLY TOWARDS THE INTERSTATE 495 INTERCHANGE IN AN EXISTING 72" CLOSED CONDUIT SYSTEM DESIGNED TO ACCOMMODATE THE 10-YR FLOW IT WILL RECEIVE. AT THIS POINT, FLOW WILL BE CONVEYED NORTH-EASTERLY UNDER THE DULLES TOLL ROAD, AND INTERSTATE 495 THROUGH A SERIES OF EXISTING CULVERTS DESIGNED TO PASS THE DESIGN FLOWS, AND GRASS LINED SWALES IN STABLE CONDITION. AT THE STUDY POINT INDICATED ON SHEET 18, THE TOTAL CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 1355.49 AC, WHICH EXCEEDS 1 SQUARE MILE, AND IS 100 TIMES THE AREA OF THE SUBJECT PROPERTY. THEREFORE, DESCRIPTION SHALL BE TERMINATED AT THIS POINT.

CONSIDERING THE ABOVE ANALYSIS, IT IS THE OPINION OF THE UNDERSIGNED ENGINEER THAT THIS CONSTITUTES AN ADEQUATE OUTFALL FOR THE SUBJECT APPLICATION, WITH THE UNDERSTANDING THAT A DETAILED ANALYSIS WITH ALL COMPUTATIONS REQUIRED BY 6-0203 OF THE PFM WILL BE PROVIDED WITH FUTURE CONSTRUCTION PLANS.

## SECTION FLOW COMPUTATIONS:

| SECTION A-A | SECTION B-B | SECTION C-C |
|---|---|---|
| 10-YR | 10-YR | 10-YR |
| POND OUTFLOW=87.04 CFS | POND OUTFLOW=87.04 CFS | POND OUTFLOW=87.04 CFS |
| FLOW @ EX-4=13.37 CFS | FLOW @ EX-4=13.37 CFS | FLOW @ EX-4=13.37 CFS |
| FLOW @ EX-3=2.68 CFS | FLOW @ EX-3=2.68 CFS | FLOW @ EX-3=2.68 CFS |
| FLOW @ EX-2=2.68 CFS | FLOW @ EX-2=2.68 CFS | FLOW @ EX-2=2.68 CFS |
| OVERLAND FLOW=0.72 CFS | OVERLAND FLOW=3.12 CFS | OVERLAND FLOW=0.20 CFS |
| STRUCTURE 22=*13.99 CFS | STRUCTURE 22=*13.99 CFS | STRUCTURE 22=*13.99 |
| TOTAL FLOW=120.42 CFS | TOTAL FLOW=122.82 CFS | TOTAL FLOW=119.90 CFS |
| 2-YR | 10-YR | 10-YR |
| POND OUTFLOW=75.65 CFS | POND OUTFLOW=75.65 CFS | POND OUTFLOW=75.65 CFS |
| FLOW @ EX-4=10.03 CFS | FLOW @ EX-4=10.03 CFS | FLOW @ EX-4=10.03 CFS |
| FLOW @ EX-3=2.01 CFS | FLOW @ EX-3=2.01 CFS | FLOW @ EX-3=2.01 CFS |
| FLOW @ EX-2=2.01 CFS | FLOW @ EX-2=2.01 CFS | FLOW @ EX-2=2.01 CFS |
| OVERLAND FLOW=0.54 CFS | OVERLAND FLOW=2.34 CFS | OVERLAND FLOW=0.15 CFS |
| STRUCTURE 22=*13.99 CFS | STRUCTURE 22=*13.99 CFS | STRUCTURE 22=*13.99 |
| TOTAL FLOW=103.84 CFS | TOTAL FLOW=106.03 CFS | TOTAL FLOW=103.84 CFS |

* FOR FLOW FROM STRUCTURE 22, IT WAS ASSUMED THAT THE PIPE WAS FLOWING AT FULL CAPACITY. THE SLOPE WAS DETERMINED FROM INFORMATION ON SHEETS 33C AND 33D. STARTING WITH THE PIPE FROM THE BUILDING TO STRUCTURE 24, THE FOLLOWING CALCULATIONS WERE MADE:

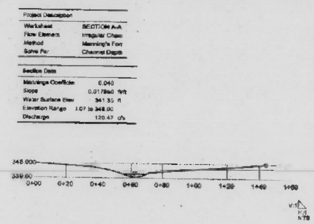
INV @ BLDG=365.00 -> 154.67' TO STRUCTURE 24 @ 1.75% -> INV @ STRUCTURE 24=362.29

INV @ STRUCTURE 22=358.30 -> 30' FROM STRUCTURES 24 TO 23 & 30' FROM STRUCTURES 23 TO 22 -> 85' FROM STRUCTURES 24 TO 22

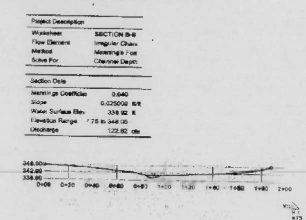
SLOPE FROM 24 TO 22=(362.29 - 358.30) / 85 = 4.69% (IGNORES DROPS AT STRUCTURES -> OVERESTIMATES SLOPE -> CONSERVATIVE)

CAPCITY OF 15" RCP @ 4.69% = 13.99 CFS

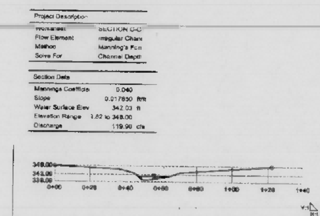
## 10-YEAR STORM SECTION INFORMATION




SECTION A-A

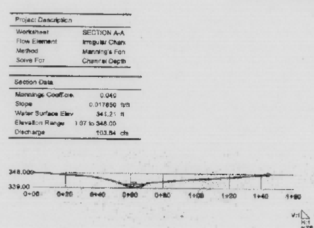



SECTION B-B

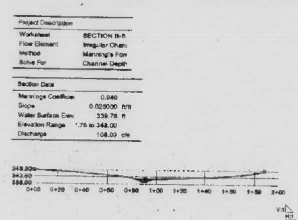



SECTION C-C

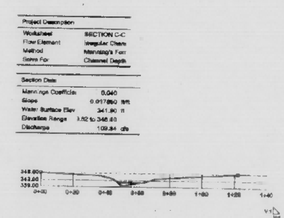
## 2-YEAR STORM SECTION INFORMATION




SECTION A-A




SECTION B-B




SECTION C-C

**THIS SHEET FOR INFORMATION FROM APPROVED SITE PLAN DURING INITIAL PLANNING WHEN SITE WAS TO BE BUILT OUT IN A SINGLE PHASE — THUS THIS ANALYSIS APPLIES FOR THE SITE AT BUILDOUT**

COMMONWEALTH OF VIRGINIA — STEPHEN E. CROWELL — Lic. No. 045781 — 3/19/10 — PROFESSIONAL ENGINEER

RIP-RAP CHANNEL

VIEW FROM JONES BRANCH DRIVE LOOKING DOWN TOWARD THE RIP-RAP CHANNEL DOWNSTREAM OF EX-1, SHOWING OVERLAND AREA DRAINING TO THE CHANNEL

VIEW FROM ABOVE STRUCTURE EX-1 (SHEET 38D) LOOKING DOWN STREAM.

VIEW FROM THE SIDE SHOWING STRUCTURE EX-1.

VIEW LOOKING DOWN STREAM SHOWING RIP-RAP CHANNEL BETWEEN SECTIONS C-C AND B-B (SHEET 38D)

## SITE VISIT PHOTOGRAPHS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA

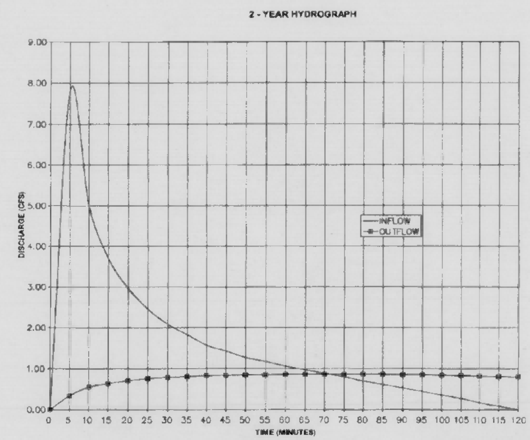
# PARK CREST

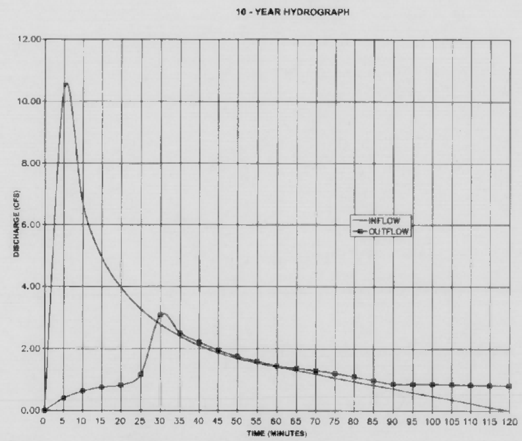
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

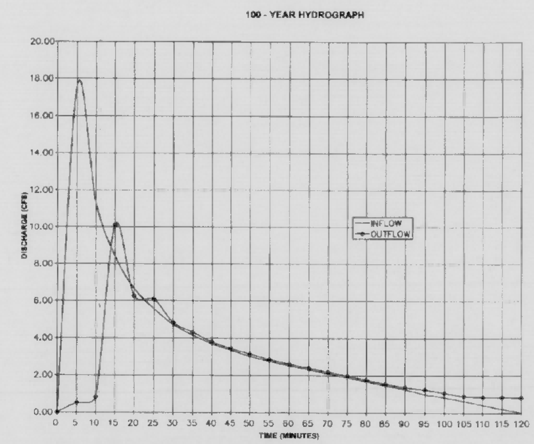
# ADEQUATE OUTFALL

| VIKA REVISIONS |
|---|
| NOVEMBER 1, 2008 |
| FEB 1, 2010 |
| MAR 1, 2010 |
| MAR 19, 2010 |

| | |
|---|---|
| DATE: | MAY 20, 2008 |
| DES. SEC | DWN. SEC |
| SCALE: | AS SHOWN |
| PROJECT/FILE NO. | 8571 C |
| SHEET NO. | 18B |




## 2-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 7.78 | 7.78 | 0.03 | 101.28 | 0.34 | 0.34 | |
| 0.17 | 5.01 | 5.01 | 0.07 | 103.05 | 0.55 | 0.55 | |
| 0.25 | 3.71 | 3.71 | 0.09 | 104.11 | 0.64 | 0.64 | |
| 0.33 | 2.97 | 2.97 | 0.11 | 105.02 | 0.71 | 0.71 | |
| 0.41 | 2.46 | 2.46 | 0.12 | 105.70 | 0.76 | 0.76 | |
| 0.50 | 2.08 | 2.08 | 0.13 | 106.17 | 0.79 | 0.79 | |
| 0.58 | 1.83 | 1.83 | 0.14 | 106.49 | 0.81 | 0.81 | |
| 0.66 | 1.57 | 1.57 | 0.15 | 106.73 | 0.83 | 0.83 | |
| 0.75 | 1.43 | 1.43 | 0.15 | 106.91 | 0.84 | 0.84 | |
| 0.83 | 1.27 | 1.27 | 0.16 | 107.05 | 0.85 | 0.85 | |
| 0.91 | 1.17 | 1.17 | 0.16 | 107.15 | 0.85 | 0.85 | |
| 1.00 | 1.06 | 1.06 | 0.16 | 107.22 | 0.86 | 0.86 | |
| 1.08 | 0.97 | 0.97 | 0.16 | 107.27 | 0.86 | 0.86 | |
| 1.16 | 0.89 | 0.89 | 0.16 | 107.28 | 0.86 | 0.86 | PEAK |
| 1.24 | 0.80 | 0.80 | 0.16 | 107.28 | 0.86 | 0.86 | |
| 1.33 | 0.70 | 0.70 | 0.16 | 107.25 | 0.86 | 0.86 | |
| 1.41 | 0.61 | 0.61 | 0.16 | 107.19 | 0.86 | 0.86 | |
| 1.49 | 0.53 | 0.53 | 0.16 | 107.12 | 0.85 | 0.85 | |
| 1.58 | 0.44 | 0.44 | 0.16 | 107.02 | 0.85 | 0.85 | |
| 1.66 | 0.36 | 0.36 | 0.15 | 106.90 | 0.84 | 0.84 | |
| 1.74 | 0.27 | 0.27 | 0.15 | 106.75 | 0.83 | 0.83 | |
| 1.83 | 0.17 | 0.17 | 0.15 | 106.59 | 0.82 | 0.82 | |
| 1.92 | 0.09 | 0.09 | 0.14 | 106.40 | 0.81 | 0.81 | |
| 2.00 | 0.00 | 0.00 | 0.14 | 106.34 | 0.80 | 0.80 | |

## 10-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 10.38 | 10.38 | 0.03 | 101.72 | 0.40 | 0.40 | |
| 0.17 | 6.68 | 6.68 | 0.09 | 103.98 | 0.63 | 0.63 | |
| 0.25 | 4.94 | 4.94 | 0.13 | 105.73 | 0.76 | 0.76 | |
| 0.33 | 3.96 | 3.96 | 0.15 | 106.79 | 0.83 | 0.83 | |
| 0.42 | 3.27 | 3.27 | 0.17 | 107.51 | 1.17 | 1.17 | |
| 0.50 | 2.77 | 2.77 | 0.17 | 107.76 | 3.08 | 3.08 | PEAK |
| 0.58 | 2.40 | 2.40 | 0.17 | 107.71 | 2.50 | 2.50 | |
| 0.67 | 2.10 | 2.10 | 0.17 | 107.68 | 2.21 | 2.21 | |
| 0.75 | 1.87 | 1.87 | 0.17 | 107.65 | 1.95 | 1.95 | |
| 0.83 | 1.69 | 1.69 | 0.17 | 107.63 | 1.75 | 1.75 | |
| 0.92 | 1.54 | 1.54 | 0.17 | 107.62 | 1.59 | 1.59 | |
| 1.00 | 1.41 | 1.41 | 0.17 | 107.61 | 1.45 | 1.45 | |
| 1.08 | 1.30 | 1.30 | 0.17 | 107.59 | 1.37 | 1.37 | |
| 1.17 | 1.19 | 1.19 | 0.17 | 107.57 | 1.30 | 1.30 | |
| 1.25 | 1.06 | 1.06 | 0.17 | 107.53 | 1.21 | 1.21 | |
| 1.33 | 0.94 | 0.94 | 0.17 | 107.49 | 1.10 | 1.10 | |
| 1.42 | 0.83 | 0.83 | 0.17 | 107.44 | 0.98 | 0.98 | |
| 1.50 | 0.71 | 0.71 | 0.17 | 107.40 | 0.87 | 0.87 | |
| 1.58 | 0.59 | 0.59 | 0.16 | 107.34 | 0.86 | 0.86 | |
| 1.67 | 0.47 | 0.47 | 0.16 | 107.25 | 0.86 | 0.86 | |
| 1.75 | 0.36 | 0.36 | 0.16 | 107.13 | 0.85 | 0.85 | |
| 1.83 | 0.24 | 0.24 | 0.15 | 106.98 | 0.84 | 0.84 | |
| 1.92 | 0.11 | 0.11 | 0.15 | 106.80 | 0.83 | 0.83 | |
| 2.00 | 0.00 | 0.00 | 0.15 | 106.75 | 0.82 | 0.82 | |

## 100-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 17.56 | 17.56 | 0.06 | 102.75 | 0.52 | 0.52 | |
| 0.17 | 11.37 | 11.37 | 0.15 | 106.94 | 0.84 | 0.84 | |
| 0.25 | 8.44 | 8.44 | 0.18 | 108.20 | 10.11 | 10.11 | PEAK |
| 0.33 | 6.68 | 6.68 | 0.18 | 107.99 | 6.27 | 6.27 | |
| 0.42 | 5.59 | 5.59 | 0.18 | 107.98 | 6.09 | 6.09 | |
| 0.50 | 4.73 | 4.73 | 0.18 | 107.89 | 4.84 | 4.84 | |
| 0.58 | 4.16 | 4.16 | 0.18 | 107.86 | 4.31 | 4.31 | |
| 0.67 | 3.69 | 3.69 | 0.18 | 107.82 | 3.79 | 3.79 | |
| 0.75 | 3.38 | 3.38 | 0.18 | 107.80 | 3.44 | 3.44 | |
| 0.83 | 3.02 | 3.02 | 0.17 | 107.77 | 3.15 | 3.15 | |
| 0.92 | 2.77 | 2.77 | 0.17 | 107.74 | 2.85 | 2.85 | |
| 1.00 | 2.53 | 2.53 | 0.17 | 107.72 | 2.81 | 2.81 | |
| 1.08 | 2.32 | 2.32 | 0.17 | 107.70 | 2.39 | 2.39 | |
| 1.17 | 2.11 | 2.11 | 0.17 | 107.68 | 2.18 | 2.18 | |
| 1.25 | 1.91 | 1.91 | 0.17 | 107.66 | 1.98 | 1.98 | |
| 1.33 | 1.70 | 1.70 | 0.17 | 107.64 | 1.77 | 1.77 | |
| 1.42 | 1.48 | 1.48 | 0.17 | 107.62 | 1.56 | 1.56 | |
| 1.50 | 1.27 | 1.27 | 0.17 | 107.59 | 1.37 | 1.37 | |
| 1.58 | 1.00 | 1.00 | 0.17 | 107.54 | 1.25 | 1.25 | |
| 1.67 | 0.84 | 0.84 | 0.17 | 107.48 | 1.07 | 1.07 | |
| 1.75 | 0.64 | 0.64 | 0.17 | 107.41 | 0.90 | 0.90 | |
| 1.83 | 0.43 | 0.43 | 0.16 | 107.32 | 0.86 | 0.86 | |
| 1.92 | 0.21 | 0.21 | 0.16 | 107.17 | 0.85 | 0.85 | |
| 2.00 | 0.00 | 0.00 | 0.16 | 107.02 | 0.82 | 0.82 | |

## INFLOWS/OUTFLOWS

TYSONS WESTPARK

AREA = 2.04
"C" = 0.7
AC = 1.428

Tc IN MIN. =5

| TIME (MIN) | INFLOW 2-YR | INFLOW 10-YR | INFLOW 100-YR W/SAT. FACTOR OF 1.25 | OUTFLOW 2-YR | OUTFLOW 10-YR | OUTFLOW 100-YR |
|---|---|---|---|---|---|---|
| 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 7.78 | 10.38 | 17.56 | 0.34 | 0.40 | 0.52 |
| 10 | 5.01 | 6.68 | 11.37 | 0.55 | 0.63 | 0.84 |
| 15 | 3.71 | 4.94 | 8.44 | 0.64 | 0.76 | 10.11 |
| 20 | 2.97 | 3.96 | 6.68 | 0.71 | 0.83 | 6.27 |
| 25 | 2.46 | 3.27 | 5.59 | 0.76 | 1.17 | 6.09 |
| 30 | 2.08 | 2.77 | 4.73 | 0.79 | 3.08 | 4.84 |
| 35 | 1.83 | 2.40 | 4.16 | 0.81 | 2.50 | 4.31 |
| 40 | 1.57 | 2.10 | 3.69 | 0.83 | 2.21 | 3.79 |
| 45 | 1.43 | 1.87 | 3.36 | 0.84 | 1.95 | 3.44 |
| 50 | 1.27 | 1.69 | 3.02 | 0.85 | 1.75 | 3.15 |
| 55 | 1.17 | 1.54 | 2.77 | 0.85 | 1.59 | 2.85 |
| 60 | 1.06 | 1.41 | 2.53 | 0.86 | 1.45 | 2.61 |
| 65 | 0.97 | 1.30 | 2.32 | 0.86 | 1.37 | 2.39 |
| 70 | 0.89 | 1.19 | 2.11 | 0.86 | 1.30 | 2.18 |
| 75 | 0.80 | 1.06 | 1.91 | 0.86 | 1.21 | 1.98 |
| 80 | 0.70 | 0.94 | 1.70 | 0.88 | 1.10 | 1.77 |
| 85 | 0.61 | 0.83 | 1.48 | 0.88 | 0.98 | 1.56 |
| 90 | 0.53 | 0.71 | 1.27 | 0.85 | 0.87 | 1.37 |
| 95 | 0.44 | 0.59 | 1.00 | 0.85 | 0.86 | 1.25 |
| 100 | 0.36 | 0.47 | 0.84 | 0.84 | 0.86 | 1.07 |
| 105 | 0.27 | 0.36 | 0.64 | 0.83 | 0.85 | 0.90 |
| 110 | 0.17 | 0.24 | 0.43 | 0.82 | 0.84 | 0.86 |
| 115 | 0.09 | 0.11 | 0.21 | 0.81 | 0.83 | 0.85 |
| 120 | 0.00 | 0.00 | 0.00 | 0.80 | 0.82 | 0.82 |

## STORAGE/ELEVATION

| STAGE (FT) | STORAGE (AC-FT) |
|---|---|
| 0 | 0.00 |
| 2 | 0.04 |
| 4 | 0.09 |
| 6 | 0.13 |
| 8 | 0.18 |
| 9 | 0.20 |

## OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 100.00 FT
DIAMETER = 3.5"
DISCHARGE COEFFICIENT = 0.6

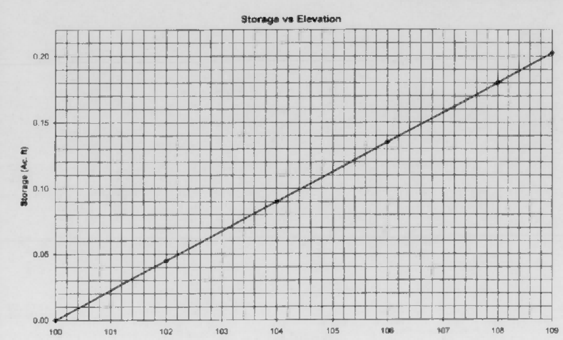
STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 107.5 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

# COMPUTATIONS FOR SWM 1

## OUTLET RATING TABLE

| BASIN WATER ELEVATION | BASIN OUTFLOW (CFS) | RISER BOX WATER ELEVATION | TAILWATER ELEVATION (FT) | OUTFALL CULVERT CONTROL |
|---|---|---|---|---|
| 100.00 | 0.00 | N/A | N/A | N/A |
| 100.20 | 0.08 | N/A | N/A | N/A |
| 100.40 | 0.18 | N/A | N/A | N/A |
| 100.60 | 0.22 | N/A | N/A | N/A |
| 100.80 | 0.26 | N/A | N/A | N/A |
| 101.00 | 0.30 | N/A | N/A | N/A |
| 101.20 | 0.33 | N/A | N/A | N/A |
| 101.40 | 0.36 | N/A | N/A | N/A |
| 101.60 | 0.39 | N/A | N/A | N/A |
| 101.80 | 0.41 | N/A | N/A | N/A |
| 102.00 | 0.44 | N/A | N/A | N/A |
| 102.20 | 0.46 | N/A | N/A | N/A |
| 102.40 | 0.48 | N/A | N/A | N/A |
| 102.60 | 0.51 | N/A | N/A | N/A |
| 102.80 | 0.53 | N/A | N/A | N/A |
| 103.00 | 0.54 | N/A | N/A | N/A |
| 103.20 | 0.56 | N/A | N/A | N/A |
| 103.40 | 0.58 | N/A | N/A | N/A |
| 103.60 | 0.60 | N/A | N/A | N/A |
| 103.80 | 0.62 | N/A | N/A | N/A |
| 104.00 | 0.63 | N/A | N/A | N/A |
| 104.20 | 0.65 | N/A | N/A | N/A |
| 104.40 | 0.67 | N/A | N/A | N/A |
| 104.60 | 0.68 | N/A | N/A | N/A |
| 104.80 | 0.70 | N/A | N/A | N/A |
| 105.00 | 0.71 | N/A | N/A | N/A |
| 105.20 | 0.72 | N/A | N/A | N/A |
| 105.40 | 0.74 | N/A | N/A | N/A |
| 105.60 | 0.75 | N/A | N/A | N/A |
| 105.80 | 0.77 | N/A | N/A | N/A |
| 106.00 | 0.78 | N/A | N/A | N/A |
| 106.20 | 0.79 | N/A | N/A | N/A |
| 106.40 | 0.81 | N/A | N/A | N/A |
| 106.60 | 0.82 | N/A | N/A | N/A |
| 106.80 | 0.83 | N/A | N/A | N/A |
| 107.00 | 0.84 | N/A | N/A | N/A |
| 107.20 | 0.86 | N/A | N/A | N/A |
| 107.40 | 0.87 | N/A | N/A | N/A |
| 107.60 | 1.39 | N/A | N/A | N/A |
| 107.80 | 3.46 | N/A | N/A | N/A |
| 108.00 | 6.44 | N/A | N/A | N/A |
| 108.20 | 10.06 | N/A | N/A | N/A |
| 108.40 | 14.25 | N/A | N/A | N/A |
| 108.60 | 18.82 | N/A | N/A | N/A |
| 108.80 | 24.04 | N/A | N/A | N/A |
| 109.00 | 29.56 | N/A | N/A | N/A |




NOTE: FOR SWM #1, ELEVATION 100 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|---|---|---|---|---|

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

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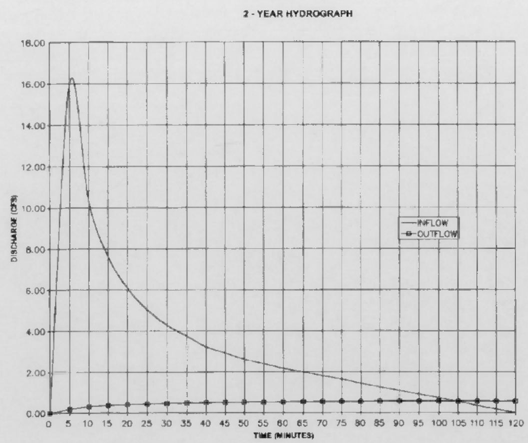
PARK CREST

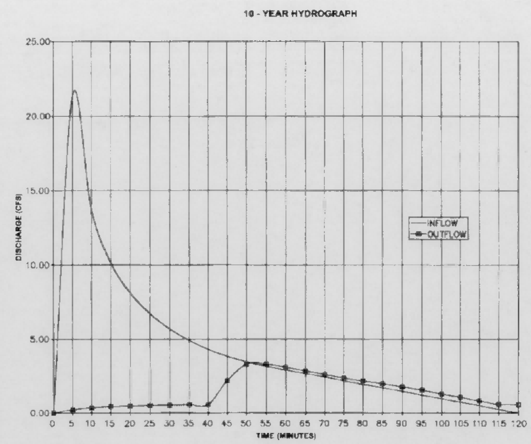
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

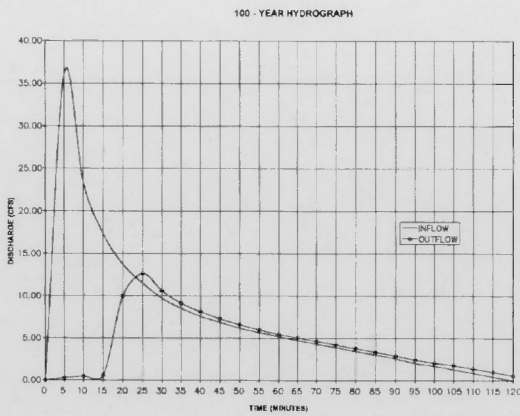
STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE: MAY 20, 2008
DES. KUO
DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18C




## 2-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 15.98 | 15.98 | 0.05 | 100.68 | 0.18 | 0.18 | |
| 0.17 | 10.29 | 10.29 | 0.14 | 101.79 | 0.31 | 0.31 | |
| 0.25 | 7.63 | 7.63 | 0.20 | 102.53 | 0.37 | 0.37 | |
| 0.33 | 6.10 | 6.10 | 0.25 | 103.09 | 0.41 | 0.41 | |
| 0.42 | 5.04 | 5.04 | 0.28 | 103.53 | 0.44 | 0.44 | |
| 0.50 | 4.28 | 4.28 | 0.31 | 103.89 | 0.46 | 0.46 | |
| 0.58 | 3.75 | 3.75 | 0.34 | 104.20 | 0.48 | 0.48 | |
| 0.67 | 3.23 | 3.23 | 0.36 | 104.46 | 0.49 | 0.49 | |
| 0.75 | 2.93 | 2.93 | 0.37 | 104.68 | 0.50 | 0.50 | |
| 0.83 | 2.61 | 2.61 | 0.39 | 104.88 | 0.52 | 0.52 | |
| 0.92 | 2.41 | 2.41 | 0.40 | 105.05 | 0.52 | 0.52 | |
| 1.00 | 2.17 | 2.17 | 0.42 | 105.20 | 0.53 | 0.53 | |
| 1.08 | 1.99 | 1.99 | 0.43 | 105.33 | 0.54 | 0.54 | |
| 1.17 | 1.82 | 1.82 | 0.44 | 105.45 | 0.55 | 0.55 | |
| 1.25 | 1.64 | 1.64 | 0.44 | 105.55 | 0.55 | 0.55 | |
| 1.33 | 1.44 | 1.44 | 0.45 | 105.64 | 0.55 | 0.55 | |
| 1.42 | 1.26 | 1.26 | 0.46 | 105.70 | 0.56 | 0.56 | |
| 1.50 | 1.09 | 1.09 | 0.46 | 105.76 | 0.56 | 0.56 | |
| 1.58 | 0.91 | 0.91 | 0.46 | 105.79 | 0.56 | 0.56 | |
| 1.67 | 0.73 | 0.73 | 0.47 | 105.82 | 0.56 | 0.56 | PEAK |
| 1.75 | 0.56 | 0.56 | 0.47 | 105.82 | 0.56 | 0.56 | |
| 1.83 | 0.35 | 0.35 | 0.47 | 105.81 | 0.56 | 0.56 | |
| 1.92 | 0.18 | 0.18 | 0.46 | 105.79 | 0.56 | 0.56 | |
| 2.00 | 0.00 | 0.00 | 0.46 | 105.75 | 0.56 | 0.56 | |

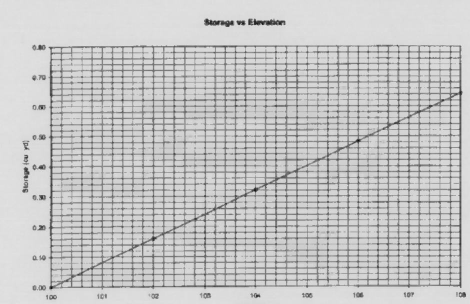
## 10-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 21.32 | 21.32 | 0.07 | 100.91 | 0.21 | 0.21 | |
| 0.17 | 13.73 | 13.73 | 0.19 | 102.38 | 0.35 | 0.35 | |
| 0.25 | 10.15 | 10.15 | 0.27 | 103.37 | 0.43 | 0.43 | |
| 0.33 | 8.12 | 8.12 | 0.33 | 104.12 | 0.47 | 0.47 | |
| 0.41 | 6.72 | 6.72 | 0.38 | 104.71 | 0.51 | 0.51 | |
| 0.50 | 5.69 | 5.69 | 0.42 | 105.20 | 0.53 | 0.53 | |
| 0.58 | 4.93 | 4.93 | 0.45 | 105.61 | 0.55 | 0.55 | |
| 0.66 | 4.31 | 4.31 | 0.48 | 105.96 | 0.57 | 0.57 | |
| 0.75 | 3.84 | 3.84 | 0.50 | 106.19 | 2.19 | 2.19 | |
| 0.83 | 3.46 | 3.46 | 0.50 | 106.27 | 3.30 | 3.30 | |
| 0.91 | 3.17 | 3.17 | 0.50 | 106.27 | 3.31 | 3.31 | PEAK |
| 1.00 | 2.90 | 2.90 | 0.50 | 106.25 | 3.09 | 3.09 | |
| 1.08 | 2.67 | 2.67 | 0.50 | 106.24 | 2.85 | 2.85 | |
| 1.16 | 2.43 | 2.43 | 0.50 | 106.22 | 2.61 | 2.61 | |
| 1.24 | 2.17 | 2.17 | 0.50 | 106.21 | 2.36 | 2.36 | |
| 1.33 | 1.94 | 1.94 | 0.50 | 106.19 | 2.17 | 2.17 | |
| 1.41 | 1.70 | 1.70 | 0.49 | 106.16 | 1.98 | 1.98 | |
| 1.49 | 1.47 | 1.47 | 0.49 | 106.14 | 1.77 | 1.77 | |
| 1.58 | 1.20 | 1.20 | 0.49 | 106.11 | 1.54 | 1.54 | |
| 1.66 | 0.97 | 0.97 | 0.49 | 106.08 | 1.29 | 1.29 | |
| 1.74 | 0.73 | 0.73 | 0.49 | 106.06 | 1.06 | 1.06 | |
| 1.83 | 0.50 | 0.50 | 0.48 | 106.03 | 0.82 | 0.82 | |
| 1.91 | 0.23 | 0.23 | 0.48 | 106.00 | 0.58 | 0.58 | |
| 2.00 | 0.00 | 0.00 | 0.48 | 105.96 | 0.57 | 0.57 | |

## 100-YEAR ROUTING

| EVENT TIME (HRS) | H.GRAPH INFLOW (CFS) | BASIN INFLOW (CFS) | STORAGE USED (AC-FT) | WATER SUR. ELEV. (FT) | BASIN OUTFLOW (CFS) | OUTFLOW TOTAL (CFS) | |
|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | |
| 0.08 | 36.08 | 36.08 | 0.12 | 101.53 | 0.28 | 0.28 | |
| 0.17 | 23.35 | 23.35 | 0.32 | 104.05 | 0.47 | 0.47 | |
| 0.25 | 17.34 | 17.34 | 0.46 | 105.75 | 0.56 | 0.56 | |
| 0.33 | 13.71 | 13.71 | 0.53 | 106.63 | 10.00 | 10.00 | |
| 0.41 | 11.48 | 11.48 | 0.54 | 106.74 | 12.60 | 12.60 | PEAK |
| 0.50 | 9.72 | 9.72 | 0.53 | 106.65 | 10.59 | 10.59 | |
| 0.58 | 8.54 | 8.54 | 0.53 | 106.59 | 9.14 | 9.14 | |
| 0.66 | 7.59 | 7.59 | 0.52 | 106.54 | 8.15 | 8.15 | |
| 0.75 | 6.89 | 6.89 | 0.52 | 106.50 | 7.31 | 7.31 | |
| 0.83 | 6.20 | 6.20 | 0.52 | 106.46 | 6.61 | 6.61 | |
| 0.91 | 5.88 | 5.88 | 0.52 | 106.43 | 5.99 | 5.99 | |
| 1.00 | 5.21 | 5.21 | 0.51 | 106.41 | 5.49 | 5.49 | |
| 1.08 | 4.77 | 4.77 | 0.51 | 106.38 | 5.07 | 5.07 | |
| 1.16 | 4.33 | 4.33 | 0.51 | 106.35 | 4.66 | 4.66 | |
| 1.24 | 3.92 | 3.92 | 0.51 | 106.33 | 4.23 | 4.23 | |
| 1.33 | 3.48 | 3.48 | 0.50 | 106.30 | 3.81 | 3.81 | |
| 1.41 | 3.04 | 3.04 | 0.50 | 106.27 | 3.37 | 3.37 | |
| 1.49 | 2.60 | 2.60 | 0.50 | 106.24 | 2.93 | 2.93 | |
| 1.58 | 2.05 | 2.05 | 0.50 | 106.21 | 2.45 | 2.45 | |
| 1.66 | 1.72 | 1.72 | 0.49 | 106.18 | 2.09 | 2.09 | |
| 1.74 | 1.32 | 1.32 | 0.49 | 106.14 | 1.79 | 1.79 | |
| 1.83 | 0.88 | 0.88 | 0.49 | 106.10 | 1.42 | 1.42 | |
| 1.91 | 0.44 | 0.44 | 0.48 | 106.05 | 1.01 | 1.01 | |
| 2.00 | 0.00 | 0.00 | 0.48 | 106.00 | 0.59 | 0.59 | |

# COMPUTATIONS FOR SWM 2




NOTE: FOR SWM #2, ELEVATION 100 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

## OUTLET RATING TABLE

| BASIN WATER ELEVATION | BASIN OUTFLOW (CFS) | RISER BOX WATER ELEVATION | TAILWATER ELEVATION (FT) | OUTFALL CULVERT CONTROL |
|---|---|---|---|---|
| 100.00 | 0.00 | N/A | N/A | N/A |
| 100.20 | 0.06 | N/A | N/A | N/A |
| 100.40 | 0.12 | N/A | N/A | N/A |
| 100.60 | 0.16 | N/A | N/A | N/A |
| 100.80 | 0.19 | N/A | N/A | N/A |
| 101.00 | 0.22 | N/A | N/A | N/A |
| 101.20 | 0.25 | N/A | N/A | N/A |
| 101.40 | 0.27 | N/A | N/A | N/A |
| 101.60 | 0.29 | N/A | N/A | N/A |
| 101.80 | 0.31 | N/A | N/A | N/A |
| 102.00 | 0.32 | N/A | N/A | N/A |
| 102.20 | 0.34 | N/A | N/A | N/A |
| 102.40 | 0.36 | N/A | N/A | N/A |
| 102.60 | 0.37 | N/A | N/A | N/A |
| 102.80 | 0.39 | N/A | N/A | N/A |
| 103.00 | 0.40 | N/A | N/A | N/A |
| 103.20 | 0.41 | N/A | N/A | N/A |
| 103.40 | 0.43 | N/A | N/A | N/A |
| 103.60 | 0.44 | N/A | N/A | N/A |
| 103.80 | 0.45 | N/A | N/A | N/A |
| 104.00 | 0.47 | N/A | N/A | N/A |
| 104.20 | 0.48 | N/A | N/A | N/A |
| 104.40 | 0.49 | N/A | N/A | N/A |
| 104.60 | 0.50 | N/A | N/A | N/A |
| 104.80 | 0.51 | N/A | N/A | N/A |
| 105.00 | 0.52 | N/A | N/A | N/A |
| 105.20 | 0.53 | N/A | N/A | N/A |
| 105.40 | 0.54 | N/A | N/A | N/A |
| 105.60 | 0.55 | N/A | N/A | N/A |
| 105.80 | 0.56 | N/A | N/A | N/A |
| 106.00 | 0.57 | N/A | N/A | N/A |
| 106.20 | 2.28 | N/A | N/A | N/A |
| 106.40 | 5.38 | N/A | N/A | N/A |
| 106.60 | 9.32 | N/A | N/A | N/A |
| 106.80 | 14.01 | N/A | N/A | N/A |
| 107.00 | 19.33 | N/A | N/A | N/A |
| 107.20 | 25.20 | N/A | N/A | N/A |
| 107.40 | 31.59 | N/A | N/A | N/A |
| 107.60 | 38.44 | N/A | N/A | N/A |
| 107.80 | 45.74 | N/A | N/A | N/A |
| 108.00 | 53.48 | N/A | N/A | N/A |

## INFLOWS/OUTFLOWS

TYSONS WESTPARK

Tc IN MIN. =5

AREA = 4.19
"C" = 0.7
AC = 2.933

| TIME (MIN) | INFLOW 2-YR | INFLOW 10-YR | INFLOW 100-YR W/SAT. FACTOR OF 1.25 | OUTFLOW 2-YR | OUTFLOW 10-YR | OUTFLOW 100-YR |
|---|---|---|---|---|---|---|
| 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0.00 |
| 5 | 15.98 | 21.32 | 36.08 | 0.18 | 0.21 | 0.28 |
| 10 | 10.29 | 13.73 | 23.35 | 0.31 | 0.35 | 0.47 |
| 15 | 7.63 | 10.15 | 17.34 | 0.37 | 0.43 | 0.56 |
| 20 | 6.10 | 8.12 | 13.71 | 0.41 | 0.47 | 10.00 |
| 25 | 5.04 | 6.72 | 11.48 | 0.44 | 0.51 | 12.60 |
| 30 | 4.28 | 5.69 | 9.72 | 0.46 | 0.53 | 10.59 |
| 35 | 3.75 | 4.93 | 8.54 | 0.48 | 0.55 | 9.14 |
| 40 | 3.23 | 4.31 | 7.59 | 0.49 | 0.57 | 8.15 |
| 45 | 2.93 | 3.84 | 6.89 | 0.5 | 2.19 | 7.31 |
| 50 | 2.61 | 3.46 | 6.20 | 0.52 | 3.3 | 6.61 |
| 55 | 2.41 | 3.17 | 5.68 | 0.52 | 3.31 | 5.99 |
| 60 | 2.17 | 2.90 | 5.21 | 0.53 | 3.09 | 5.49 |
| 65 | 1.99 | 2.67 | 4.77 | 0.54 | 2.85 | 5.07 |
| 70 | 1.82 | 2.43 | 4.33 | 0.55 | 2.61 | 4.66 |
| 75 | 1.64 | 2.17 | 3.92 | 0.55 | 2.36 | 4.23 |
| 80 | 1.44 | 1.94 | 3.48 | 0.55 | 2.17 | 3.81 |
| 85 | 1.26 | 1.70 | 3.04 | 0.56 | 1.98 | 3.37 |
| 90 | 1.09 | 1.47 | 2.60 | 0.56 | 1.77 | 2.93 |
| 95 | 0.91 | 1.20 | 2.05 | 0.56 | 1.54 | 2.45 |
| 100 | 0.73 | 0.97 | 1.72 | 0.56 | 1.29 | 2.09 |
| 105 | 0.56 | 0.73 | 1.32 | 0.56 | 1.06 | 1.79 |
| 110 | 0.35 | 0.50 | 0.88 | 0.56 | 0.82 | 1.42 |
| 115 | 0.18 | 0.23 | 0.44 | 0.56 | 0.58 | 1.01 |
| 120 | 0.00 | 0.00 | 0.00 | 0.56 | 0.57 | 0.59 |

## STORAGE/ELEVATION

| STAGE (FT) | STORAGE (AC-FT) |
|---|---|
| 0 | 0.00 |
| 2 | 0.16 |
| 4 | 0.32 |
| 6 | 0.48 |
| 8 | 0.64 |

## OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 100.00 FT
DIAMETER = 3"
DISCHARGE COEFFICIENT = 0.8

STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 106 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

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COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

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|---|---|---|---|---|

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VIKA REVISIONS
NOVEMBER 2, 2009
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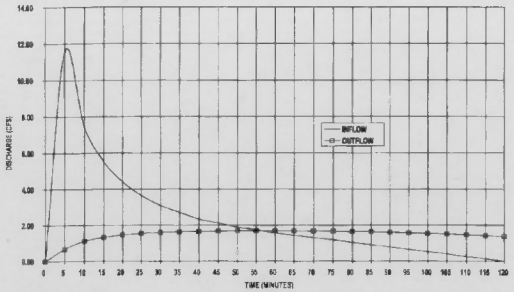
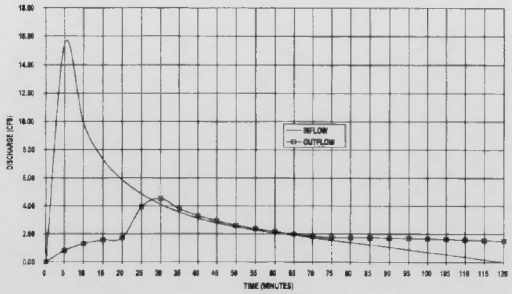
MAR 1, 2010
MAR 19, 2010

DATE: MAY 20, 2008
DFS. KUO DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18D

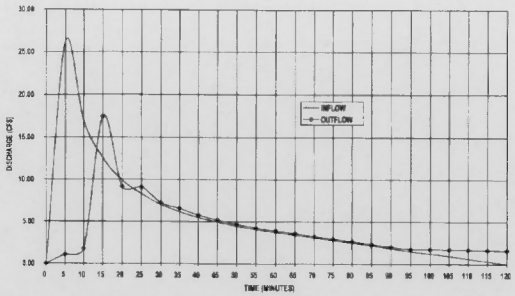
## 2-YEAR HYDROGRAPH




## 10-YEAR HYDROGRAPH




## 100-YEAR HYDROGRAPH




## 2-YEAR ROUTING

| Event Time (hours) | Hydrograph Inflow (cfs) | Basin Inflow (cfs) | Storage Used (acre-ft) | Elevation Above MSL (feet) | Basin Outflow (cfs) | Outflow Total (cfs) | |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0.01 | 0 | 0 | |
| 0.08 | 11.56 | 11.56 | 0.038 | 1.26 | 0.68 | 0.68 | |
| 0.17 | 7.44 | 7.44 | 0.097 | 3.06 | 1.12 | 1.12 | |
| 0.25 | 5.51 | 5.51 | 0.133 | 4.1 | 1.32 | 1.32 | |
| 0.33 | 4.41 | 4.41 | 0.156 | 4.93 | 1.45 | 1.45 | |
| 0.42 | 3.65 | 3.65 | 0.175 | 5.51 | 1.54 | 1.54 | |
| 0.5 | 3.1 | 3.1 | 0.188 | 5.92 | 1.59 | 1.59 | |
| 0.58 | 2.71 | 2.71 | 0.197 | 6.19 | 1.63 | 1.63 | |
| 0.67 | 2.33 | 2.33 | 0.203 | 6.36 | 1.65 | 1.65 | |
| 0.75 | 2.12 | 2.12 | 0.207 | 6.47 | 1.67 | 1.67 | |
| 0.83 | 1.89 | 1.89 | 0.209 | 6.54 | 1.68 | 1.68 | |
| 0.92 | 1.74 | 1.74 | 0.21 | 6.56 | 1.68 | 1.68 | |
| 1 | 1.57 | 1.57 | 0.21 | 6.56 | 1.68 | 1.68 | PEAK FLOW |
| 1.08 | 1.44 | 1.44 | 0.208 | 6.52 | 1.68 | 1.68 | |
| 1.17 | 1.31 | 1.31 | 0.205 | 6.46 | 1.67 | 1.67 | |
| 1.25 | 1.19 | 1.19 | 0.203 | 6.38 | 1.66 | 1.66 | |
| 1.33 | 1.04 | 1.04 | 0.2 | 6.28 | 1.64 | 1.64 | |
| 1.42 | 0.91 | 0.91 | 0.195 | 6.15 | 1.63 | 1.63 | |
| 1.5 | 0.78 | 0.78 | 0.19 | 6 | 1.6 | 1.6 | |
| 1.58 | 0.66 | 0.66 | 0.184 | 5.8 | 1.58 | 1.58 | |
| 1.67 | 0.53 | 0.53 | 0.177 | 5.58 | 1.55 | 1.55 | |
| 1.75 | 0.4 | 0.4 | 0.17 | 5.33 | 1.51 | 1.51 | |
| 1.83 | 0.25 | 0.25 | 0.162 | 5.06 | 1.47 | 1.47 | |
| 1.92 | 0.13 | 0.13 | 0.153 | 4.78 | 1.42 | 1.42 | |
| 2 | 0 | 0 | 0.144 | 4.47 | 1.38 | 1.38 | |

## 10-YEAR ROUTING

| Event Time (hours) | Hydrograph Inflow (c/s) | Basin Inflow (c/s) | Storage Used (acre-ft) | Elevation Above MSL (feet) | Basin Outflow (cfs) | Outflow Total (cfs) | |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0.01 | 0 | 0 | |
| 0.08 | 15.42 | 15.42 | 0.051 | 1.69 | 0.81 | 0.81 | |
| 0.17 | 9.92 | 9.92 | 0.131 | 4.02 | 1.3 | 1.3 | |
| 0.25 | 7.34 | 7.34 | 0.18 | 5.67 | 1.56 | 1.56 | |
| 0.33 | 5.87 | 5.87 | 0.214 | 6.7 | 1.71 | 1.71 | |
| 0.42 | 4.86 | 4.86 | 0.232 | 7.2 | 3.92 | 3.92 | |
| 0.5 | 4.11 | 4.11 | 0.234 | 7.25 | 4.52 | 4.52 | PEAK FLOW |
| 0.58 | 3.56 | 3.56 | 0.232 | 7.19 | 3.79 | 3.79 | |
| 0.67 | 3.12 | 3.12 | 0.23 | 7.14 | 3.31 | 3.31 | |
| 0.75 | 2.78 | 2.78 | 0.229 | 7.11 | 2.93 | 2.93 | |
| 0.83 | 2.5 | 2.5 | 0.228 | 7.08 | 2.62 | 2.62 | |
| 0.92 | 2.29 | 2.29 | 0.227 | 7.06 | 2.38 | 2.38 | |
| 1 | 2.1 | 2.1 | 0.227 | 7.05 | 2.18 | 2.18 | |
| 1.08 | 1.93 | 1.93 | 0.226 | 7.03 | 2 | 2 | |
| 1.17 | 1.76 | 1.76 | 0.226 | 7.02 | 1.84 | 1.84 | |
| 1.25 | 1.57 | 1.57 | 0.225 | 6.99 | 1.76 | 1.76 | |
| 1.33 | 1.4 | 1.4 | 0.223 | 6.94 | 1.75 | 1.75 | |
| 1.42 | 1.23 | 1.23 | 0.22 | 6.85 | 1.74 | 1.74 | |
| 1.5 | 1.06 | 1.06 | 0.216 | 6.74 | 1.71 | 1.71 | |
| 1.58 | 0.87 | 0.87 | 0.211 | 6.59 | 1.69 | 1.69 | |
| 1.67 | 0.7 | 0.7 | 0.205 | 6.42 | 1.66 | 1.66 | |
| 1.75 | 0.53 | 0.53 | 0.198 | 6.22 | 1.63 | 1.63 | |
| 1.83 | 0.36 | 0.36 | 0.189 | 5.98 | 1.6 | 1.6 | |
| 1.92 | 0.17 | 0.17 | 0.18 | 5.68 | 1.56 | 1.56 | |
| 2 | 0 | 0 | 0.17 | 5.35 | 1.51 | 1.51 | |

## 100-YEAR ROUTING

| Event Time (hours) | Hydrograph Inflow (cfs) | Basin Inflow (cfs) | Storage Used (acre-ft) | Elevation Above MSL (feet) | Basin Outflow (cfs) | Outflow Total (cfs) | |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0.01 | 0 | 0 | |
| 0.08 | 26.08 | 26.08 | 0.086 | 2.75 | 1.06 | 1.06 | |
| 0.17 | 16.88 | 16.88 | 0.225 | 6.99 | 1.76 | 1.76 | |
| 0.25 | 12.54 | 12.54 | 0.26 | 8 | 17.42 | 17.42 | PEAK FLOW |
| 0.33 | 9.91 | 9.91 | 0.246 | 7.59 | 9.15 | 9.15 | |
| 0.42 | 8.3 | 8.3 | 0.246 | 7.59 | 9.09 | 9.09 | |
| 0.5 | 7.02 | 7.02 | 0.242 | 7.49 | 7.25 | 7.25 | |
| 0.58 | 6.18 | 6.18 | 0.24 | 7.43 | 6.56 | 6.56 | |
| 0.67 | 5.49 | 5.49 | 0.238 | 7.36 | 5.79 | 5.79 | |
| 0.75 | 4.98 | 4.98 | 0.236 | 7.31 | 5.2 | 5.2 | |
| 0.83 | 4.46 | 4.46 | 0.234 | 7.27 | 4.7 | 4.7 | |
| 0.92 | 4.11 | 4.11 | 0.233 | 7.23 | 4.27 | 4.27 | |
| 1 | 3.76 | 3.76 | 0.232 | 7.2 | 3.91 | 3.91 | |
| 1.08 | 3.45 | 3.45 | 0.231 | 7.17 | 3.59 | 3.59 | |
| 1.17 | 3.13 | 3.13 | 0.23 | 7.14 | 3.27 | 3.27 | |
| 1.25 | 2.84 | 2.84 | 0.229 | 7.11 | 2.97 | 2.97 | |
| 1.33 | 2.52 | 2.52 | 0.228 | 7.09 | 2.66 | 2.66 | |
| 1.42 | 2.2 | 2.2 | 0.227 | 7.06 | 2.34 | 2.34 | |
| 1.5 | 1.88 | 1.88 | 0.226 | 7.03 | 2.02 | 2.02 | |
| 1.58 | 1.48 | 1.48 | 0.225 | 6.99 | 1.76 | 1.76 | |
| 1.67 | 1.25 | 1.25 | 0.222 | 6.91 | 1.75 | 1.75 | |
| 1.75 | 0.95 | 0.95 | 0.218 | 6.79 | 1.72 | 1.72 | |
| 1.83 | 0.64 | 0.64 | 0.211 | 6.61 | 1.69 | 1.69 | |
| 1.92 | 0.32 | 0.32 | 0.203 | 6.38 | 1.66 | 1.66 | |
| 2 | 0 | 0 | 0.193 | 6.09 | 1.62 | 1.62 | |

## INFLOWS/OUTFLOWS

Tysons Westpark — AREA = 2.79; "C" = 0.76; Tc IN MIN. 5- — AC = 2.1204

| TIME (MIN) | INFLOW 2-YR | INFLOW 10-YR | INFLOW 100-YR W/SAT. FACTOR OF 1.25 | OUTFLOW 2-YR | OUTFLOW 10-YR | OUTFLOW 100-YR |
|---|---|---|---|---|---|---|
| 0 | 0.00 | 0.00 | 0.00 | 0 | 0 | 0 |
| 5 | 6.56 | 8.77 | 14.84 | 0.68 | 0.81 | 1.06 |
| 10 | 7.44 | 9.92 | 16.88 | 1.12 | 1.3 | 1.76 |
| 15 | 5.51 | 7.34 | 12.54 | 1.32 | 1.56 | 17.42 |
| 20 | 4.41 | 5.87 | 9.91 | 1.45 | 1.71 | 9.15 |
| 25 | 3.65 | 4.86 | 8.30 | 1.54 | 3.92 | 9.09 |
| 30 | 3.10 | 4.11 | 7.02 | 1.59 | 4.52 | 7.25 |
| 35 | 2.71 | 3.56 | 6.18 | 1.63 | 3.79 | 6.56 |
| 40 | 2.33 | 3.12 | 5.49 | 1.65 | 3.31 | 5.79 |
| 45 | 2.12 | 2.78 | 4.98 | 1.67 | 2.93 | 5.2 |
| 50 | 1.89 | 2.50 | 4.48 | 1.68 | 2.62 | 4.7 |
| 55 | 1.74 | 2.29 | 4.11 | 1.68 | 2.38 | 4.27 |
| 60 | 1.57 | 2.10 | 3.76 | 1.68 | 2.18 | 3.91 |
| 65 | 1.44 | 1.93 | 3.45 | 1.68 | 2 | 3.59 |
| 70 | 1.31 | 1.76 | 3.13 | 1.67 | 1.84 | 3.27 |
| 75 | 1.19 | 1.57 | 2.84 | 1.66 | 1.76 | 2.97 |
| 80 | 1.04 | 1.40 | 2.52 | 1.64 | 1.75 | 2.66 |
| 85 | 0.91 | 1.23 | 2.20 | 1.63 | 1.74 | 2.34 |
| 90 | 0.78 | 1.06 | 1.88 | 1.6 | 1.71 | 2.02 |
| 95 | 0.66 | 0.87 | 1.48 | 1.58 | 1.69 | 1.76 |
| 100 | 0.53 | 0.70 | 1.25 | 1.55 | 1.68 | 1.75 |
| 105 | 0.40 | 0.53 | 0.95 | 1.51 | 1.63 | 1.72 |
| 110 | 0.25 | 0.36 | 0.64 | 1.47 | 1.6 | 1.69 |
| 115 | 0.13 | 0.17 | 0.32 | 1.42 | 1.56 | 1.66 |
| 120 | 0.00 | 0.00 | 0.00 | 1.38 | 1.51 | 1.62 |

## STORAGE/ELEVATION

| STAGE (FT) | STORAGE (AC-FT) |
|---|---|
| 0 | 0.00 |
| 2 | 0.06 |
| 4 | 0.13 |
| 6 | 0.19 |
| 8 | 0.26 |
| 9 | 0.29 |

## OUTLET STRUCTURE

STAGE 1: CIRCULAR ORIFICE

INVERT = 0.00 FT
DIAMETER = 0.42 FT
DISCHARGE COEFFICIENT = 0.6

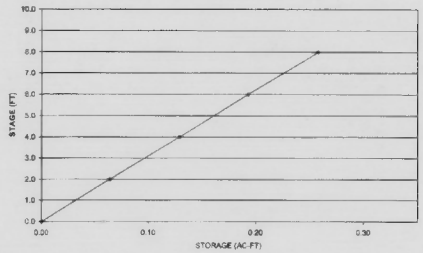
STAGE 2: RECTANGULAR WEIR

CREST ELEVATION = 7.0 FT
LENGTH = 5.0 FT
DISCHARGE COEFFICIENT = 3.1

## OUTLET RATING TABLE

| Basin Water Elevation | Basin Outflow (cfs) | Riser Box Water Elevation | Tailwater Elevation (ft) | Outlet Culvert Control |
|---|---|---|---|---|
| 0.00 | 0.00 | N/A | N/A | N/A |
| 0.25 | 0.12 | N/A | N/A | N/A |
| 0.50 | 0.36 | N/A | N/A | N/A |
| 0.75 | 0.49 | N/A | N/A | N/A |
| 1.00 | 0.59 | N/A | N/A | N/A |
| 1.25 | 0.68 | N/A | N/A | N/A |
| 1.50 | 0.76 | N/A | N/A | N/A |
| 1.75 | 0.83 | N/A | N/A | N/A |
| 2.00 | 0.89 | N/A | N/A | N/A |
| 2.25 | 0.95 | N/A | N/A | N/A |
| 2.50 | 1.01 | N/A | N/A | N/A |
| 2.75 | 1.06 | N/A | N/A | N/A |
| 3.00 | 1.11 | N/A | N/A | N/A |
| 3.25 | 1.16 | N/A | N/A | N/A |
| 3.50 | 1.21 | N/A | N/A | N/A |
| 3.75 | 1.26 | N/A | N/A | N/A |
| 4.00 | 1.30 | N/A | N/A | N/A |
| 4.25 | 1.34 | N/A | N/A | N/A |
| 4.50 | 1.38 | N/A | N/A | N/A |
| 4.75 | 1.42 | N/A | N/A | N/A |
| 5.00 | 1.46 | N/A | N/A | N/A |
| 5.25 | 1.50 | N/A | N/A | N/A |
| 5.50 | 1.53 | N/A | N/A | N/A |
| 5.75 | 1.57 | N/A | N/A | N/A |
| 6.00 | 1.61 | N/A | N/A | N/A |
| 6.25 | 1.64 | N/A | N/A | N/A |
| 6.50 | 1.67 | N/A | N/A | N/A |
| 6.75 | 1.71 | N/A | N/A | N/A |
| 7.00 | 1.74 | N/A | N/A | N/A |
| 7.25 | 3.75 | N/A | N/A | N/A |
| 7.50 | 7.34 | N/A | N/A | N/A |
| 7.75 | 11.98 | N/A | N/A | N/A |
| 8.00 | 17.46 | N/A | N/A | N/A |
| 8.25 | 23.67 | N/A | N/A | N/A |
| 8.50 | 30.53 | N/A | N/A | N/A |
| 8.75 | 37.98 | N/A | N/A | N/A |
| 9.00 | 45.99 | N/A | N/A | N/A |

## ELEV. VS. STORAGE




# COMPUTATIONS FOR SWM 3

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 046781
3/19/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

| NO. | DESCRIPTION | REVISED BY | APPROVED | DATE |
|---|---|---|---|---|

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW


VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA, INCORPORATED
6180 DRY HARBOR DRIVE, SUITE 100 ■ FALLS CHURCH, VIRGINIA 22042
(703)442-7800 ■ FAX (703)741-7787
WALDEN, VA ■ BETHESDA, MD


PARK CREST
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE: MAY 20, 2008
DES. KUO
DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 8571
SHEET NO. 18E

# BMP FACILITY DESIGN FORMAT

PLAN NAME: Tyson's West Park DATE: 5/04

PLAN NUMBER: 5166-SP-01 ENGINEER: VIKA, Inc.

## WATER QUALITY CONTROL NARRATIVE

THE SITE CONSISTS OF 13.55 ACRES TO BE DEVELOPED WITH MULTIFAMILY, AND RETAIL UNITS. THREE (3) SEPARATE STORM FILTERS AND A CONSERVATION EASEMENT WILL PROVIDE WATER QUALITY FOR THIS SITE. THE SITE IS LOCATED IN THE SCOTTS RUN WATERSHED. THE BMP FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

**II. WATERSHED INFORMATION**

**Part 1: List all of the Subareas and "C" factors used in the BMP Computations**

| Subarea Designation (1) | "C" (2) | Acres (3) |
|---|---|---|
| (1) ON SITE CONTROLLED (BMP#1) | 0.70 | 2.04 |
| (2) ON SITE CONTROLLED (BMP #2) | 0.70 | 4.19 |
| (3) ON SITE CONTROLLED (BMP #3) | 0.76 | 2.79 |
| (4) ON SITE UNCONTROLLED | 0.48 | 3.47 |
| (5) OPEN SPACE | 0.30 | 0.25 |
| (6) ON SITE CONTROLLED (BMP #4) | 0.84 | 0.81 |
| | Total | 13.55 |

**III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"**

**Part 2: Compute the Weighted Average "C" Factor for the Site**

(A) Area of the Site (a) 13.55 acres

| Subarea Designation (1) | "C" (2) | | Acres (3) | | Product (4) |
|---|---|---|---|---|---|
| (1) ON SITE CONTROLLED | 0.70 | x | 2.04 | = | 1.43 |
| (2) ON SITE CONTROLLED | 0.70 | x | 4.19 | = | 2.93 |
| (3) ON SITE CONTROLLED | 0.76 | x | 2.79 | = | 2.12 |
| (4) ON SITE UNCONTROLLED | 0.48 | x | 3.47 | = | 1.67 |
| (5) OPEN SPACE | 0.30 | x | 0.25 | = | 0.08 |
| (6) ON SITE CONTROLLED | 0.84 | x | 0.81 | = | 0.68 |
| | | x | | = | |

(b) Total 8.91

(C) Weighted average "C" factor (b)/(a) = (C) 0.66

**Part 3: Compute the Total Phosphorus Removal for the Site**

| Subarea Designation (1) | Removal Efficiency (%) (3) | | Area Ratio (4) | | "C" Ratio (5) | | Product (6) |
|---|---|---|---|---|---|---|---|
| (1) STORM FILTER | 50 | x | 0.15 | x | 1.06 | = | 7.95 |
| (2) STORM FILTER | 50 | x | 0.31 | x | 1.06 | = | 16.43 |
| (3) STORM FILTER | 50 | x | 0.21 | x | 1.15 | = | 12.08 |
| (5) OPEN SPACE | 100 | x | 0.02 | x | 1.00 | = | 2.00 |
| (6) STORM FILTER | 50 | x | 0.06 | x | 1.27 | = | 3.81 |

(a) Total = 42.27

**Part 4: Determine Compliance with Phosphorus Removal Requirement**

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = ____%

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 42.27 >= 40

**APPLICANT COMMITS ONLY TO 40% PHOSPHOROUS REMOVAL. REASONABLE EFFORTS TO EXCEED 40% EFFICIENCY AND APPROACH THE VALUE SHOWN IN THE ABOVE COMPUTATIONS WILL BE MADE, BUT THE APPLICANT IS IN NO WAY REQUIRED TO EXCEED 40% REMOVAL**

# DETENTION ANALYSIS

**1–PRE-DEVELOPMENT RUNOFF**

A= 13.55 Ac.
$C_2$= 0.20
$C_{10}$= 0.30
Tc= 5.00 min. $I_2$ = 5.46 in/hr, $I_{10}$ = 7.27 in/hr

Q= CIA cfs
$Q_{2pre}$= 14.77 cfs
$Q_{10pre}$= 29.55 cfs

**2–POST-DEVELOPMENT**

Tc= 5.00 min. $I_2$ = 5.46 in/hr, $I_{10}$ = 7.27 in/hr

AREA # 1
A= 2.04 Ac.
$C_w$= 0.70
Q= CIA cfs
$Q_{2post}$= 7.78 cfs
$Q_{10post}$= 10.38 cfs

AREA # 2
A= 4.19 Ac.
$C_w$= 0.70
Q= CIA cfs
$Q_{2post}$= 15.98 cfs
$Q_{10post}$= 21.32 cfs

AREA # 3
A= 2.79 Ac.
$C_w$= 0.76
Q= CIA cfs
$Q_{2post}$= 11.56 cfs
$Q_{10post}$= 15.42 cfs

**3– POST-DEVELOPMENT (ONSITE UNDETAINED)**

A= 4.53 Ac.
$C_w$= 0.47
Tc= 5.00 min. $I_2$ = 5.45 in/hr, $I_{10}$ = 7.27 in/hr

Q= CIA cfs
$Q_{2post}$= 11.60 cfs
$Q_{10post}$= 15.48 cfs

**4– ALLOWABLE RELEASE ($Q_{Allow}$) FROM POND**

$Q_{Allow}$= (PREDEVELOPED FLOW)+(FLOW FROM OFFSITE AREA TO POND)-(FLOW FROM UNDETAINED ONSITE AREAS)
$Q_{2Allow}$= 14.77 + 0.00 - 11.60
$Q_{2Allow}$= 3.17 cfs
$Q_{10Allow}$= 29.55 + 0.00 - 15.48
$Q_{10Allow}$= 14.07 cfs

**5– POST-DEVELOPED LEAVING DETENTION FACILITIES**

DETENTION FACILITY #1
Q2(POST) = 0.86 CFS
Q10(POST) = 3.08 CFS

DETENTION FACILITY #2
Q2(POST) = 0.56 CFS
Q10(POST) = 3.31 CFS

DETENTION FACILITY #3
Q2(POST) = 1.68 CFS
Q10(POST) = 4.52 CFS

TOTALS:
Q2(POST) = 3.10 CFS
Q10(POST) = 10.91 CFS

**5) ROUTING RESULTS**
(Q2(POST) = 3.10) < (Q2(ALLOWABLE) = 3.17); THEREFORE OK
(Q10(POST) = 10.91) < (Q2(ALLOWABLE) = 14.07); THEREFORE OK

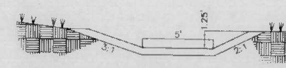
# TRAPEZOIDAL CONCRETE CHANNEL CALCULATIONS

## 10-YEAR STORM

| Project Description | |
|---|---|
| Worksheet | Trapezoidal Chann |
| Flow Element | Trapezoidal Chann |
| Method | Manning's Formula |
| Solve For | Channel Depth |
| **Input Data** | |
| Mannings Coeffic | 0.013 |
| Slope | 080000 ft/ft |
| Left Side Slope | 3.00 H : V |
| Right Side Slope | 2.00 H : V |
| Bottom Width | 5.00 ft |
| Discharge | 74.99 cfs |
| **Results** | |
| Depth | 0.59 ft |
| Flow Area | 3.8 ft² |
| Wetted Perim | 8.20 ft |
| Top Width | 7.96 ft |
| Critical Depth | 1.49 ft |
| Critical Slope | 0.002585 ft/ft |
| Velocity | 19.51 ft/s |
| Velocity Head | 5.91 ft |
| Specific Energ | 6.51 ft |
| Froude Numb | 4.96 |
| Flow Type | supercritical |

## 100-YEAR STORM

| Project Description | |
|---|---|
| Worksheet | Trapezoidal Chann |
| Flow Element | Trapezoidal Chann |
| Method | Manning's Formula |
| Solve For | Channel Depth |
| **Input Data** | |
| Mannings Coeffic | 0.013 |
| Slope | 080000 ft/ft |
| Left Side Slope | 3.00 H : V |
| Right Side Slope | 2.00 H : V |
| Bottom Width | 5.00 ft |
| Discharge | 100.14 cfs |
| **Results** | |
| Depth | 0.70 ft |
| Flow Area | 4.7 ft² |
| Wetted Perim | 8.76 ft |
| Top Width | 8.48 ft |
| Critical Depth | 1.74 ft |
| Critical Slope | 0.002485 ft/ft |
| Velocity | 21.33 ft/s |
| Velocity Head | 7.07 ft |
| Specific Energ | 7.77 ft |
| Froude Numb | 6.06 |
| Flow Type | supercritical |




2/38 **CROSS SECTION 'A-A'**
NOT TO SCALE
AT STRUCTURE #43 SEE SHEET 8 FOR LOCATION.

# UNDETAINED OUTFLOWS

Tc IN MIN. = 5

| | |
|---|---|
| AREA = | 3.72 |
| "C" = | 0.47 |
| AC = | 1.7484 |

| TIME (MIN) | INFLOW 2-YR | INFLOW 10-YR | INFLOW 100-YR W/SAT. FACTOR OF 1.25 | OUTFLOW 2-YR | OUTFLOW 10-YR | OUTFLOW 100-YR |
|---|---|---|---|---|---|---|
| 0 | 0.00 | 0.00 | 0.00 | | | |
| 5 | 9.53 | 12.71 | 21.51 | | | |
| 10 | 6.14 | 8.18 | 13.92 | | | |
| 15 | 4.55 | 6.05 | 10.34 | | | |
| 20 | 3.64 | 4.84 | 8.17 | | | |
| 25 | 3.01 | 4.00 | 6.84 | | | |
| 30 | 2.55 | 3.39 | 5.79 | | | |
| 35 | 2.24 | 2.94 | 5.09 | | | |
| 40 | 1.92 | 2.57 | 4.52 | | | |
| 45 | 1.75 | 2.29 | 4.11 | | | |
| 50 | 1.56 | 2.06 | 3.69 | | | |
| 55 | 1.43 | 1.89 | 3.39 | | | |
| 60 | 1.29 | 1.73 | 3.10 | | | |
| 65 | 1.19 | 1.59 | 2.84 | | | |
| 70 | 1.08 | 1.45 | 2.58 | | | |
| 75 | 0.98 | 1.29 | 2.34 | | | |
| 80 | 0.86 | 1.15 | 2.08 | | | |
| 85 | 0.75 | 1.01 | 1.81 | | | |
| 90 | 0.65 | 0.87 | 1.55 | | | |
| 95 | 0.54 | 0.72 | 1.22 | | | |
| 100 | 0.44 | 0.58 | 1.03 | | | |
| 105 | 0.33 | 0.44 | 0.79 | | | |
| 110 | 0.21 | 0.30 | 0.52 | | | |
| 115 | 0.10 | 0.14 | 0.26 | | | |
| 120 | 0.00 | 0.00 | 0.00 | | | |

# STREET MAINTENANCE NARRATIVE

ALL INTERIOR STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

# STREET LIGHT NARRATIVE

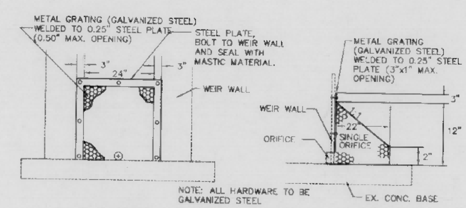
STREET LIGHTS HAVE BEEN PROVIDED ON WEST PARK & PARK RUN DRIVES.

# AIR QUALITY

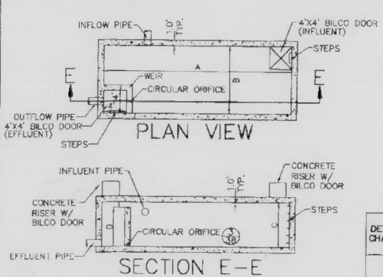
AIR QUALITY PERMIT SHALL BE OBTAINED IF NECESSARY AND PROVIDED BY CONTRACTOR PRIOR TO ANY CLEANING, GRADING, OR CONSTRUCTION.

# SWM NARRATIVE

STORM WATER MANAGEMENT DETENTION AND BMP WILL BE PROVIDED ONSITE. THE SITE RUNOFF WILL BE DETAINED IN 3 SEPARATE UNDERGROUND SWM DETENTION FACILITIES. THE 13.55 ACRE SITE WILL BE REDUCED TO PREDEVELOPMENT RATES FOR THE 2-YR AND 10-YR STORM EVENTS (SEE DETENTION ANALYSIS ON THIS SHEET) APPROXIMATELY 60% OF THE SITE IS GLENELG, FAIFAX, AND MANOR SOILS WHICH ARE THE SOIL TYPE "B" PER THE TECHNICAL RELEASE No. 55TR-55. THE 2-YR "C" FACTOR WILL BE INCREASED FROM 0.15 TO 0.20 DUE TO "B" SOILS ABILITY TO ACCEPT RAINFALL THE BMP AND DETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.




3/38 **ORIFICE TRASH PROTECTION**
NO SCALE




1/38 **SWM DETENTION CHAMBER**
NOT TO SCALE

# NOTES

1. CONCRETE SHALL BE 4000 PSI.
2. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60 (REINFORCING BARS)
3. BRICK SHALL CONFORM TO AASHTO M91, GRADE MS OR ASTM C55, GRADE N-1.
4. ALL CONCRETE REINFORCEMENT SHALL BE PLACED IN THE CENTER OF THE SLAB.
5. THE MAINTENANCE DOOR SHALL OPEN 90° AND LOCK AUTOMATICALLY IN THAT POSITION WITH A LOCKING ARM AND A RELEASE HANDLE. DOORS SHALL BE PROVIDED WITH A STAINLESS STEEL LIFTING HANDLE, STAINLESS STEEL SNAP-LOCK WITH REMOVABLE KEY HANDLE AND PLUG. THE CONTRACTOR SHALL PROVIDE TWO (2) KEY HANDLES TO THE OWNER. ACCESS HATCH SHALL BE BILCO MODEL DESIGNED FOR HS-20 LOADING OR APPROVED EQUAL.
6. ALL BARE STEEL COMPONENTS SHALL BE PAINTED WITH ALUMINUM PAINT.
7. SEE SITE PLAN FOR EXACT LOCATIONS OF INFLOW PIPES, OUTFLOW PIPES, AND BILCO DOORS.
8. SEE 'SWM DETENTION CHAMBER DIMENSIONS' TABLE(BELOW) FOR ALL DIMENSIONS, PIPE SIZES, AND INVERTS FOR EACH SWM DETENTION CHAMBER.

# SWM DETENTION CHAMBER DIMENSIONS

| DETENTION CHAMBER # | OVERALL DIMENSIONS: LENGTH (A) (FT) | WIDTH (B) (FT) | DEPTH (C) (FT) | ORIFICE DIMENSIONS: DIAMETER (FT) | ELEVATION (FT) | WEIR DIMENSIONS: WEIR HEIGHT (D) (FT) | WEIR LENGTH (FT) | INFLOW PIPE(S): PIPE DIAMETER (IN) | INVERT (FT) | OUTFLOW PIPE: PIPE DIAMETER (IN) | INVERT (FT) | TOPS ELEVATIONS: INFLUENT | EFFLUENT |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SWM 1 | 70 | 14 | 9.0 | 0.29 (3.5") | 100.00* | 7.5 | 5.0 | 12"<br>18" | 415.84<br>415.00 | 18" | 408.64 | 428.25 | 423.40 |
| SWM 2 | 100 | 35 | 8.0 | 0.25 (3") | 100.00* | 6.0 | 6.0 | 30" | 395.77 | 15" | 391.27 | 416.00 | 413.00 |
| SWM 3 | 100 | 14 | 9.0 | 0.42 | 0.00 | 7.0 | 5.0 | 24"<br>12"<br>18" | 392.01<br>392.04<br>392.75 | 15" | 385.00 | 403.25 | 397.00 |

* FOR SWM #1 & #2 ELEVATION 100.00 CORRESPONDS TO THE BOTTOM OF THE DETENTION VAULT

THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY – FINAL DESIGN AND COMPUTATIONS SHALL BE PER FINAL ENGINEERING PLANS FOR EACH PAHSE OF DEVELOPMENT

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

| NO. | DESCRIPTION | REVIEW BY | APPROVED | DATE |
|---|---|---|---|---|

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
McLEAN, VA BETHESDA, MD

# PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

# STORMWATER MANAGEMENT COMPUTATIONS/DETAILS

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE: MAY 20, 2008
DES. KUO DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 6571
SHEET NO. 18F

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

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

This information is required under the following Zoning Ordinance paragraphs:

| | |
|---|---|
| Special Permits (8-011 2J & 2L) | Special Exceptions (9-011 2J & 2L) |
| Cluster Subdivision (9-615 1G & 1N) | Commercial Revitalization Districts (9-622 2A (12) & (14)) |
| Development Plans PRC District (16-302 3 & 4L) | PRC Plan (16-303 1E & 1O) |
| FDP P Districts (except PRC) (18-502 1F & 1Q) | Amendments (18-202 10F & 10I) |

☒ 1. Plat is at a minimum scale of 1"= 50" (unless it is depicted on one sheet with a minimum scale of 1" = 100').

☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3

☒ 3.Provide:

| Facility Name/ Type & No. | On-Site area served (acres) | Off-site area served (acres) | Drainage served (acres) | Footprint served (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---|---|---|---|---|---|---|
| SEE Sheet 9, 9A and 9B | | | | | | |
| (e.g. dry pond, infil. bench, underground vault, ect.) | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | | | | | |

☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheet 3

☒ 5. Maintenance access (road to stormwater management facility (ies) are shown on Sheet N/A. ALL UNDERGROUND

☒ 6. Landscaping and tree preservation shown in and near he stormwater management facility is shown on Sheet 6

☒ 7. A 'stormwater management narrative' which contains a description of how detention and bmp management practices requirements will be met is provided on Sheet 9E.

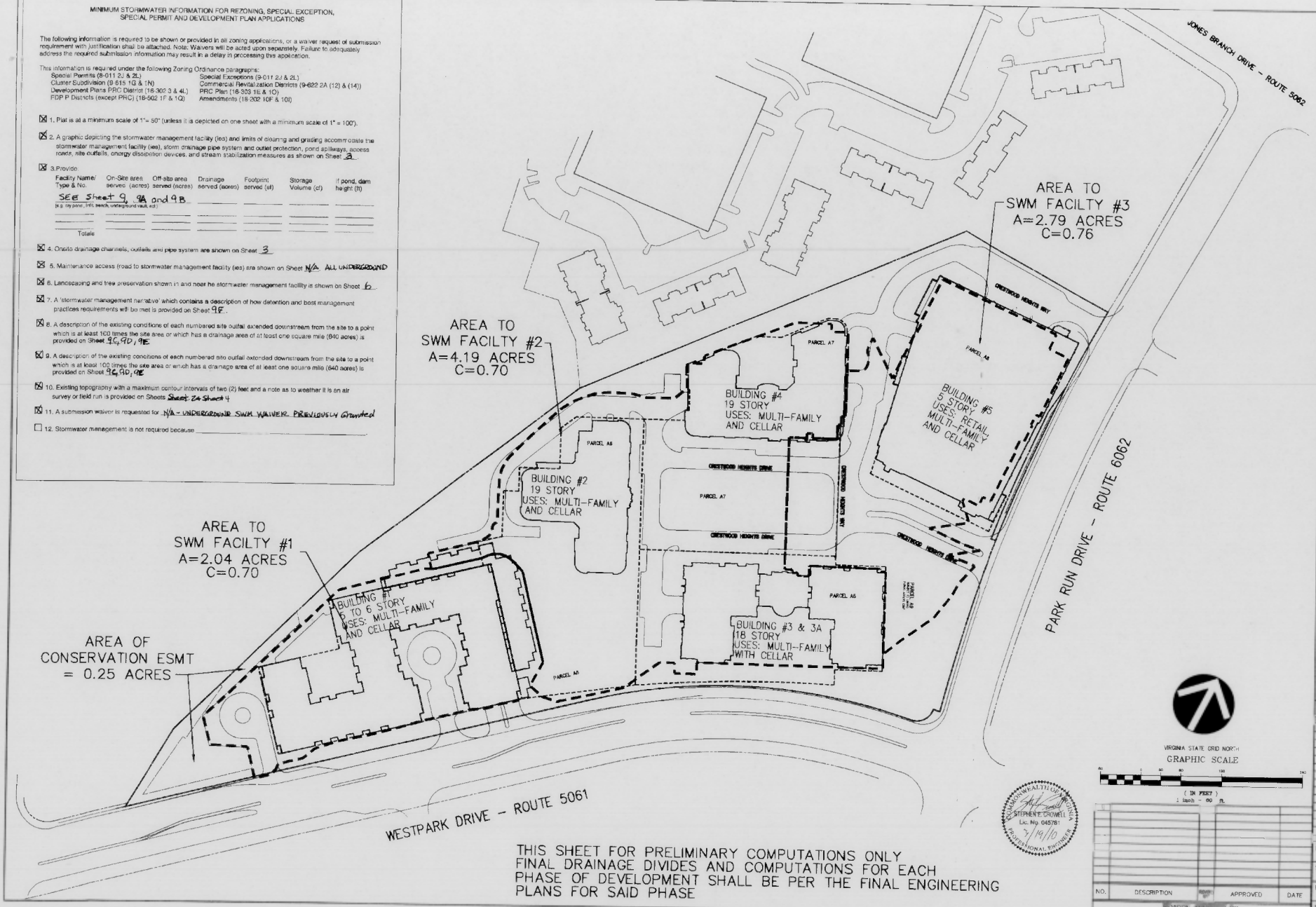
☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9C,9D,9E

☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 9C,9D,9E

☒ 10. Existing topography with a maximum contour intervals of two (2) feet and a note as to weather it is an air survey or field run is provided on Sheets ~~Sheet~~ 2A ~~Sheet~~ 4

☒ 11. A submission waiver is requested for N/A - UNDERGROUND SWM WAIVER PREVIOUSLY Granted

☐ 12. Stormwater management is not required because _____




THIS SHEET FOR PRELIMINARY COMPUTATIONS ONLY
FINAL DRAINAGE DIVIDES AND COMPUTATIONS FOR EACH
PHASE OF DEVELOPMENT SHALL BE PER THE FINAL ENGINEERING
PLANS FOR SAID PHASE

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

| NO. | DESCRIPTION | BY | APPROVED | DATE |
|---|---|---|---|---|
| | | | | |

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
VIKA INCORPORATED
PHONE: (703) 790-2187 ■ FAX: (703) 761-2787

# PARK CREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# BMP & SWM DETENTION MAP

VIKA REVISIONS
NOVEMBER 2, 2009
SEP 1, 2010
MAR 1, 2010
MAR 19, 2010

DES. SS DWN. CADD
SCALE: 1"=50'
PROJECT/FILE NO. 6571C
SHEET NO. 18G

APPROXIMATE NEW AREA FOR URBAN LINEAR PARK

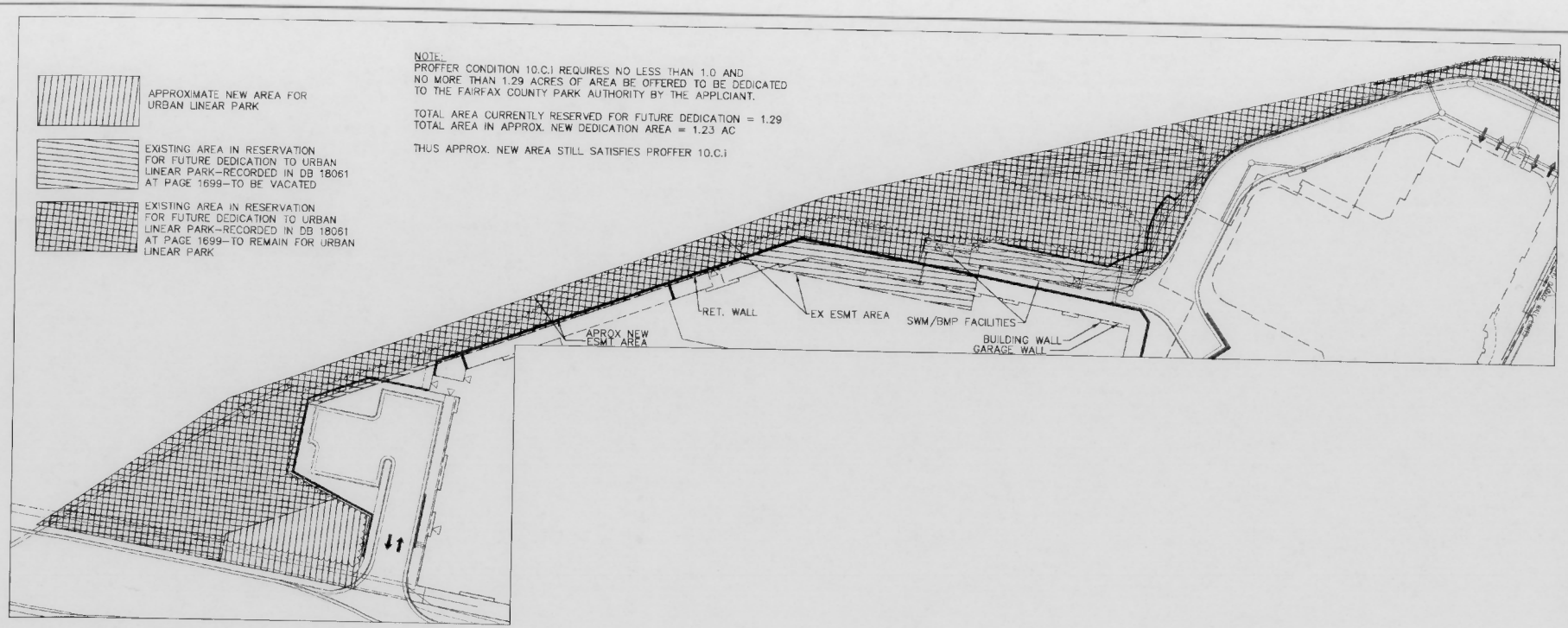
EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK–RECORDED IN DB 18061 AT PAGE 1699–TO BE VACATED

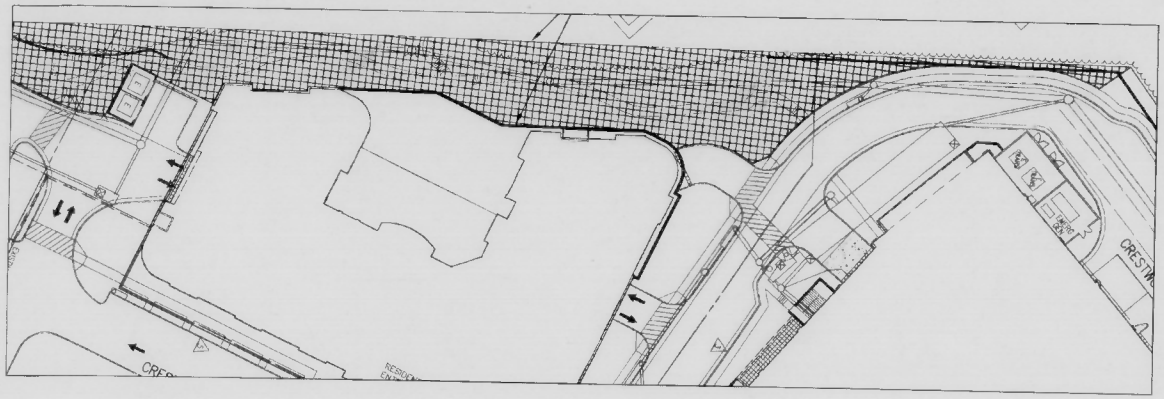
EXISTING AREA IN RESERVATION FOR FUTURE DEDICATION TO URBAN LINEAR PARK–RECORDED IN DB 18061 AT PAGE 1699–TO REMAIN FOR URBAN LINEAR PARK

NOTE:
PROFFER CONDITION 10.C.i REQUIRES NO LESS THAN 1.0 AND NO MORE THAN 1.29 ACRES OF AREA BE OFFERED TO BE DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY BY THE APPLCIANT.

TOTAL AREA CURRENTLY RESERVED FOR FUTURE DEDICATION = 1.29
TOTAL AREA IN APPROX. NEW DEDICATION AREA = 1.23 AC

THUS APPROX. NEW AREA STILL SATISFIES PROFFER 10.C.i



COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

50 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
FAX: (703) 848-2101

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# LINEAR PARK BLOWUP

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 19, 2010

DATE: NOV 2009
DES. SEC
DWN. SEC
SCALE: 1"=30'
PROJECT/FILE NO. 65715
SHEET NO. 19

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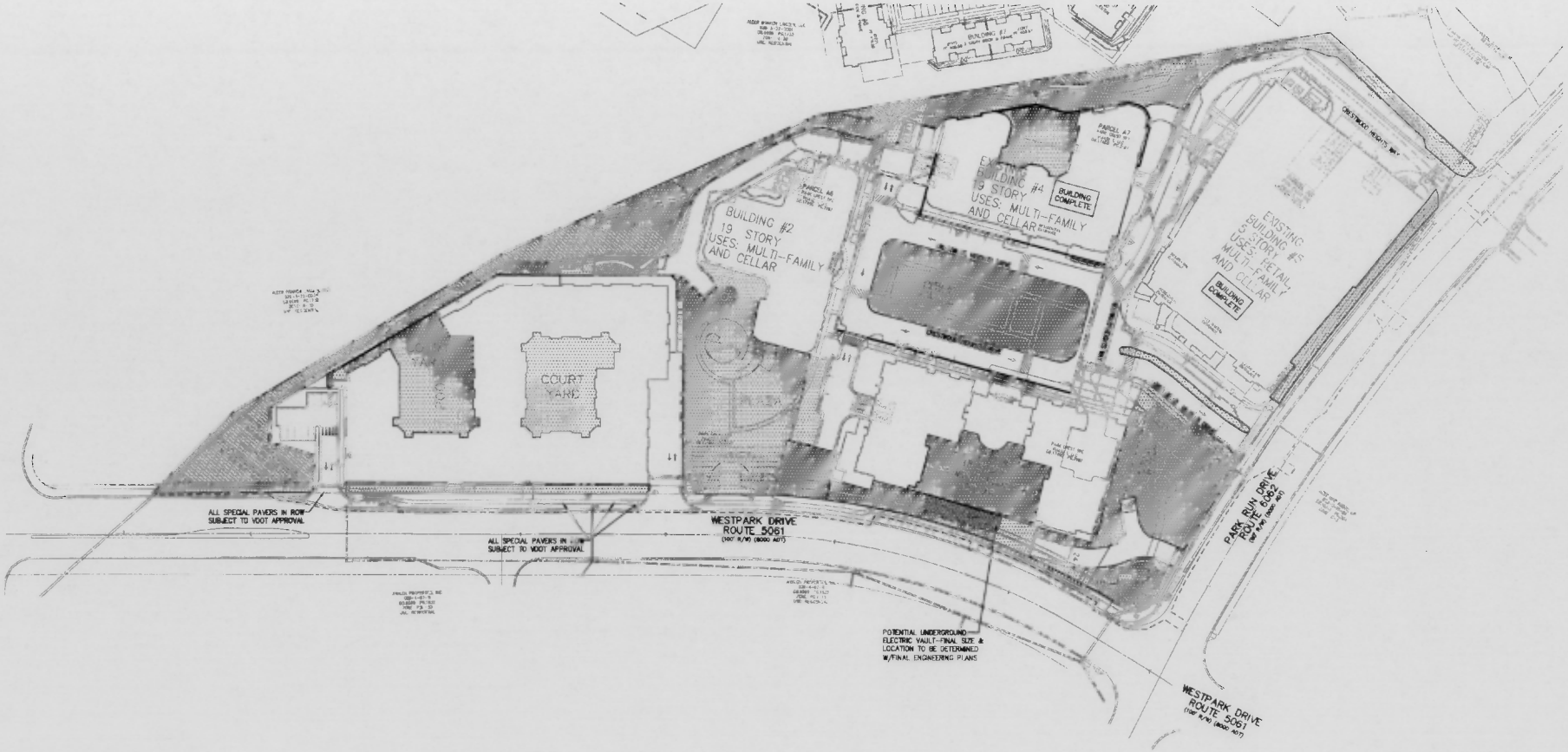


COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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3/19/10
PROFESSIONAL ENGINEER

## LEGEND

AREA COUNTED TOWARDS COMPUTED OPEN SPACE (209,462 SF)

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

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VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE (703)848-2020 ■ FAX (703)848-2687

VIKA MARYLAND, LLC
20251 CENTURY BLVD. SUITE 400
GERMANTOWN, MD

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# OPEN SPACE EXHIBIT

VIKA REVISIONS
NOVEMBER 2, 2009
FEB 1, 2010
MAR 1, 2010
MAR 15, 2010

DATE: NOV 2009
DES. RSP
DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 6571S
SHEET NO. 20

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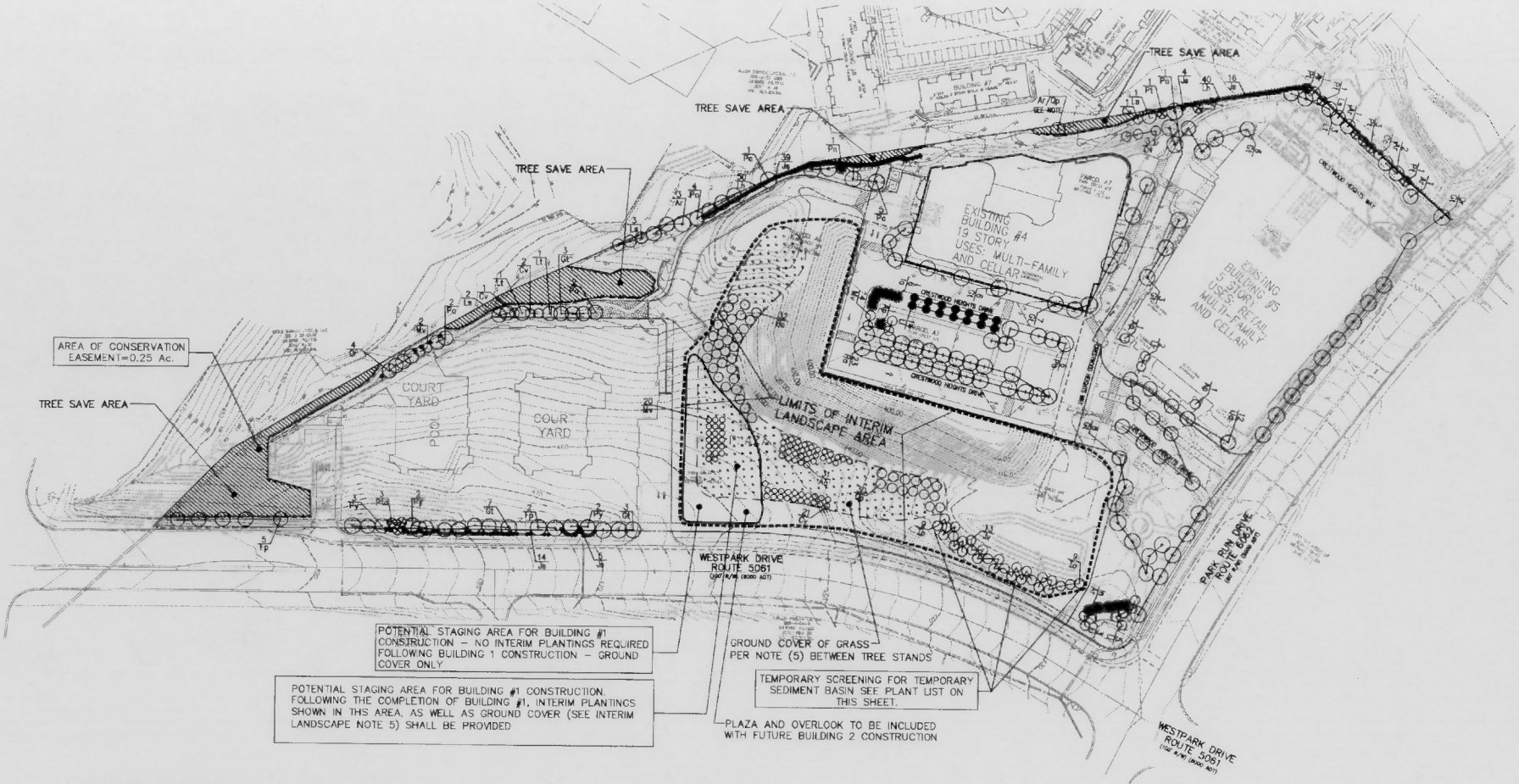


## *PLANT LIST FOR INTERIM LANDSCAPE PLAN ONLY (SEE PLAN ON THIS SHEET FOR LIMITS)

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | ONE-THIRD OF STAND PLANTED WITH PLANTING PERIODS: |
|---|---|---|---|---|---|---|
| Ao | 31 | Amelanchier arborea | Downey Serviceberry | 1"–1.5"Cal. | Well branched – CONT. | 1,2,6 |
| Qp | 14 | Quercus phellos | Willow Oak | 1.5"–2"Cal. | Dense, balanced head – CONT. | 2,4,8 |
| Cv | 21 | Chionanthus virginicus | Fringetree | 1"–1.5"Cal. | Well branched – CONT. | 1,5,3 |
| Mv | 20 | Magnolia virginiana | Sweetbay Magnolia | 1"–1.5"Cal. | Well branched – CONT. | 3,5,6 |
| Bn | 32 | Betula nigra | River Birch | 1.5"–2"Cal. | Well branched – CONT. | 2,4,5 |

*PLANTINGS SHOWN IN THE INTERIM LANDSCAPE AREA, WITH THE EXCEPTION OF THE TEMPORARY SEDIMENT BASIN SCREENING, SHALL BE PLANTED OVER A THREE (3) YEAR PERIOD WITH TWO (2) PLANTING SEASONS PER YEAR – THUS THERE WILL BE SIX (6) PLANTING PERIODS. FOR EACH PLANTING PERIOD IN WHICH THE PLANTINGS ARE INCLUDED (SEE TABLE ABOVE) ONE-THIRD OF THE TOTAL PLANTINGS SHALL BE MADE.

NOTE:
TREES CHOOSEN FOR THE "INTERIM LANDSCAPE" CONSIST OF ALL NATIVE SPECIES TO BE PLANTED TEMPORARILY IN MASS GROUPS AS DESIGNATED ON THIS PLAN OR AS SCREEN PLANTINGS" FOR THE TEMPORARY SEDIMENT BASIN.

## PLANT LIST FOR "TEMPORARY SCREEN PLANTING" AT TEMPORARY SEDIMENT BASIN (THIS SHEET)

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| Io | 18 | Ilex opaca | American Holly | 8' HT. | |
| Jv | 13 | Juniperus Virginiana | Eastern Red Cedar | | |

## INTERIM LANDSCAPE NOTES:

1) PLANT MATERIAL IN THE "MASS PLANTING AREAS" SHALL CONSIST OF A MIX OF BOTH DECIDUOUS AND EVERGREEN TREES. THE DECIDUOUS TREES SHALL BE CANOPY TREES AS WELL AS ORNAMENTAL SPECIES. ALL TREES SHALL BE NATIVE.
2) NATIVE DECIDUOUS CANOPY TREES MAY INCLUDE: RED MAPLE, WILLOW OAK, AMERICAN LINDEN, BLACKGUM, RIVER BIRCH, LONDON PLANETREE. NATIVE DECIDUOUS ORNAMENTAL TREES SHALL INCLUDE: SERVICE BERRY, REDBUD, FRINGETREE, SWEETBAY MAGNOLIA. NATIVE EVERGREEN TREES MAY INCLUDE: PITCH PINE, AMERICAN HOLLY, AND LOBLOLLY PINE.
3) 1"–1 ½" CAL. ORNAMENTAL TREES AND 1 ½"–2" CAL. CANOPY TREES SHALL BE CONTAINER GROWN AND OF GOOD QUALITY AND HEALTH.
4) TREES SHALL BE PLANTED IN TEMPORARY "MASS GROUPINGS" BY SPECIES. TREES SHALL BE PLANTED APPROXIMATELY 10 FEET APART. THIS 10 FEET SPACING SHALL ALLOW FOR THE REMOVAL OF INDIVIDUAL TREES AS THEY ARE NEEDED FOR TRANSPLANTS TO FUTURE PERMANENT LOCATIONS ON THE SITE.
5) GROUND BETWEEN INDIVIDUAL TREES AND TREE GROUPINGS SHALL BE STABILIZED WITH AN APPROPRIATE GRASS SEED MIX. EACH TREE SHALL HAVE A (2) FOOT RADIAL BAND AT IT'S BASE, WHICH WILL BE SEASONALLY SPRAYED WITH AN HERBICIDE. ALL TREES WILL BE MULCHED 3" THICK WITHIN THE RADIAL BAND.
6) OWNER SHALL HIRE AN INDEPENDENT LANDSCAPE CONTRACTOR TO WATER AND PRUNE TREES AS NEEDED UNTIL THEY ARE OF AN APPROPRIATE SIZE TO TRANSPLANT.
7) THE PHASE 5 CONSTRUCTION TRAILER AND STORAGE YARD AREA SHALL BE CLEARED OF CONSTRUCTION MATERIALS UPON COMPLETION OF BUILDING 1 CONSTRUCTION AND "TREE GROUPING" IN THIS AREA SHALL BE PLANTED WITHIN 1 YEAR AFTER FIRST RUP FOR BUILDING 1.

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

VIRGINIA STATE GRID NORTH

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

VIKA

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 848-2115
WWW.VIKA.COM

# TYSONS WESTPARK A-6

PROVIDENCE DISRICT
FAIRFAX COUNTY, VIRGINIA

# INTERIM LANDSCAPE PLAN

VIKA REVISIONS

| |
|---|
| NOVEMBER 2, 2009 |
| FEB 1, 2010 |
| MAR 1, 2010 |
| MAR 19, 2010 |

DATE: NOV 2009
DES. SEC DWN. KY
SCALE: 1"=60'
PROJECT/FILE NO. 85715
SHEET NO. 21

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**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES**

3/18/2010 11:22:05 AM

MGMA
ARCHITECTURE INTERIORS PLANNING
1321 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
703.538.7100 703.538.7112 FAX WWW.MORGANGICK.COM

# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | PCA SUB | 3/19/10 |

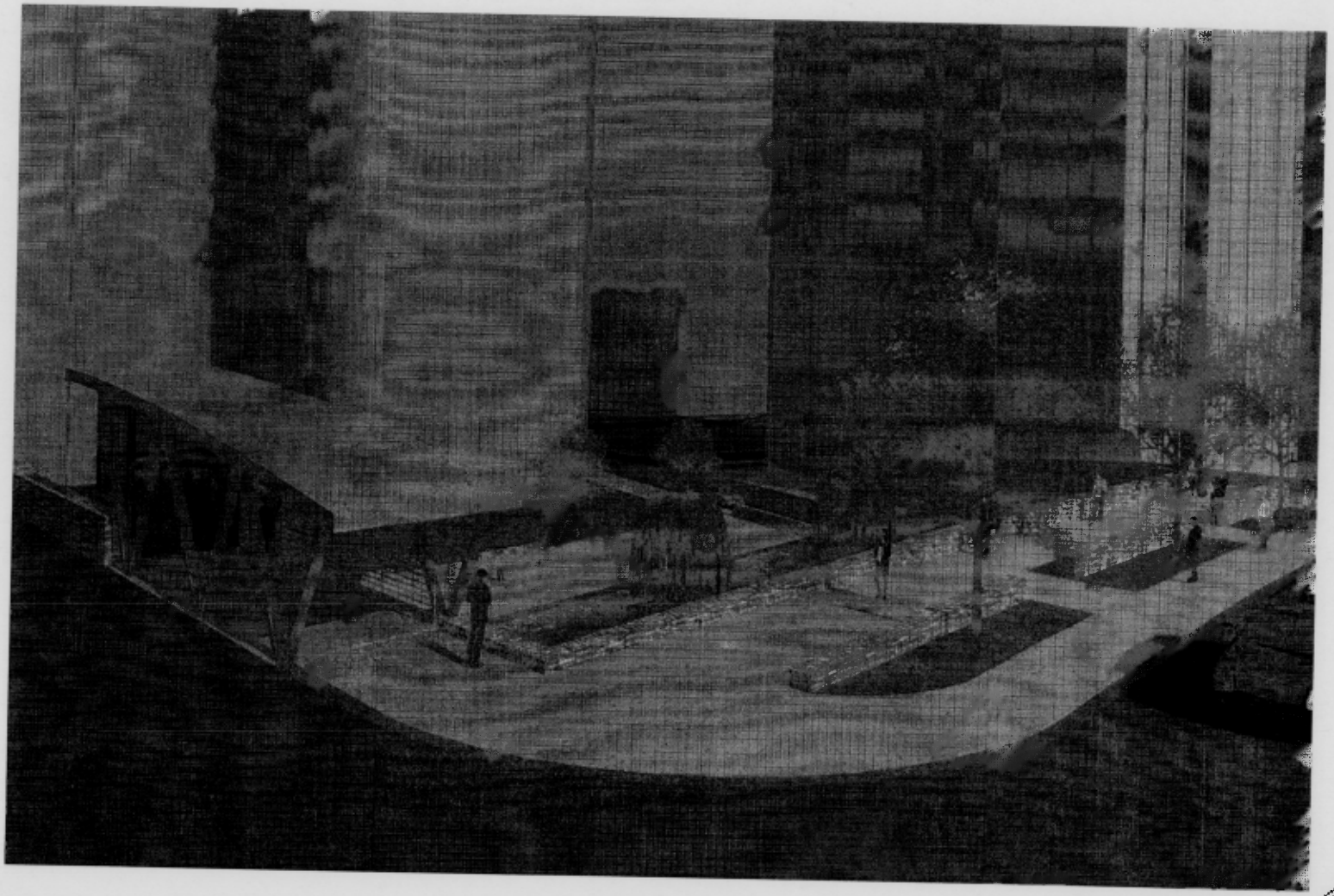
| | |
|---|---|
| PRINCIPAL | WIL McBEATH |
| SR. PROJ. ARCH. | JOAQUIN DIZ |
| PROJ. ARCH | TIM NGUYEN |

SEALS

| | |
|---|---|
| FILE NAME | |
| JOB NUMBER | 09872 |

WATERFALL PLAN

21A



COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER
INFO ONLY

**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES**


MGMA
ARCHITECTURE INTERIORS PLANNING
101 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
703.538.7100 703.532.7112 FAX WWW.MORGANGROUP.COM


# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | PCA 5618 | 3/19/10 |

| | |
|---|---|
| PRINCIPAL | WIL McBEATH |
| SR. PROJ. ARCH. | JOAQUIN DIZ |
| PROJ. ARCH. | TIM NGUYEN |

SEALS

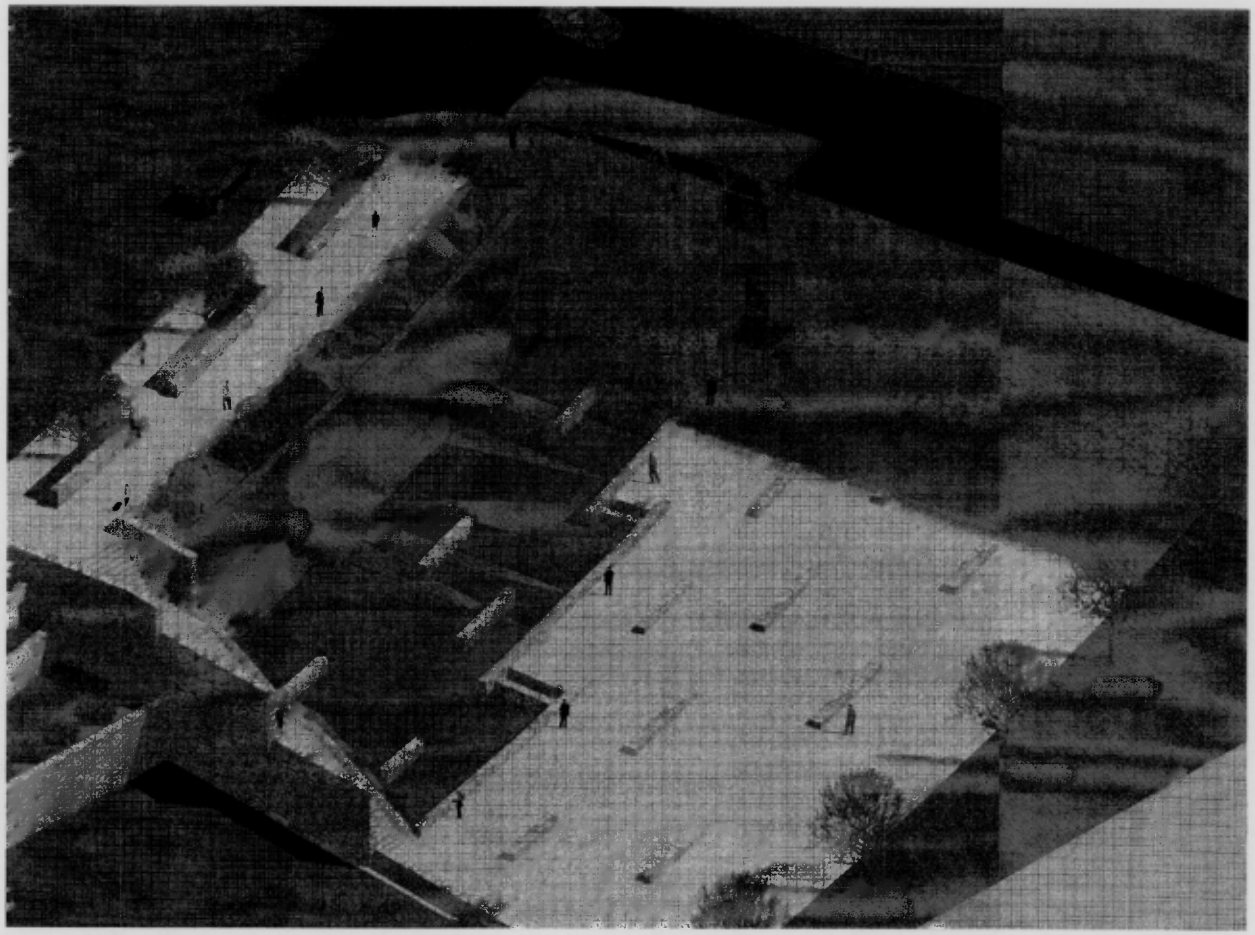
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY that these documents were prepared by me, or under my direct supervision and that I am a duly licensed architect under the laws of the State of Maryland, Licence No. 10968, Expiration Date: 12/31/10

| | |
|---|---|
| FILE NAME | |
| JOB NUMBER | 09872 |

STREET VIEW

21B

3/18/2010 11:22:07 AM



COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

INFO ONLY

**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES**


MGMA
ARCHITECTURE INTERIORS PLANNING
131 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
703.538.7100 703.538.7112 FAX WWW.MORGANGROUP.COM


# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | Prel Sub B | 3/19/10 |

| | |
|---|---|
| PRINCIPAL | WIL McBEATH |
| SR. PROJ. ARCH. | JOAQUIN DIZ |
| PROJ. ARCH. | TIM NGUYEN |

SEALS

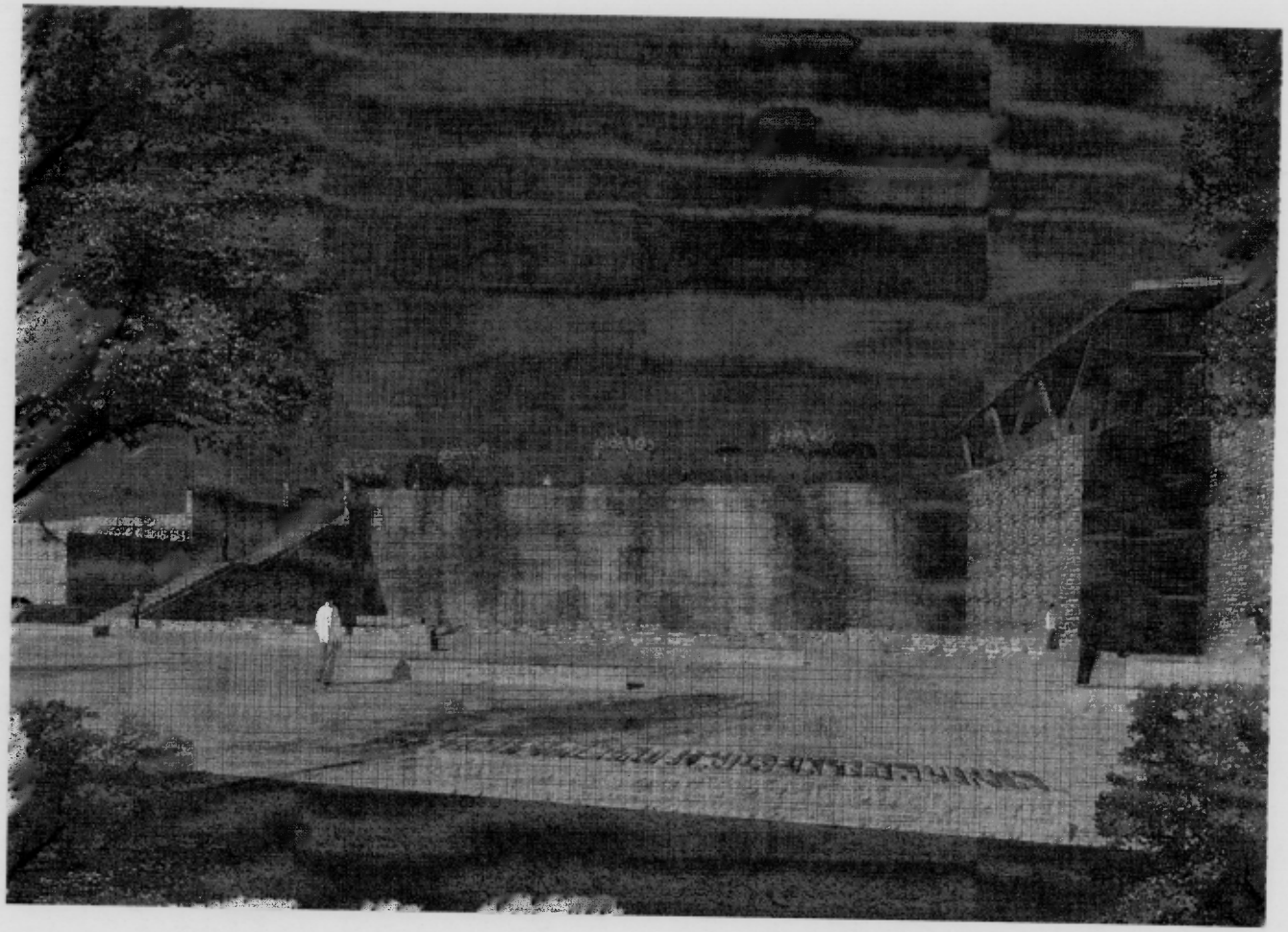
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland License No. 18000, expiration Date: 6.7.10

| | |
|---|---|
| FILE NAME | |
| JOB NUMBER | 09872 |

ARIAL VIEW

21C

3/18/2010 11:22:08 AM



COMMONWEALTH OF VIRGINIA
STEPHENE CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER

INFO ONLY

**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES**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703.538.7100 703.538.7110 FAX WWW.MCHUGARCH.COM


# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
| | PC# 503 | 3/19/10 |

PRINCIPAL
SR. PROJ. ARCH.
PROJ. ARCH.

SEALS

PROFESSIONAL CERTIFICATION

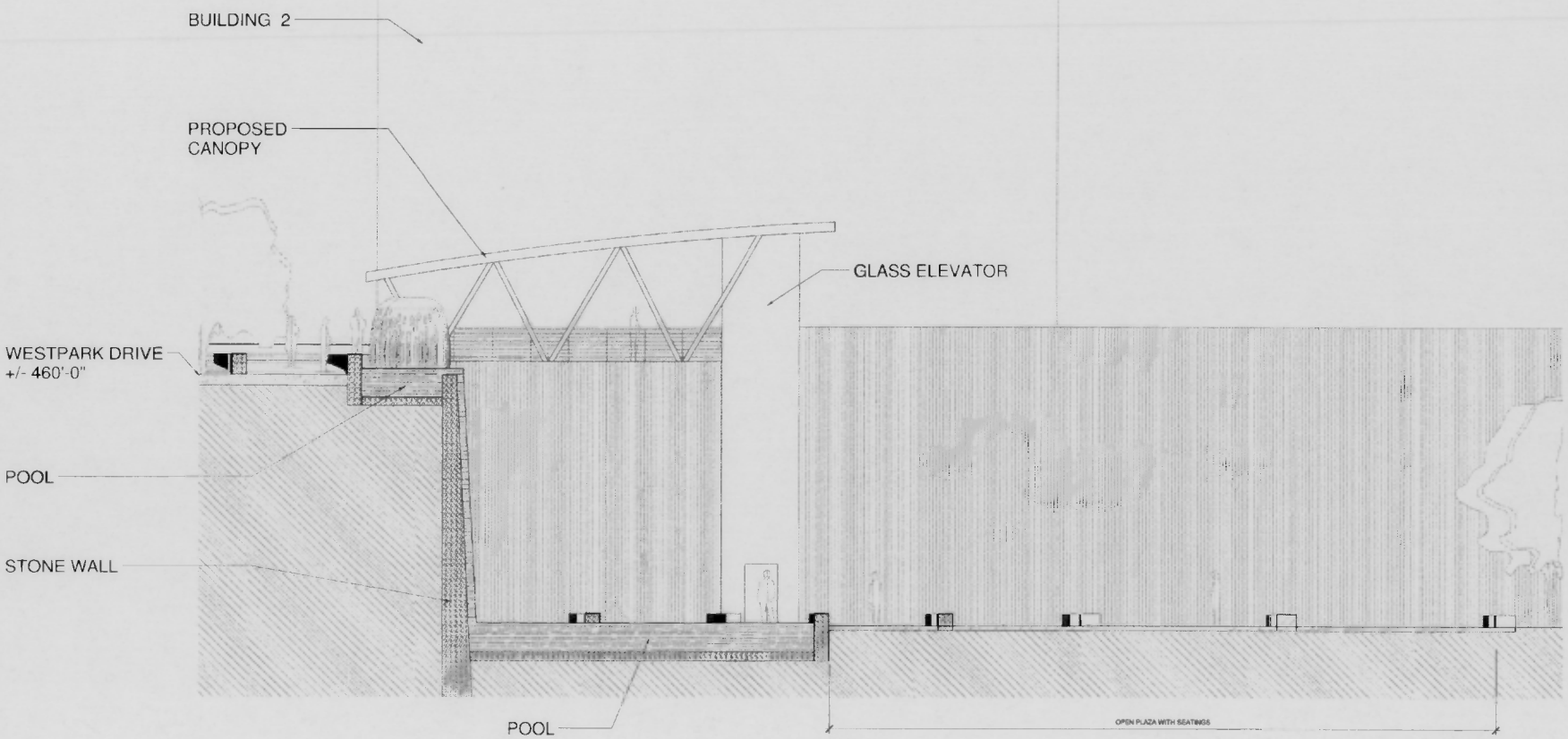
FILE NAME
JOB NUMBER 09072

PERSPECTIVE VIEW

21D

3/18/2010 11:22:10 AM


NORTHAM & MCHUGA ARCHITECTS Associates does not warrant or guarantee the validity and/or accuracy of this data except for the form and/or for which it was originally created.




1 SECTION THRU WATERFALL
3/16" = 1'-0"

**CONCEPTUAL – FOR ILLUSTRATIVE PURPOSES**

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 040781
3/19/10
PROFESSIONAL ENGINEER

INFO ONLY

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ARCHITECTURE INTERIORS PLANNING
131 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
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# TYSONS WESTPARK A-6

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SUBMISSIONS / REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | Rev Sub | 3/19/10 |

PRINCIPAL
SR. PROJ. ARCH.
PROJ. ARCH.
SEALS

FILE NAME
JOB NUMBER 09872

SECTION

21E

VIEW FROM WESTPARK DRIVE

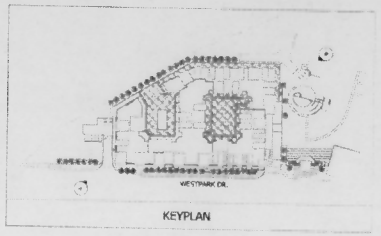
FOR UPDATED PLAZA VIEW WITH WATER FEATURE SEE SHEETS 21A-21E

VIEW FROM PLAZA

**DRAWING INDEX**


| | |
|---|---|
| A-001 | PERSPECTIVE VIEWS |
| A-100 | SITE PLAN |
| A-101 | BASEMENT 3 PLAN |
| A-102 | BASEMENT 2 PLAN |
| A-103 | BASEMENT 1 PLAN |
| A-104 | LOWER GROUND PLAN |
| A-105 | 1ST FLOOR PLAN |
| A-106 | 2ND FLOOR PLAN |
| A-107 | 3RD FLOOR PLAN |
| A-108 | 4TH FLOOR PLAN |
| A-109 | 5TH FLOOR PLAN |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR ELEVATIONS |
| A-301 | BUILDING SECTIONS |


COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
3/19/14
PROFESSIONAL ENGINEER
INFO ONLY




KEYPLAN

SHEET 22

lessard GROUP


LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328
WWW.LESSARDGROUP.COM


AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

PERSPECTIVES

| No. | Description | Date |
|---|---|---|
| | | 3/14/14 |

PROJECT NO. 1
FILE NAME
DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 3/13/2014 10:11:22 AM

A-001

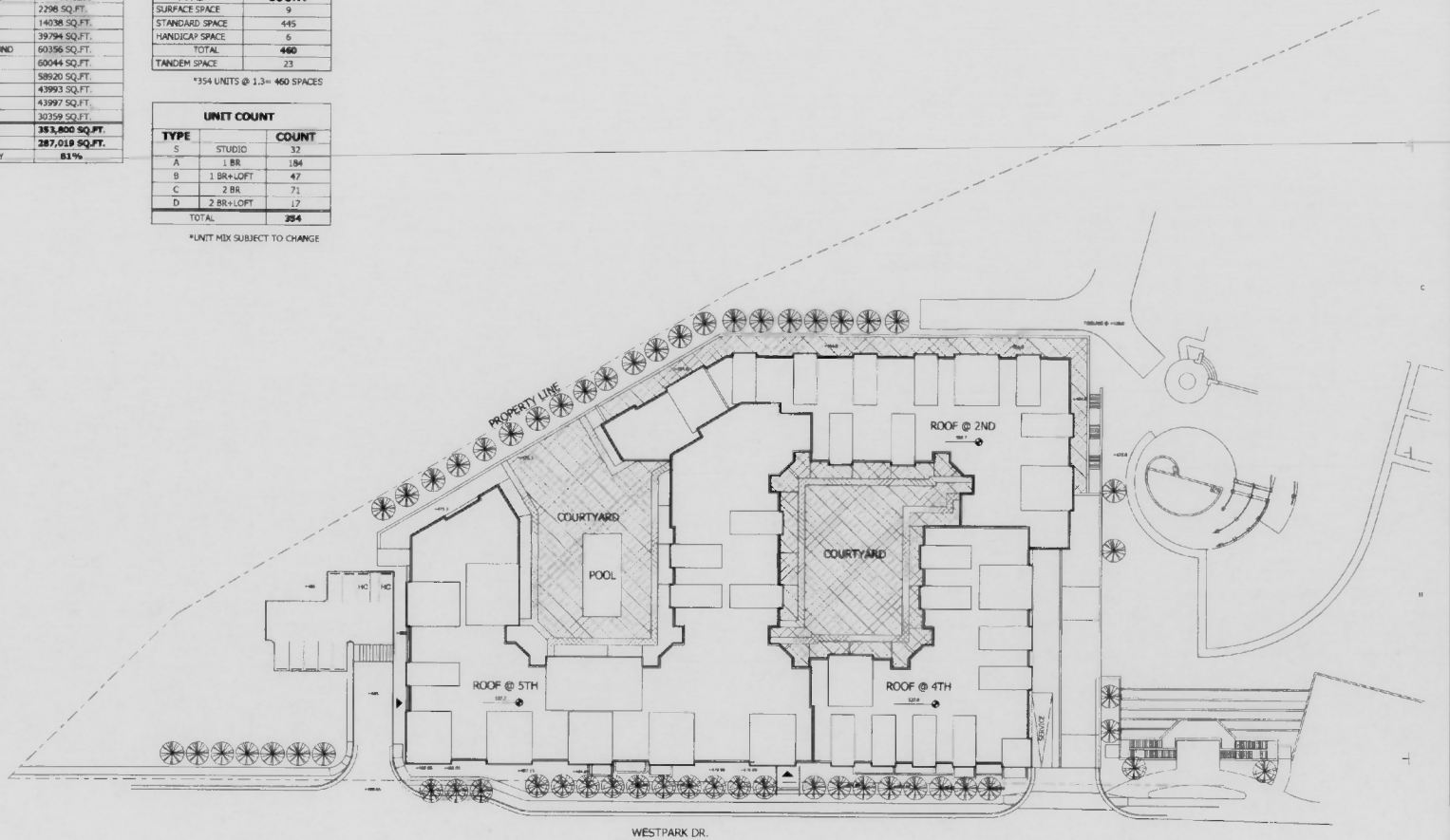
| GROSS AREA | |
|---|---|
| LEVEL | AREA |
| BASEMENT 3 | 2298 SQ.FT. |
| BASEMENT 2 | 14038 SQ.FT. |
| BASEMENT 1 | 39794 SQ.FT. |
| LOWER GROUND | 60356 SQ.FT. |
| 1ST FLOOR | 60044 SQ.FT. |
| 2ND FLOOR | 58920 SQ.FT. |
| 3RD FLOOR | 43993 SQ.FT. |
| 4TH FLOOR | 43997 SQ.FT. |
| 5TH FLOOR | 30359 SQ.FT. |
| TOTAL | **353,800 SQ.FT.** |
| NET | **287,019 SQ.FT.** |
| EFFICIENCY | **81%** |

| PARKING COUNT | |
|---|---|
| TYPE | COUNT |
| SURFACE SPACE | 9 |
| STANDARD SPACE | 445 |
| HANDICAP SPACE | 6 |
| TOTAL | **460** |
| TANDEM SPACE | 23 |

*354 UNITS @ 1.3= 460 SPACES

| UNIT COUNT | | |
|---|---|---|
| TYPE | | COUNT |
| S | STUDIO | 32 |
| A | 1 BR | 184 |
| B | 1 BR+LOFT | 47 |
| C | 2 BR | 71 |
| D | 2 BR+LOFT | 17 |
| TOTAL | | **354** |

*UNIT MIX SUBJECT TO CHANGE




SITE PLAN 1 A-100
SCALE 1/32" = 1'-0"

STEPHEN E. CROWELL
Lic. No. 045781
3/19/10
PROFESSIONAL ENGINEER
INFO ONLY

SHEET 23

lessard GROUP


LESSARD GROUP INC.
LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
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WWW.LESSARDGROUP.COM


AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES

SITE PLAN

| | Description | Date |
|---|---|---|
| 1 | | |

PROJECT NO: 07-0-0-0
FILE NAME:
DRAWN BY: JT/JR/TD
CHECKED BY: CHECKER
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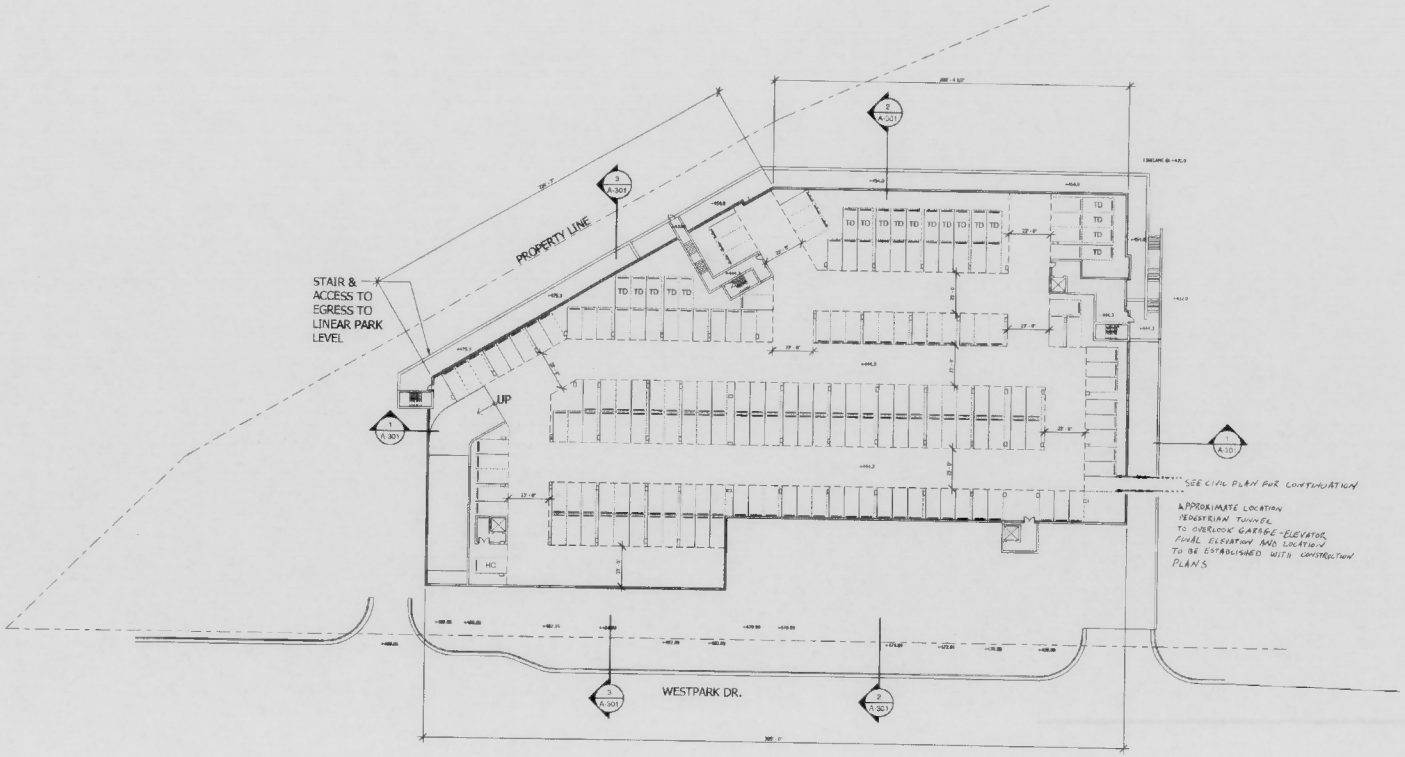
A-100




BASEMENT 3 (1 / A-101)

COMMONWEALTH OF VIRGINIA
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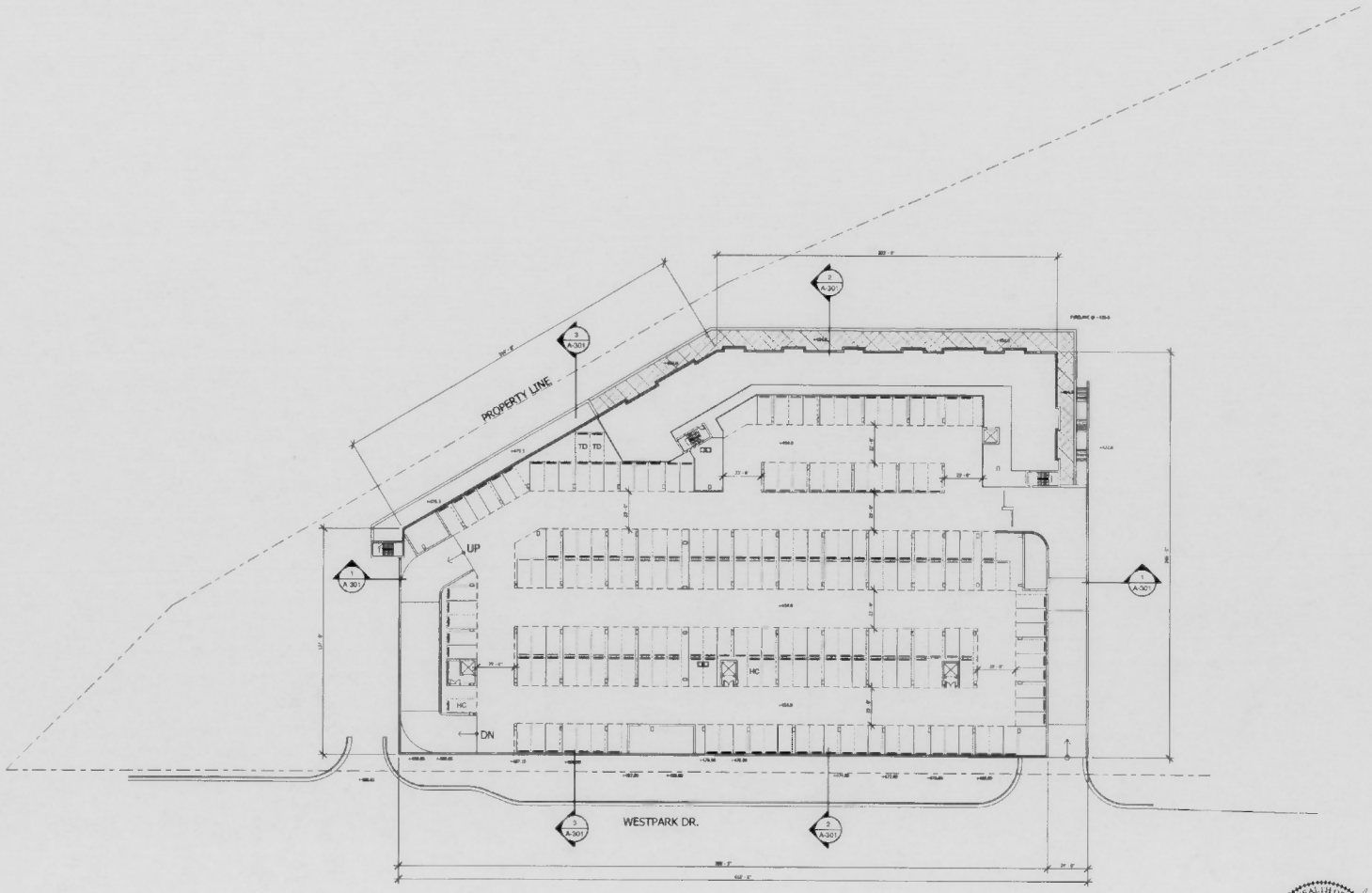
AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
BASEMENT 3
FLOOR PLAN

PROJECT No.
FILE NAME
DRAWN BY
CHECKED BY
PLOT DATE

A-101




BASEMENT2 FLOOR PLAN (1 / A-102)

SCALE: 1/32" = 1'-0"

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
Lic. No. 045781
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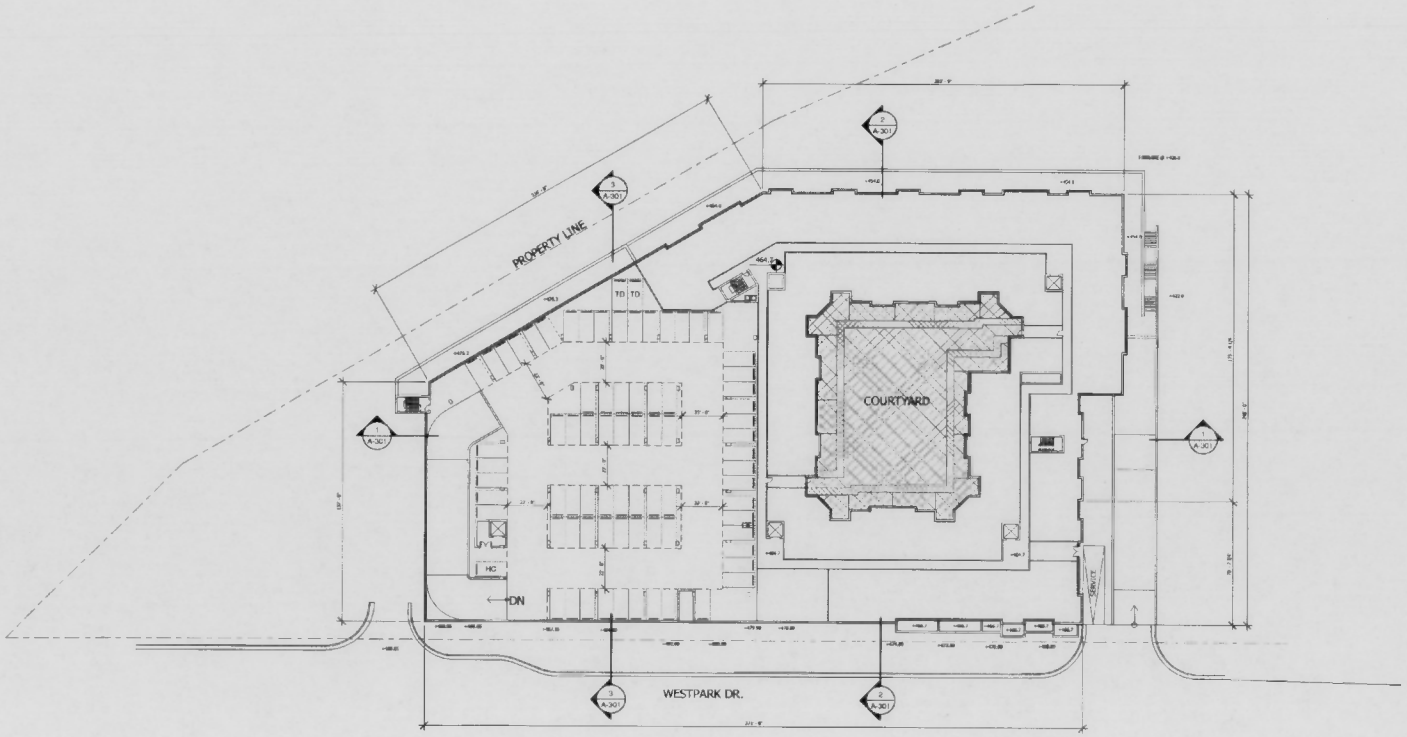
AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
BASEMENT 2
FLOOR PLANS

A-102




BASEMENT1 FLOOR PLAN 1 A-103

SCALE: 1/32" = 1'-0"

COMMONWEALTH OF VIRGINIA
STEPHEN E. CROWELL
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AVALON PARK CREST
VIENNA, VA
AVALON BAY COMMUNITIES
BASEMENT 1
FLOOR PLANS

| No. | Desc. | Date |
|---|---|---|
| | | |

PROJECT NO.
DRAWN BY
CHECKED BY
PLOT DATE

A-103

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

## DESCRIPTION OF THE APPLICATION

The applicant, Park Crest SPE Phase I, LLC, seeks to amend the proffered conditions and final development plan for RZ 2002-PR-016, which rezoned the property to PRM (Planned Residential Mixed Use District) for a residential mixed-use project with a maximum of 1,354 multifamily dwelling units and between 33,000-50,000 SF of retail use. Specifically, the Applicant seeks approval to replace two high-rise residential towers (maximum 13 stories) in the southwest corner of the site with a single lower rise (6 stories) residential building with 354 units. The previously proposed high-rise buildings are referred to as Building 1 and Building 1A on the approved plans.

In addition, the applicant proposes to eliminate the approved 40,000 SF retail/health building, which would be replaced with an urban plaza, and to remove a previously approved but never built access point to West*Park Drive. No change is proposed to the overall unit count (which remains at a maximum of 1,354 units), open space (which remains at over 35% open space), or floor area ratio (which remains at 3.0 FAR or 1,770,100 square feet of gross floor area). Staff notes that the applicant has not committed to a minimum unit count, although 466 units have already been constructed.

The applicant is also seeking reaffirmation of the following waivers and modifications, which were previously approved by the Board of Supervisors under both RZ 2002-PR-016 and PCA 2002-PR-016:

- A waiver of the transitional screening and barriers required between uses within the development;
- A modification of the 16 required loading spaces for multifamily residences to permit 10 spaces;
- A waiver of the 600-foot limitation on the length of private streets;
- A modification to the non-core streetscape design standards as shown in the Comprehensive Plan to what is shown on the CDPA/FDPA; and
- A waiver of the Public Facilities Manual (PFM) requirement to allow underground stormwater detention and water quality controls in a residential development.

## LOCATION AND CHARACTER

The subject site, which contains 13.55 acres, is located in the northwest quadrant of the intersection of West*Park Drive and Park Run Drive. It is currently developed with two of the buildings approved under FDPA 2002-PR-016 including a 13-story high-rise multifamily structure with 335 dwelling units (Building 4) and a 5-story retail and multifamily structure with 131 dwelling units and an existing grocery store (Building 5).

The entire site was cleared at the time these two structures were constructed with the exception of the previously proffered tree save areas along the shared boundary with the Post Apartments and the Fountains of Mclean. Two temporary erosion and sediment control ponds were installed during construction and clearing activities and these ponds remain on the site. The site slopes steeply (dropping approximately 100 feet) from the southwest corner of the site to the northeast corner of the site.

**Figure 1 Aerial Photograph of Existing Conditions**

Surrounding uses along the boundary of this property include:

| Direction | Use | Zoning | Plan |
|---|---|---|---|
| North | Multifamily Residential (The Post Apartments and Fountains of McLean) | R-30 | Residential, 20+ du/ac |
| South | Multifamily Residential (Avalon) | PDH-30 | Mixed Use |
| East | Office (Freddie Mac) | C-3 | Office |
| West | Multifamily Residential (The Post Apartments & Fountains of McLean) | R-30 | Residential, 20+ du/ac |

**BACKGROUND** (Appendix 4)

The original plan for this development was approved on January 6, 2003, when the Board of Supervisors (BOS) approved RZ 2002-PR-016 with proffers to rezone the

subject 13.55 acre site from the C-3 District to the PRM (Planned Development Residential Mixed Use) District in order to permit a high-rise multifamily residential development with 58 single-family attached units and support retail at a 3.0 floor area ratio (FAR) or 1,770,100 GFA. A maximum of 1,354 residential units was proffered. Under that approved conceptual/final development plan (CDP/FDP), a majority of these units (1,296) were multifamily dwelling units contained in four, 150-foot tall, high-rise buildings while single-family attached dwellings were proposed along Park Run Drive. The applicant also proffered between 30,000 to 53,760 SF of retail and other secondary uses, including a possible grocery store in the westernmost multifamily building (known as High-Rise Building 1).

On August 2, 2004, a design change was approved by the BOS with PCA/FDPA 2002-PR-016 with proffers to permit a seven building layout (Buildings 1, 1A, 2, 3, 3A, 4 & 5) on this site. Under this layout, the 58 single-attached units were replaced with a five-story building (Building 5) with 138 loft units and the grocery store in its cellar space. The buildings were all multifamily residential buildings with possible retail use in cellar space in buildings 2, 3, 3 A and 4.

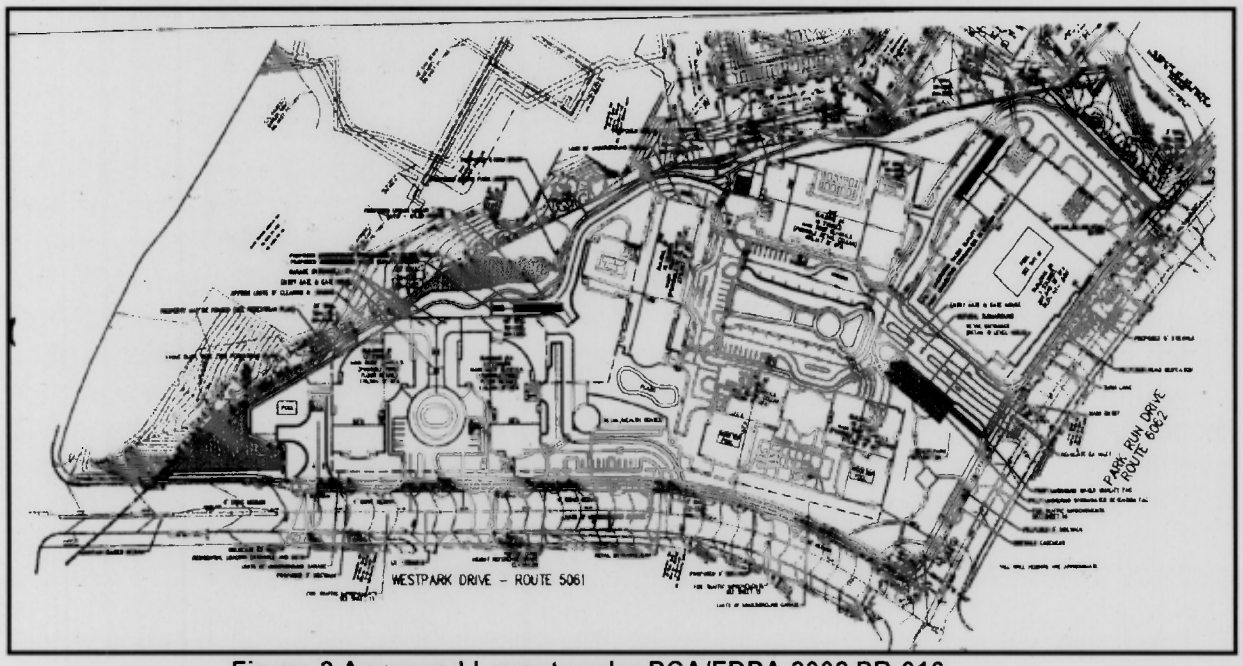



**Figure 2 Approved Layout under PCA/FDPA 2002-PR-016**

A copy of the approved proffers and CDPA/FDPA are contained in Appendix 4.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 5)

| | |
|---|---|
| **Plan Area**: | McLean Planning District, Area II |
| **Planning Sector**: | Tysons Corner Urban Center<br>Land Unit L, Sub-Unit L-1 |
| **Plan Map:** | Mixed Use |

**Plan Text:**

In the Fairfax County Comprehensive Plan, Area II Volume, 2003 Edition, Tysons Corner Urban Center, as amended through January 27, 2003, under the heading Land Unit L, Sub-unit L-1, beginning on page 117, the Plan states:

*The portion of Land Unit L that is north of West*Park Drive is the West*Park non-core area, one of the two largest land units in Tysons Corner, the other being West Gate (Land Unit R). Both areas have developed as office parks with a predominantly campus-like setting, and the vision for both is to continue their development in predominantly office uses. Additional development in the West*Park Land Unit will be primarily infill office buildings on the vacant parcels. Opportunities exist to introduce a housing component. Further opportunities exist for higher intensity development, if supported by a rail transit station. . . .*

*Guidance for evaluating development proposals for this land unit is contained in the Area-wide Recommendations, the Land Unit Recommendations and the Development Review Guidelines Sections of the Plan. Specific Guidance for uses and intensities as envisioned in the Plan are provided in the sub-unit text below. Achieving planned intensity is predicated upon successfully incorporating these recommendations and guidelines into development proposals. In addition, urban design and transportation guidelines are set forth in the Development Review Guidelines Section.*

***SUB-UNIT L-1***

*Sub-unit L-1 is planned for office use with support retail and service uses up to an average .55 FAR for Sub-units L-1 and L-3 combined. The combined sub-units should not exceed a maximum of 4,700,000 square feet of non-residential gross floor area. New development and/or redevelopment should integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities.*

*Option without Rail*

*As an option, residential use is appropriate on any portion of the sub-unit. In any development proposal submitted under this option, planned nonresidential intensity can be replaced by residential use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section.*

*Height Limit: Up to 75 feet north of Jones Branch Road and west of the EQC located in the vicinity of the DAAR/ Capital Beltway interchange; up to 125 feet south of Jones Branch Road; up to 150 feet in the rest of the sub-unit. Building heights at or near the top of the limit can be achieved if the result is more usable open space, improved pedestrian circulation and urban design amenities. In addition, a variety of roof-top elevations should be provided in the sub-unit with the maximum heights used to help establish focal point(s) (see the Building Heights Map, Figure 10, and Building Height Guidelines).*

*If a rapid rail station site is located in proximity to this Sub-unit, maximum building heights within 1,600 feet of the station platform may increase up to 30%. All transit related height increases should be consistent with the Building Height Guidelines and the resulting height should not adversely impact the character and development of adjacent and nearby lands or neighborhoods.*

In the Fairfax County Comprehensive Plan, Area II Volume, 2003 Edition, Tysons Corner Urban Center, as amended through January 27, 2003, under the heading Alternative Uses, beginning on page 33, the Plan states:

***Alternative Land Uses***

*When an alternative land use can be demonstrated to be compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other aspects are adequately addressed, such uses can be considered. The following land uses are those alternatives which may be considered in addition to those specifically identified in the Land Unit Recommendations.*

- *In areas where the Land Unit Recommendations identify housing as a desirable option, additional housing should be encouraged by converting planned nonresidential use to housing: when a viable, quality living environment can be created which provides recreational facilities and other amenities for the residents; where the development is compatible with surrounding uses; where it generates less peak-hour traffic impacts than the specific land unit or sub-unit recommendation; and where its scale is similar to the planned nonresidential use. Logical and substantial parcel consolidation should be encouraged that results in well-designed projects which function efficiently and do not preclude other properties from developing in accord with the Plan. The ratio for converting planned nonresidential intensity to residential use should be 1:3 (one nonresidential square foot for three residential square feet); to ensure a compatible scale, the maximum intensity increase under the replacement ratio should not be greater than 50% above the planned nonresidential intensity. The application of this conversion ratio is illustrated in Figure 8. In transit station areas, the 1:3 conversion ratio should only apply when its application would result in a development that is at least 1/3 housing. Where the development in a transit area would not be at least 1/3 housing, the conversion ratio should be 1:1 non-residential to residential.*

*Alternative types of housing should be encouraged to integrate into predominantly nonresidential developments, in order to provide a variety of housing, including affordable housing, within this employment center. Since the planned nonresidential intensities are relatively high throughout most of Tysons Corner, the housing type (when the above conversion is used) should be limited to multifamily development. Multi-family development has the design flexibility that is necessary to integrate within nonresidential areas, and provide a comparable and compatible scale."*

## ANALYSIS

**Conceptual/Final Development Plan Amendment (CDPA/FDPA)**
(Copy at front of staff report)

**Title of Combined CDPA/FDPA:** Tysons West*Park A-6

**Prepared By:** VIKA, Inc.

**Original and Revision Dates:** March 24, 2004 as revised through March 19, 2010

**Description of the CDPA/FDPA:**

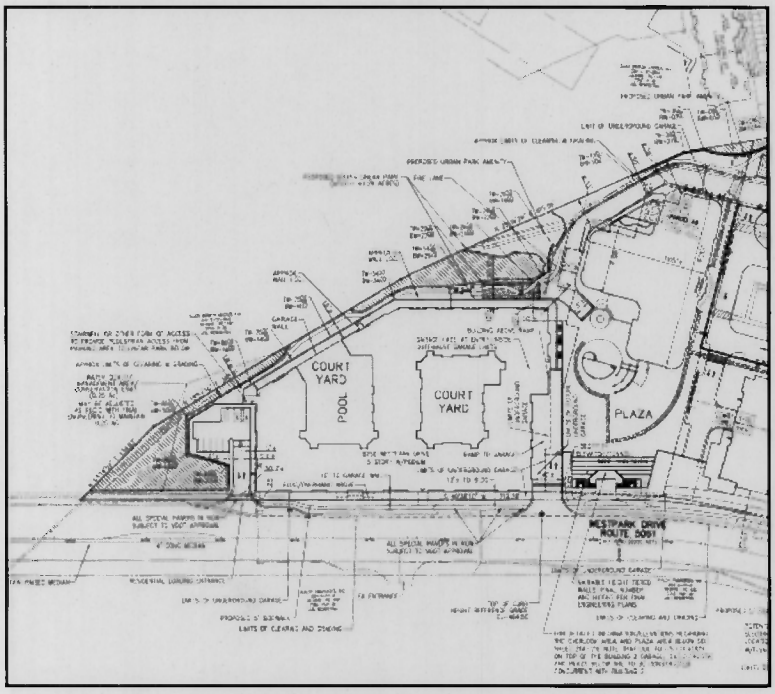
The FDPA consists of 66 sheets, including architectural sheets at the rear of the plan set, as follows.

| Contents | |
|---|---|
| **Sheet 1** | Cover Sheet, Contact Information, Soils Maps, Vicinity Sheet Index |
| **Sheet 2** | General Notes, Site Tabulations, Waivers and Modification Requests, Parking Note |
| **Sheet 3** | Existing Conditions, Phased Development Narrative with Description of Erosion and Sediment Control Basins |
| **Sheet 4** | FDPA/PCA Plat, Elevator Note, Garage Notes, Wall Height notes |
| **Sheet 5** | Approved Roof Plan (updates on sheet A-001) |
| **Sheet 6 (5A)** | Parks and Pool Details (updates on sheet A-001) |
| **Sheet 7 (5B)** | Center Plaza Details (updates on sheet A-001) |
| **Sheet 8 (6)** | Aerial Perspective (updates on Sheet A-001) |
| **Sheets 9-17 (6A-6I)** | Elevation and Architectural Sections A-H from various points on site. (updates on Sheets 4, A-001, A-201 A-301 to show comparison of approved versus proposed) |
| **Sheet 18 (7)** | Perspective Along Park Run Drive |
| **Sheet 19 (8)** | Perspective View of Plaza |
| **Sheets 20 & 21 (9 & 9A)** | Building 5 Elevation along Park Run Drive and Along Entry Drive |
| **Sheet 22 (10)** | Elevations |
| **Sheet 23 (10A)** | Elevation of Building 1 |
| **Sheets 24-26 (10B-10D)** | Approved elevations of Buildings 2, 3, 3A, and 4 |
| **Sheets 27 and 28 (11 &11A)** | Landscape Plan |
| **Sheet 29 (12)** | Streetscape Exhibit |
| **Sheets 30 & 31 (13 & 13A)** | Composite Garage Plan and Typical Levels |
| **Sheet 32 (14)** | Vehicle and Pedestrian Circulation Plan |
| **Sheet 33 (15)** | Traffic Exhibit/Easement Exhibit |
| **Sheet 34 (16)** | Height/Grade/Density Demonstration, Typical Light Fixture, Bench, Trash Can |
| **Sheet 35 (17)** | Phasing Exhibit |
| **Sheet 36 (17A)** | Concept Grading Plan |
| **Sheets 37-39 (18-18B)** | Adequate Outfall |
| **Sheets 40 - 43 (18C- 18F)** | Stormwater Management Computations/Details |
| **Sheet 44 (18G)** | BMP & SWM Detention Map |
| **Sheet 45 (19)** | Linear Park Blowup |
| **Sheet 46 (20)** | Open Space Exhibit |
| **Sheet 47 (21)** | Interim Landscaping Plan |

| | |
|---|---|
| **Sheets 48-52 (21A-21E)** | Plaza Elevations |
| **Sheet 53 (A001)** | Perspectives of Proposed Building from West*Park Drive and Plaza) |
| **Sheet 54 (A-100)** | Site Plan for Proposed Building |
| **Sheet 55-63 (A-101-109)** | Floor Plans for Proposed Building |
| **Sheet 64-65 (A-201-202)** | Exterior Elevation of Proposed Building |
| **Sheet 66 (A-301)** | Building Sections |

As per the previous approvals, this application continues to propose a predominantly residential but mixed-use development consisting of approximately 1,770,099 square feet (SF) of gross floor area (GFA), as was approved with RZ 2002-PR-016 and PCA 2002-PR-016. The applicant continues to propose a maximum of 1,354 dwelling units. The proposed layout of the site would still consist of several multi-family dwellings placed on the site. The proposed changes with this application would not affect Buildings 2, 3, 3A, 4 or 5 (Buildings 4 & 5 have already been completed).

*Multifamily buildings:* Instead of seven multifamily buildings, six multifamily buildings are proposed on the site (Buildings 1, 2, 3, 3A, 4 and 5). Like the approved plan, five of these buildings (Buildings 1, 2, 3, 3A and 4) would continue to be constructed on top of a single platform, under which is an underground parking structure.

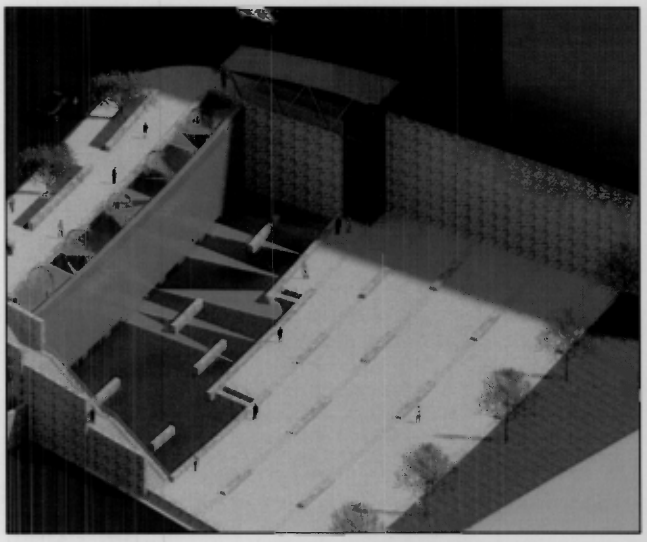



However, where the approved CDPA/FDPA included two high-rise residential buildings at the extreme western corner of the site, referred to as Buildings 1 and 1A, the applicant now proposes a six-story (81.5 feet tall) residential building with a larger footprint that would contain 354 units. In addition, the applicant proposes to eliminate the previously approved health club building to be replaced with an urban plaza to the front of Building 2 (along the Westpark Drive frontage).

*Secondary uses:* Per the approved proffers, secondary uses have been previously permitted in buildings 2, 3, 3A and/or 4. Secondary uses were not proposed in Buildings 1 or 1A, and the applicant proposes no secondary uses in the replacement Building 1 with this application. However, as previously approved, the applicant continues to propose up to 12,000 SF of secondary uses within the cellars of Buildings 2, 3, 3A and/or 4. The proffers note that the secondary uses within these residential buildings would be uses that primarily serve homeowners, tenants and guests. The 54,810 grocery store is currently located in Building 5 (in approximately 12,405 SF of cellar).

The applicant continues to depict up to 250,000 SF of cellar space, of which 187,500 SF is residential cellar and 62,500 SF could be retail/secondary uses, which is about 14% of the total Gross Floor Area (GFA). The overall cellar space remains the same in this application as in the previous approval.

*Recreational Amenities:* The applicant continues to proffer indoor recreational amenities within the multifamily buildings, including weight training and fitness facility, billiards and game room and a multipurpose court. Each building would contain its own pool. An urban plaza is also proposed along West*Park Drive. Given the topography differences, this plaza is roughly 3 stories below West*Park Drive. The applicant proposes to install a water wall feature (as depicted on Sheets 21A-21C) and the plaza is proposed to be accessed from West*Park Drive via an elevator. This plaza will be at the same grade as the first floor of adjacent Building 2.



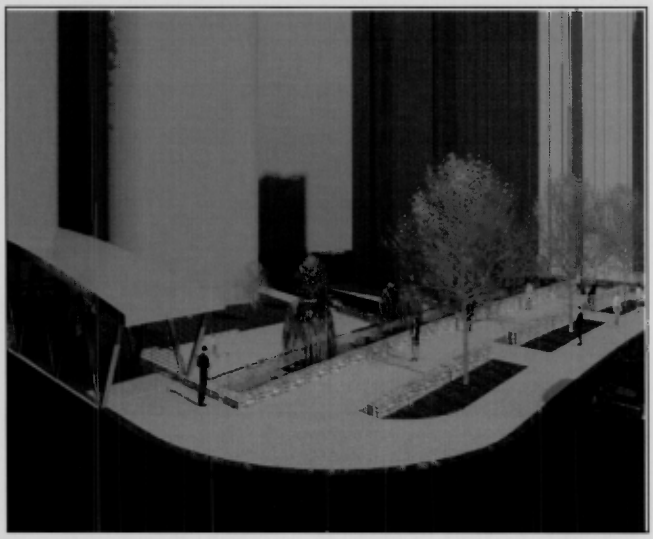


**Figure 3 Urban Plaza Aerial and From West*Park Drive**

*Urban Linear Park and Corner Park:* An urban linear park containing a 5 to 6 foot wide trail and 2 courtyards continues to be proposed along the northwestern property line as depicted in detail on Sheet 19. The applicant continues to commit to offer to dedicate this park to the Fairfax County Park Authority. However, if the park is not accepted for dedication, then it would become a private park for the residents of the overall development, as well as the residents of Tax Map Parcel 29-3 ((22)) 1A (the Fountains of McLean). As before, the trail would abut retaining walls and exposed garage walls associated with the proposed residential structures to the south. In order to soften the impact of these walls, the applicant continues to proffer to screen walls taller than 10 feet with vegetation, or artwork. Access to the park would still be provided from West*Park and Park Run Drives. In addition, the applicant continues to propose that entrances could be provided from within the project. Finally, the applicant continues to proffer to provide the residents of Tax Map Parcel 29-3 ((22)) 1A access to the park through an access easement in a location along the common boundary of the site. The applicant has also created and completed a corner park open space area on the corner of West*Park and Park Run Drives. While this park is to be owned by the homeowners'

association, unrestricted daylight public access will be granted although the proffers indicate that this is to be a private park where access is to be denied, at least once annually, for no more than seven days to avoid establishment of any property rights.

*Vehicular Access:* Vehicular access continues to be provided from West*Park Drive and Park Run Drive. The Park Run Drive access points have been constructed and are used to access the completed Buildings 4 and 5. Access to Buildings 2, 3, and 3A would also be from the two entrances off of Park Run Drive. The proposed Building 1 would be accessed from two entrances from West*Park Drive. The applicant has eliminated one entrance along West*Park Drive as three were previously approved. Specifically, the applicant has removed an access point closest to the former health club. Under the proposed layout, the entrances now are just west and east of Building 1. The westernmost entrance connects to a small surface parking lot would be used by future residents of the Building 1, the eastern entrance would be used to access Building 1 through the parking garage.

*Parking:* According to the site tabulations, 2,368 parking spaces would be provided. This parking count is based on a requested reduction for the building under consideration with this application. Specifically, the applicant has submitted a parking reduction study to the Department of Public Works and Environmental Services (DPWES) so that 1.3 spaces could be provided per unit instead of the 1.6 space per unit required in the Zoning Ordinance. The majority of parking (for all uses) would continue to be provided in a single underground parking structure. This structure would also provide underground loading areas for both the multifamily residences and any secondary uses. Some surface spaces would continue to be provided for the multifamily residential (as guest parking). Finally, the applicant continues to proffer that further parking reductions or shared parking agreements may be requested through the Department of Public Works and Environmental Services (DPWES). The applicant also continues to proffer that parking in excess of the required amount may be provided so long as this additional parking does not decrease open space and is in substantial conformance with the CDPA/FDPA.

*Stormwater Management:* As previously proposed, stormwater management and water quality is proposed to ultimately be provided through permanent underground detention vaults and BMPs. These facilities will serve the entire site. During the interim, the applicant will be using two temporary erosion and sediment control ponds for stormwater management until the entire site is developed. While the northernmost pond will be eliminated with construction of the building associated with this application, the southernmost pond, closest to West*Park Drive, will remain until the center of the site is developed. The applicant has proposed a landscaped planting area to further screen this pond.

**Land Use Analysis** (Appendix 5)

As discussed and determined during the previous approvals, the Comprehensive Plan states that the subject site is an appropriate site for high density residential development, as provided under the Alternative Land Use Guidelines.

*Building Height*

During considerations of height during previous approvals, specific concern had been raised about how the height of all of the multi-family structures would affect the surrounding neighborhoods and how well the site would be integrated into the existing development. As stated previously, this application actually decreases the height of the building which was among the closest to the garden style apartment developments in the area (The Post Apartments, Fountains of McLean, Avalon Apartments). Thus, staff believes that the proposed height reduction (from the approved 150 feet to approximately 81.5 feet), is appropriate given the current development in the area, as the site specific Plan text for Sub-unit L-1 indicates that buildings heights up to 150 feet may be appropriate for the site.

*Streetscape and Architectural Compatibility*

The Comprehensive Plan contains Urban Design Guidelines for Tysons Corner, which includes streetscape recommendations. The CDPA/FDPA has requested a modification to these streetscape recommendations in favor of what is depicted on the CDPA/FDPA. Specifically, the applicant requests on Sheet 2 to modify the dimensions of the planting strip, sidewalks and planting areas adjacent to the proposed buildings along West*Park Drive. Staff discusses this issue in the waivers and modifications section of this report but notes that in response to staff concern, the applicant has provided detailed landscaping and architectural plans showing the interface between the buildings, plazas and the street along both West*Park and Park Run Drives.

Specifically, staff notes that the streetscape is described in detail on Sheet 12. The sidewalks will generally be at least 5 feet wide with some existing trees in the right of way buffering the sidewalk from the roadways. Adjacent to the structures, the applicant generally proposes a row of new trees and shrubs. Along the new plaza with waterwall feature, the applicant proposes a six-foot wide landscape strip with five-foot wide sidewalk, and 7-foot planting strip with walking and seating areas closest to the wall overlook. In addition, the applicant will integrate an elevator shelter in that area as well as shown on Streetscape Section D on Sheet 12. Finally, the applicant has provided conceptual illustrations of the street integration with the plaza and waterwall feature in Sheets 21 A-21E.

As noted above, in replacing a high rise residential building with a lower-rise residential building, staff was concerned that the urban character of the site would be compromised with garden-style suburban development. However, the architectural elevations submitted depict a residential building with urban materials and façade. The architecture includes a flat roof with pronounced architectural articulation, especially at the corners. The materials are also urban in nature, consisting of metal, masonry, and glass. Therefore, staff has determined that while this building is shorter, the façade and veneer of the building has maintained the urban character as previously approved and envisioned by the Comprehensive Plan.

Given these details and building design, as well as proffers relating to materials to be used on the buildings onsite, staff finds that the streetscapes are in harmony with the urban design envisioned in the Comprehensive Plan.

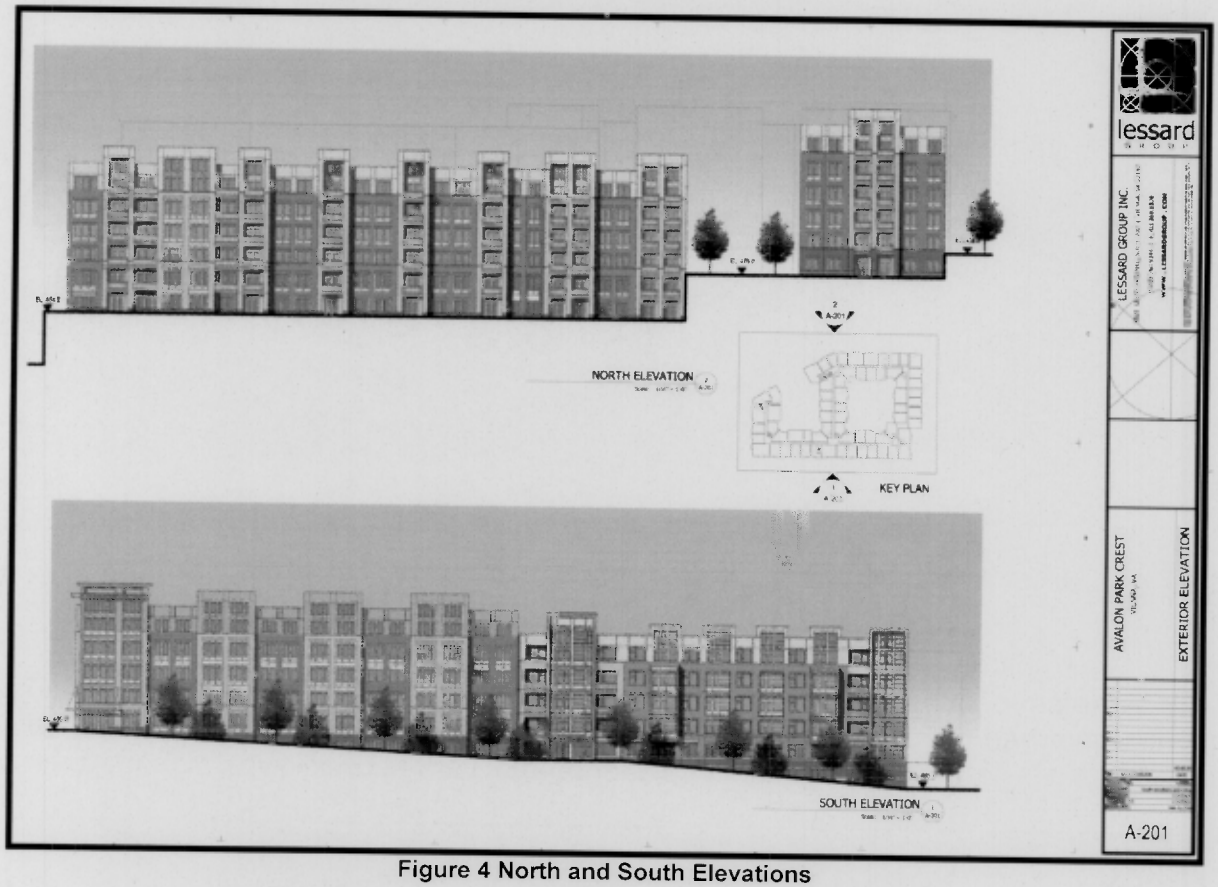



Figure 4 North and South Elevations

Figure 5 Illustrative Perspective from West*Park Drive

**Residential Development Criteria** (Appendix 11)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, respecting the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the criteria listed below are used in evaluating zoning requests for new residential development.

**Site Design** *(Development Criterion #1)*

Criterion 1 states that all rezoning applications for residential development should be characterized by high quality site design. Specifically, this criterion calls for layouts which provide logical, functional and appropriate relationships among the various parts, provide dwelling units that are oriented appropriately to adjacent streets and homes, and provide convenient access to transit facilities. This criterion also recommends that developments provide usable, accessible, and well-integrated open space and appropriate landscaping and amenities.

On the whole, staff does not believe that the applicant's proposed changes in site layout will impact the internal relationships within the development, which staff had previously found to provide logical, functional and appropriate relationships among the various parts. The relationship of the proposed structure to the street and to the proposed urban plaza is logical and functional. Staff believes that the plaza and water wall feature are valuable amenities for the development and possibly the surrounding neighborhoods, as well as an interesting focal point along the street.

In earlier iterations of the proffers, the applicant had sought seeks to carry forward many of the proffers that limited the public access to features such as the corner park and the urban plazas onsite. While the applicant still proposes to limit some public access (specifically during nighttime hours), the most recent proffers have provided for a public access easement at both the Corner Park and Urban Plaza (along West*Park Drive). The applicant has indicated that a public access easement will also be provided for the linear park although, the proffers mention that fences and gates could be used to deny public access. Staff finds these changes to be advantageous to providing logical and functional design. Overall, staff believes that the changes proposed here will not be detrimental to the logical, functional design of this development and finds this criterion is satisfied.

**Neighborhood Context** *(Development Criterion #2)*

While developments are not expected to be identical to their neighbors, Criterion 2 states that they should fit in the fabric of the area, especially at the interface between the two as evidenced by: an evaluation of transitions to abutting and adjacent uses; bulk/mass of the proposed dwelling units; building setbacks; architectural elevations and

materials; pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses.

Given the height reduction to Building 1, staff finds that this proposal will not adversely impact the interface between the proposed development and the surrounding residences either with the current developments or with future development envisioned by the pending plan amendment. On the whole, staff finds that the modifications to the site layout have not adversely impacted the site's linkages to the surrounding area.

**Environment** *(Development Criterion #3)*

Criterion #3 requires that developments conserve natural environmental features to the extent possible, protect current and future residents from lighting impacts, minimize off-site impacts from stormwater runoff and adverse water quality impacts, and provide a site layout which encourages and facilitates walking and bicycling.

No additional clearing and grading beyond that previously approved is proposed with this application. In addition, the applicant continues to propose to meet stormwater management and water quality requirements with underground stormwater management facilities and requests that the previously approved Board of Supervisors waiver be reaffirmed. Given the density proposed under this development, staff believes that an underground stormwater management system continues to be appropriate in this location. Therefore, staff supports a reaffirmation of this waiver.

With regard to the existing conditions, staff has been concerned about the phasing of this project and the interim conditions associated with the long-term use of two erosion and sediment control basins which are normally temporary measures. With this application and the completion of Building 1, the northernmost pond, near the building proposed here, will be removed and the permanent stormwater management facilities installed. However, at least one of the temporary ponds will remain even with approval of this application and construction of the subject building.

During the bond release process for the site plan for the completed buildings, the applicant received a Modification for Overland Relief from DPWES on June 2, 2009, so that the two sediment ponds could remain past the 18 months typically allowed for those kinds of facilities. Ponds of this type that are in existence for longer than 18 months typically are required to be retrofit with more permanent stability controls so as to reduce the possibility of failure and flooding in the area. However, since the risk of failure and/or flooding here would be confined to the lowest level of the garages onsite (where use can be restricted), the modification allowed the "temporary ponds" to remain longer than their typical lifespan under certain conditions. The modification letter (found attached to this report at Attachment 8) requires that pumps, generators and additional piped diversion be utilized onsite. In addition, the modification letter envisioned a maximum lifespan of 5 years for these temporary ponds. The applicant has proffered that the temporary sediment basins shall be permitted in accordance with approved this waiver (Waiver #5166-WPFM-004-1), as may be modified by DPWES at time of site plan approval for future phases of development.

In order to maximize energy efficiency in this development, and to be harmonious with the Comprehensive Plan policy guidelines that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants, staff has encouraged the applicant to incorporate energy conservation into their plans for the proposed dwellings. A commitment to attain Energy Star qualification for the homes was encouraged in order to increase the overall energy efficiency and reduce energy needs associated with the new homes. The applicant has agreed, per the draft proffers, that all the existing dwellings units on the site (Buildings 4 and 5) shall meet the thermal standards of the Cabo Model Energy Program for efficient homes, or its equivalent, as determined by the Department of Public Works and Environmental Services (DPWES) for either electric or gas energy homes, as applicable. The applicant further proffers to the use of energy star appliances in the new dwelling units. While not proffering to achieve Energy Star qualification on the new residences, the applicant has listed many energy efficient and environmental features that will be available in the residences in Proffer 12. Features listed include energy star thermostats, low VOC paint, low flow toilets, and recycling programs. While staff would have preferred the standard Energy Star qualification be met, generally the energy efficiency and green building techniques proposed do meet the residential development environmental criterion.

In order to minimize nighttime light pollution and glare, the applicant continues to proffer that all walkway, parking lot and building/wall mounted lighting fixtures will use shielded light fixtures. Any spotlighting and floodlighting which is used for architectural, landscape or decorative purposes will use lighting fixtures that are made directional such that the directed light does not extend beyond the object intended for illumination or onto another property. Furthermore, any illuminated signage shall be backlit or internally lit (internally lit signs shall be opaque or of non-white colors).
Generally, with implementation of the plan and the draft proffers, staff finds that this development plan does meet the basic requirements of the environmental criterion.

**Preservation and Tree Cover Requirements** *(Development Criterion #4)* (Appendix 7)

Criterion 4 states that all developments should take advantage of existing quality tree cover and that, where feasible, utility crossings should be located so as not to interfere with proposed tree save areas. The subject site is almost completely cleared at this time and two buildings are already constructed.

The applicant continues to propose an urban linear park along the shared property line with the Post Apartments and the Fountains of McLean (to the northwest). Further submissions by the applicant indicate there is no change in the limits of clearing and grading and those small areas of tree save within the linear park will continue to be preserved.

The applicant proposes to shield the temporary erosion and sediment control ponds with a "tree nursery" planting area which would serve as the nursery for trees to be used on other parts of the site. Given the fact that the applicant plans to construct Building 1 before Buildings 2 and 3 (located in the center of the site) staff finds that the tree

nursery will provide valuable buffering and will be an improvement over cleared open space during the interim.

The applicant continues to preserve the existing street trees along West*Park Drive to the extent possible. Should these trees not survive construction, the applicant continues to proffer to replace them with street trees a minimum of a three-inch caliper at the time of planting. Given the existing conditions, staff finds that this criterion is met with the proposed landscaping.

**Transportation** *(Development Criterion #5)*

Criterion 5 requires that developments provide safe and adequate access to the surrounding road network, that transit and pedestrian travel be encouraged, and that interconnection of streets be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

This proposal eliminates an entrance on West*Park Drive and staff finds that the road network is not adversely impacted by the changes associated with this proposal. Based on Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) review, staff finds that the design and configuration of the entrances, onsite circulation and road improvements are generally acceptable. The applicant has been made aware that modifications of certain entrance, radii, and lane extensions may be required during site plan review process.

Another aspect of providing safe and adequate access is reducing the numbers of vehicle trips associated with this intense use. FCDOT has noted that since the original approval of this project, Transportation Demand Management (TDM) programs in the County have become more specific and uniform. Staff acknowledges that the original proffers approved for this application required only that the applicant join a Transportation Management Association and that technology would be prewired in the units and provided in an onsite business center to presumably facilitate trip reduction through telework. However, staff requested that the applicant commit to an ongoing program with an identified goal for the amount of trips to be reduced by the TDM program. The applicant agreed to more standardized TDM language, more consistent with other TDM programs in Tysons Corner and the county as a whole. In the revised proffers, the applicant commits to the creation of a position of TDM Program Manager, establishment of a TDM account and TDM fund to be used by the manager to implement the program, establishment of a one time incentive fund of $10.00 per unit for implementation of the program and the proffers expressly state that the goal of the TDM program will be to reduce trips during the A.M. and P.M. peak hours. The revised proffers further describe marketing, incentive, and informational packages that will be produced and distributed to residents and tenants onsite. The proffers also provide that annual surveys be done to monitor the progress of the TDM program and an annual report to FCDOT. While no trip reduction percentage is offered, staff does note that the revised TDM program is much more specific and measurable in terms of obligations, reporting, and onsite coordination and staff finds therefore that this application does satisfy the criterion relating to safe and adequate access to transportation.

**Public Facilities** *(Development Criterion #6)* (Appendices 8-11)

Criterion 6 states that the impacts on public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management) should be offset by residential development. Impacts may be offset through the dedication of land, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. No change is proposed to the applicant's previous commitments to public facilities, which included: telecommunication antennae for public use on the tops of the proposed high-rise buildings; 4,000 square feet of public government office/meeting space within Tysons Corner; land for a future public facility site within Tysons Corner; and $60,000 to the Fairfax County Park Authority to support the Community Arts Program. Staff notes that many of these contributions have already been made. On the whole, this application does not adversely impact much of the public facility systems that serve this property.

The applicant has not proposed any increase to the funds ($875,000) previously proffered to support the public schools which will be serving the subject site. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $1,106,604 (119 students x $9,378). Fairfax County Public Schools (FCPS) notes that the same contribution was requested during the original rezoning and that this development does directly impact school capacity. FCPS notes that two of the impacted schools are currently over capacity and all three schools are projected to be over capacity in the future. New students from this development will impact the capacity status at the schools; therefore, FCPS recommends that the developer proffer the full school impact amount with credit being given for the $175,000 already received by FCPS. FCPS again makes this request since the full proffer amount was requested at the time of the rezoning and was not provided.

**Affordable Housing** *(Development Criterion #7)*

Criterion 7 states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. As noted earlier in this report, the applicant continues to proffer to provide eight Affordable Dwelling Units (ADUs). This commitment is equal to twelve and one-half percent (12 ½ %) of 58 single-family attached residential units that were previously proposed with the original application approval in 2003). The applicant has also contributed $1,000,000 to Fairfax County to offset the costs the Katherine K. Hanley Family Shelter.

**Heritage Resources** *(Development Criterion #8)*

Criterion 8 requires a development to address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. There are no historical and/or archaeological resources on the application property.

**ZONING ORDINANCE PROVISIONS** (Appendix 12)

| Bulk Standards (PRM District) | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Minimum District Size for P-districts | 2.0 acres | 13.55 acres |
| Lot Width | No Requirement | N/A |
| Building Height* | No Requirement per the Zoning Ordinance but 150 feet per the Comprehensive Plan | 150 feet |
| Front Yard** | 70 feet (R-30) | 10 feet along West*Park Drive; 10 feet along Park Run Drive (20° Angle of Bulk Plane for Proposed Building 1) |
| Side Yard | No side yard | N/A |
| Rear Yard** | 70 feet (R-30) | 18 feet for multifamily residences |
| Floor Area Ratio (FAR) | A maximum of 3.0 | 3.0 |
| Open Space | 20 percent | 35 percent |
| Parking Spaces*** | 2,425 spaces | 2,368 |

***Building Height**

The site specific Plan text for Sub-unit L-1 indicates that buildings heights up to 150 feet may be appropriate for the site. According to the CDPA/FDPA, the maximum building height for the site would be 150 feet in height. While the changes proposed under this application are well below 150 feet (the proposed building is approximately 81.5 feet), the applicant's height calculations continue to be based on the fact that Buildings 1, 2, 3, 3A and 4 are constructed on a single platform. As such, these six buildings are considered a single structure for the purposes of height and the height of the buildings is calculated based upon the average grade of the underground garage.

****Setback Requirements**

While the PRM District has no yard setback requirements, Par. 1 of Sect. 16-102 states that the bulk regulations shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The most comparable conventional district for this development is the R-30 District. All yards within the R-30 District are controlled by a 25° angle of bulk plane. At 150 feet in height, the setback requirement is 70 feet, at 81.5 feet the setback requirement is approximately 37 feet.

*****Parking Requirements**

The applicant has submitted a parking reduction request to DPWES to reduce the parking requirements associated with the proposed building from 1.6 spaces per dwelling unit to 1.3 spaces per dwelling unit.

## WAIVERS AND MODIFICATIONS

**Waiver of the Transitional Screening and Barrier Requirements**

While there are no transitional screening and barriers required along the periphery of the proposed development, transitional screening and a barrier may be required within the site between the proposed multifamily residences and non-residential uses. Since the proposed development is being designed as a high-density, mixed-use project, staff does not believe that transitional screening and barriers within the development are appropriate. Screening and barriers will only separate these uses, preventing a mixed-use and compact development. Therefore, staff recommends that any transitional screening and barriers required between uses within the development be waived. It should be noted that the screening and barrier requirements between uses were waived with under the previous approvals.

**Modification of the Loading Space Requirement** (Par. 2 of Sect. 11-202)

The applicant seeks to modify the loading space requirements for multifamily uses per Sect. 11-201 and 11-203 from 16 spaces to ten spaces. The applicant believes that the required number of loading spaces is not necessary for these buildings because as residences, there is not a need for regular commercial deliveries with large trucks. Staff continues to be of the opinion that a determination as to the appropriate number of loading spaces should be made at the time of site plan approval and made part of the record of that approval. Therefore, as with the previous applications on this site, staff recommends that no action be taken on the modification request at this time.

**Waiver of the 600-foot Maximum Length of a Private Street**

The applicant has requested that the six-hundred (600) foot maximum length for private streets within the development be waived. The proposed private streets would be maintained by an Umbrella Owners' Association, which would represent all property owners within the subject site. Given the number of property owners within the site, staff does not believe that the proposed private streets will be a maintenance burden to the future property owners. Therefore, staff supports the requested waiver. It should be noted that this waiver was previously granted by the Board of Supervisors with RZ 2002-PR-016 and PCA 2002-PR-016.

**Waiver of PFM to Allow Underground SWM in a Residential Development**

Stormwater management and water quality is proposed to be provided through underground detention, water quality vaults, and sand filters. These facilities will serve the entire site. This waiver was previously granted by the BOS with the approval of RZ 2002-PR-016 and reaffirmed with approval of PCA 2002-PR-016. Staff recommends that the Board reaffirm this waiver with this application as well subject to continuation of the conditions associated with the waiver's initial approval.

**Waiver of Streetscape in Non-Core Areas**

On Sheet 2, the applicant requests a modification to the Comprehensive Plan's Tysons streetscape concept in order to modify the dimensions of the planting strip, sidewalks and planting areas adjacent to the proposed buildings along West*Park Drive.

Specifically, staff notes that the streetscape is described in detail on Sheet 12. The sidewalks will generally be at least 5 feet wide with some existing trees in the right of way buffering the sidewalk from the roadways. Adjacent to the structures, the applicant generally proposes a row of new trees and shrubs. Along the new plaza with waterwall feature, the applicant proposes a six-foot wide landscape wide strip with five-foot wide sidewalk, and 7-foot wide planting strip with walking and seating areas closest to the wall overlook. In addition, the applicant will integrate an elevator shelter in that area as well as shown on Streetscape Section D on Sheet 12. Staff recommends that the modification be granted to that shown on the CDPA/FDPA.

**Other Zoning Ordinance Requirements**:

**Affordable Dwelling Units** (Part 8 of Article 2)

While the proposed residential development exceeds fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance exempts multifamily buildings that have elevators and are four (4) or more stories in height from the requirement that affordable dwelling units be provided. Therefore, the proposed development proposal is exempt from the provisions of Affordable Dwelling Unit Program. Under the originally approved plan, the applicant had proffered to provide eight (8) Affordable Dwelling Units (ADUs). The applicant has also provided $1,000,000 to Fairfax County for an affordable housing project approved by the Board of Supervisors. The applicant proposes no workforce housing with this application as there is no increase in the units proposed with this application.

**Standards for all Planned Developments** (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject.

**Sect. 16-101, General Standards**

General Standard 1 requires that the planned development conform with the Comprehensive Plan. The proposed site modifications will not adversely impact conformance with the comprehensive plan as staff believes the height proposed for Building 1 is appropriate for the Tysons area and the density of development will not change with this application.

General Standard 2 addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would a development under a conventional district. The PRM District was established to provide: (1) high-density, multifamily residential developments (with a minimum density of 40 dwelling units per acre); and (2) mixed-use developments consisting primarily of multifamily residential development (with a minimum density of twenty (20) dwelling units per acre) with secondary office and/or other commercial uses. The Zoning Ordinance also recommends that PRM Districts be located in those limited areas where such high-density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. Consistent with the purpose and intent of the PRM District, the principal use of the proposed development continues to be high-density multifamily residences. The applicant also now provides secondary retail uses – most importantly the existing grocery store – to provide support services for the future residents and other residents in the area. Therefore, staff believes that the proposed site layout continues to meet the purpose and intent of the PRM District.

General Standard 3 addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Most significant trees previously existing on this site have been removed; however, as noted during consideration of the original rezoning and subsequent PCA, staff believes that the proposed development will provide significant benefits because it will provide residences within a major office and retail center. In this way, people will have the opportunity to live near employment and shopping opportunities. The Comprehensive Plan recommends that the Tysons Corner Urban Center develop as a large mixed-use area in order to eliminate automobile dependence and create a more pedestrian- and transit-oriented development. By locating residences within existing urban areas such as Tysons, the natural environment in other areas can be protected. Therefore, staff has determined that this standard continues to be satisfied under the proposed application.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall not hinder, deter or impede development of surrounding undeveloped properties. As noted above, the proposed height reduction has lessened the adverse impact of the proposed development on the adjacent garden-style multifamily residences to the north and west (the Post Apartments and Fountains of McLean); therefore, staff finds that this standard is satisfied.

General Standard 5 addresses the adequacy of public facilities in the vicinity. None of the proposed changes to the site layout have impacted the public facilities serving the site. As such, staff finds that this standard is satisfied.

General Standard 6 addresses internal linkages between internal facilities and to external facilities at a scale appropriate to the development. Staff has requested more information on the elevator connection from the proposed urban plaza to West*Park Drive and that information is not provided at this time. However, on the whole, the modifications to the site layout have not impacted the site's linkages to the surrounding area. Staff finds that this standard is satisfied.

**Sect. 16-102, Design Standards**

Design Standard 1 states that, in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The most comparable conventional district for this development is the R-30 District. All yards within the R-30 yard requirements are controlled by a 25° angle of bulk plane. At 150 feet in height, the setback requirement for the high-rise buildings is then 70 feet. As noted in the Zoning Ordinance section of this report and in the staff report associated with PCA 2002-PR-016, the proposed development will not meet those requirements. With regard to the proposed front yard setbacks (along West*Park and Park Run Drives), staff does not believe that the proposed setbacks will adversely impact the adjacent development to the south and east. As staff stated during the review of the original rezoning, along West*Park Drive, the abutting multifamily residences are located at a much higher grade than the proposed high-rise buildings, which adds to the separation between the sites. More importantly, though, by locating all of the proposed buildings along the street, the site layout adds an edge to the street, which creates a more urban atmosphere as called for in the Comprehensive Plan. With regard to the rear yard setbacks, staff finds that the proposal included in this application will not adversely impact the residences at the rear as the proposed changes here actually limit the height and thus the visual impact of the buildings proposed on this site.

Design Standard 2 states that other applicable provisions of the Zoning Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments. The applicant has indicated that they will either meet the parking requirements or pursue, as they are currently doing, a parking reduction as allowed per the Zoning Ordinance. The applicant has already obtained a Comprehensive Sign Plan (CSP 2002-PR-016, approved by the Planning Commission on October 22, 2008) for the signage on the property. The applicant will also be expected to meet any landscaping requirements, other than the waivers which may be approved with this application, during site plan review. As such, this standard has been satisfied.

Design Standard 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational

amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3). The proposed development would be served by the existing street system and the changes in this proposal would not adversely impact access on this site. The staff has requested the applicant provide more details on the elevator access to West*Park Drive, but these changes are largely architectural and aesthetic. Given the fact that there are adequate linkages, staff finds that this standard is satisfied.

**PRM Urban Design Criteria**

At the time of their recommendation of approval for the creation of the PRM District for high-density mixed-use residential development, the Planning Commission recommended that certain urban design criteria be evaluated for any such proposed developments. These criteria include: integration with adjacent communities, width and location of pedestrian walkways, circulation, access to transit and other facilities, vehicular access, building locations and shadows as well as Transportation Systems Management (TSM) and Transportation Demand Management (TDM) programs.

At the time of the review of the original rezoning application, staff felt that these criteria were sufficiently addressed. Namely, staff believed that the applicant addressed integration with adjacent communities through the proposed site design and architecture, by proposing an urban style development that conforms to the urban design criteria of the Tysons Corner Urban Center, which integrated with the surrounding multifamily residences. During review of the PCA, staff expressed considerable concern about the impacts of the 150 foot height on surrounding residences. Staff notes that many of these concerns are alleviated with the current application as the height has been reduced to be more compatible with adjacent residences.

Pedestrian circulation continues to be addressed through the sidewalks along each of the abutting streets that are consistent with the Tysons Corner Urban Center design recommendations. Like the approved plan, the proposed CDPA/FDPA continues to propose a complete network of pedestrian circulation internal to the site. The subject site is still served by both Fairfax Connector and Metrobus and the applicant continues to proffer a shuttle bus service to the West Falls Church Metro Station at off-peak hours in order to supplement this existing transit service. In addition, with completion of the Tysons West Metro Station, the proposal will be further served by public transit. Also, the current proposal will not have an adverse impact on pedestrian circulation and provides an elevator (ADA) access to the urban plaza which is well below West*Park Drive.

## CONCLUSIONS AND RECOMMENDATIONS

**Staff Conclusions**

Staff finds that this proposal is in conformance with the Zoning Ordinance and is in harmony with the Comprehensive Plan.

**Staff Recommendations**

Staff recommends approval of PCA 2002-PR-016-02 and the Conceptual Development Plan Amendment, subject to the draft proffers contained in Appendix 1 of the staff report.

Staff recommends approval FDPA 2002-PR-016.

Staff recommends that the transitional screening and barrier requirements between the proposed uses within the development be waived.

Staff recommends that the 600-foot maximum length for a private street requirement be waived.

Staff recommends that modification of the non-core area streetscape design concept in the Tysons Corner Urban center Plan be approved in favor of that shown on the CDPA/FDPA.

Staff recommends that the Board of Supervisors reaffirm the previously approved waiver for underground stormwater detention in a residential area subject to continuation of the following conditions:

- The underground facility shall be privately maintained. A private maintenance agreement shall be recorded prior to final plan approval.
- The location of the underground detention facilities shall be in the general vicinity as shown on the approved GDP/FDP.
- The design of the underground detention facilities shall be directed specially toward the safety and maintenance aspects of the facilities and shall conform to the requirements of PFM Section 6-1306.
- The design of the underground detention facilities shall not incorporate extended detention.

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

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

**APPENDICES**

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and CDP/FDP
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Urban Forestry Analysis
8. Stormwater Management Analysis
9. Fire Marshal Review
10. Fairfax County Public Schools Analysis
11. Fairfax County Park Authority Analysis
12. Residential Development Criteria
13. Selected Excerpts from the Zoning Ordinance
14. Glossary of Terms

APPENDIX 1

**DRAFT PROFFERS**

**Park Crest SPE Phase I, L.L.C.**

**PCA 2002-PR-016-2**

**March 29, 2010**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Park Crest SPE Phase I, L.L.C. (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2002-PR-016-2, filed for property identified as Tax Map 29-4 ((7)) A6, A9, 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves PCA 2002-PR-016-2 and the Planning Commission approves FDPA 2002-PR-016-2. These proffers shall replace and supersede all previous proffers approved on the Application Property and all previous proffers for the Application Property shall be null and void and of no further effect on the Application Property.

**1. Development Plan**

A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Incorporated dated March 24, 2004 as revised through March19, 2010 except as otherwise provided herein. It shall be understood that the CDPA shall be limited to only those elements of the plan that depict points of access (except those shown in the Linear Urban Park),

the amount and location of open space, peripheral setbacks, limits of clearing and grading, building heights, and the total number and general location of buildings (the "CDPA Elements"). The Applicant has the option to request an FDPA for elements other than CDPA Elements from the Planning Commission for all or a portion of the CDPA and related development conditions, if any, in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") if the amendment is in conformance with the approved CDPA and the proffers.

B. The total site area is 590,033 square feet or 13.5453 acres ("Gross Tract Area") and the overall maximum density shall not exceed 3.0 floor area ratio ("FAR") or 1,770,099 square feet of gross floor area ("GFA").

C. Buildings 1, 2, 3, 3A and 4 shall be developed with a parking structure as depicted on the CDPA/FDPA, which shall be common as to pedestrian and/or vehicular access from each section of the parking structure throughout the Application Property. The parking structure may be built in multiple phases so long as parking for each phase is provided per the Zoning Ordinance, as may be modified by the Board, and is in substantial conformance with the CDPA/FDPA. Building 5 has been developed with a separate parking structure as depicted on the CDPA/FDPA.

D. The maximum permitted GFA cited above is exclusive of approximately 250,000 square feet of cellar space (as defined by the Zoning Ordinance) to be utilized for multifamily dwelling units or other secondary uses as shown on the CDPA/FDPA. Parking shall be provided for all cellar space in accordance with applicable

Zoning Ordinance provisions. No more than 187,500 square feet of cellar space shall be used for residential units.

E. The maximum number of residential units to be developed on the Application Property, whether located within GFA or cellar space (as defined by the Zoning Ordinance), shall be 1,354 units.

2. **Minor Modifications** - Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDPA provided such changes are in substantial conformance with the FDPA as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total amount of square footage, decrease the overall square feet or percentage of open space, decrease the setback from the peripheral lot line, or substantially change the location of natural open space areas or the streetscape elements. Landscaped open space created with site plan and building design may be rearranged, relocated or reshaped as long as the number of trees and foundation plantings do not decrease, the area does not decrease, and it is in substantial conformance with the CDPA/FDPA. Streetscapes shall be designed and constructed in substantial conformance with the Details A-G shown on Sheet 12.

**3. Uses**

A. Principal Use -- The principal use shall be multifamily residential.

B. Secondary Uses

i. Affordable Dwelling Units

ii. Retail/Secondary Uses:

Secondary uses shall include 30,000 – 55,000 square feet of GFA and up to 62,500 square feet of non gross floor area (GFA) cellar space in retail sales establishments, eating establishments, and/or other secondary uses as listed below, and of which a total of up to 12,000 square feet may be distributed within the cellars of Buildings 2, 3, 3A and/or 4. The 12,000 square feet of cellar space may be used for retail and secondary support uses within Buildings 2, 3, 3A and 4 and shall primarily serve homeowners, tenants and guests. No one high-rise building shall exceed 6,000 square feet of the 12,000 square feet total of cellar space.

iii. Secondary uses as permitted in the Planned Residential Mixed-Use (PRM) District and listed in Section 6-403 of the Zoning Ordinance may include the following:

1. Accessory uses and home occupations as permitted by Article 10 of the Zoning Ordinance
2. Bank teller machines, unmanned
3. Business service and supply service establishments
4. Commercial and industrial uses of special impact (Category 5), limited to:
   - A. Fast food restaurants
   - B. Quick-service food stores
5. Commercial recreation uses (Group 5), limited to:
   - A. Billiard and pool halls
     - (a) Health clubs

B. Any other similar commercial recreation use

6. Eating establishments

7. Financial institutions

8. Hotels, motels

9. Institutional uses (Group 3), limited to:

A. Home child care facilities

10. Offices

11. Medical Care Facility

12. Personal service establishments

13. Quasi-public uses (Category 3), limited to:

A. Child care centers and nursery schools

B. Colleges, universities

C. Private clubs and public benefit associations

D. Private schools of general education

E. Private schools of special education

14. Repair service establishments

15. Retail sales establishments

iv. Signage for the Application Property will be primarily for residents, tenants, and guests and shall be permitted in accordance with CSP 2002-PR-016, or as may be permitted in accordance with Article 12 of the Zoning Ordinance. All signage may be modified by the approval of an amendment to CSP 2002-PR-016.

C. Temporary Signs

i. No temporary signs (including "popsicle" style paper or cardboard signs) that are prohibited by Article 12 of the Zoning Ordinance, and no signs that are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the advertising, marketing, sale, rental, or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in the advertising, marketing, sale, rental, or leasing of residential dwelling units, and any commercial, retail, office, or any other secondary use space, on the Application Property to adhere to this proffer.

ii. For purposes of this proffer, the Applicant shall be considered to include, but not be limited to, any person, company, or other entity involved in the design, building, site planning, site work, and any other development of the Application Property, any person, company, or other entity involved in the advertising, marketing, sale, rental, or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Application Property, any tenant, lessee, or licensee of such space, whether or not the person or company is related to, affiliated with, or has a contractual relationship with the Applicant.

D. Any additional Principal and Secondary uses specified in the PRM District and not specifically listed in Proffer 3B may be permitted within the buildings with

the approval of a Final Development Plan Amendment and/or Special Exception application or Special Permit application, as applicable. A Proffered Condition Amendment ("PCA") application shall not be required, so long as the layout is in substantial conformance with the CDPA.

**4. Subdivision of the Application Property**

A. Building 5 and the Corner Park -- A separate lot has been created for Building 5 and a separate lot has been created for the Corner Park, with the remaining land used as the basis for determining average grade, cellar, and other elements.

B. Buildings 1, 2, 3, 3A, and 4

i. Future subdivision of the Application Property shall not require a PCA or FDPA.

ii The calculation of height for Buildings 1, 2, 3, 3A, and 4 shall be determined on average grade pursuant to "Grade Demonstration for Height" detail on Sheet 16 of the CDPA/FDPA and as further described in Proffer 1C.

**5. Umbrella Owners Association, Condo Owners Associations, and Individual Building Owner(s)**

A. Formation of Umbrella Owners Association and Individual Condominium Owners Associations.

i. Umbrella Owners Association – An Umbrella Owners Association (UOA) shall be maintained in accordance with Virginia law.

ii Condominium Owners Association

(a) Prior to the issuance of a RUP for each future phase of development of the Application Property, the Application shall establish a Condominium Owners Association (COA), as necessary for each phase of owner-occupied condominium units in accordance with Virginia law.

(b) Each COA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the COA.

(c) In the event that a future phase includes rental units, the building owner(s) shall be a member of the UOA with weighted voting rights based either on the number of dwelling units or the proportion of square footage of residential units in the building(s).

B. <u>COA and Individual Building Owner(s) Maintenance Obligations</u>

i Each COA and each owner of a rental building shall have specific land areas of the Application Property within its boundaries, and shall assume all maintenance obligations required by these proffers for infrastructure within those boundaries except for those maintenance obligations to be performed by the UOA pursuant to Proffer 5C.

ii Maintenance obligations may be shared by COAs and building owner(s) for various phases of development of the Application Property pursuant to shared maintenance agreements.

iii Purchasers of individual condominium units shall be advised prior to entering into a contract of sale and in the COA documents that the COA shall be responsible for those obligations listed in these proffers.

C. UOA Maintenance Obligations

i. The UOA may have specific maintenance responsibilities which shall include, but not be limited to, the following:

(a) Maintenance of private streets, sidewalks, plazas, open space, stormwater management facilities, recreational facilities, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance;

(b) Maintenance of the Linear Urban Park;

(c) Repair of surfaces and site furnishings;

(d) Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size or larger and similar species as originally approved on the landscape plan;

(e) Maintenance of trash receptacles in bus shelters as provided in Proffer 6.

ii. Private Street Reserve Fund

The UOA documents include a Reserve Fund, that has been initially funded by the Applicant, and shall be used to fund maintenance of the private streets and sidewalks.

D. UOA and COA Disclosure

Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents and in the COA documents that the UOA and the COA shall be responsible for the obligations listed in these proffers.

**6. Transportation**

A. Intersection/Access Improvements -- The Applicant has provided all intersection and access improvements shown on the CDPA/FDPA consistent with each phase of development as indicated on the Phasing Plan as shown on Sheet 17, and as approved by the Department of Public Works and Environmental services (DPWES) with the applicable site plan.

B. Private Streets

i. The on-site private streets shall be constructed in conformance with the Public Facilities Manual (PFM). Said streets shall be constructed of materials and depth of pavement consistent with Section 7-502 of the PFM.

ii. A public ingress-egress easement for emergency, fire, rescue, and public safety shall be granted over the private streets and sidewalks. Said easements may be provided on a phased basis and shall be recorded with each applicable site plan approval.

C. Entrances – All entrances to the Application Property shall be designed and constructed to the satisfaction of the Virginia Department of Transportation (VDOT).

D. Bus Shelters

i. The Applicant has provided a payment to Fairfax County to be used toward funding two (2) Metro-quality bus shelters in locations within WEST*PARK and within VDOT right-of-way in locations mutually acceptable to the Applicant and the Fairfax County Department of Transportation. The Applicant shall coordinate with the Fairfax County Department of Transportation to designate specific locations, but shall have no further monetary obligation under this proffer. If the shelters are located within VDOT right-of-way contiguous to the Application Property, the Applicant shall provide all necessary easements to allow for the installation of the bus shelters.

ii. The UOA and COA documents shall require the UOA to provide and maintain trash receptacles at these bus shelters if the shelters are contiguous to the Application Property.

E. Utility Relocations – The Applicant may request an administrative approval of minor revisions to any public street improvement as shown on Sheets 15 and 17 of the CDPA/FDPA in order to accommodate any existing utilities (including telecommunications or fiber optics as shown on Sheets 4 and 15 of the CDPA/FDPA) within current or future VDOT right-of-way.

F. Traffic Mitigation – The Applicant has contributed to the Tysons Transportation Fund for nonspecific mitigation of traffic generated by the development of the Application Property. The funds may be used for a Tysons Corner traffic study or

any other transportation improvements within the Tysons Corner area as deemed appropriate by the Board.

G. Traffic Signal Warrants Study

i. Prior to the first Residential Use Permit (RUP)/Non-Residential Use Permit (Non-RUP) for the last of Buildings 2, 3, or 3A to be constructed, the Applicant shall submit a traffic signal warrant study to VDOT for review and approval of the intersection of Park Run Drive and the southern entrance to the Application Property on Park Run Drive. If VDOT determines that a signal is warranted, the Applicant shall design, permit, provide equipment, and construct said traffic signal to comply with VDOT standards. In the event that VDOT does not approve the installation of a traffic signal at this location, no signal shall be required and there shall be no further obligation under this proffer.

ii. Any modifications to the signal heads, poles, controllers, and/or sensors required to implement the lane configuration and split phase southbound Park Run Drive onto eastbound Westpark Drive as shown on Sheet 15 of the CDPA/FDPA shall be at the sole expense of the Applicant, subject to VDOT approval.

7. **Parking** -- Parking shall be provided as approved by DPWES and the Board in conjunction with this application. The Applicant reserves the right to request a future parking reduction or shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification to the proposed parking shall not require a PCA or FDPA, provided the layout is in substantial conformance with the CDPA/FDPA. The number of

parking spaces represented on the CDPA/FDPA is based on preliminary estimates; the final number of parking spaces provided at the time of site plan submission shall be consistent with the CDPA/FDPA, any approved parking reduction, and the number of units developed. The Applicant reserves the right to provide parking in excess of the minimum required by Article 11 of the Zoning Ordinance or approved parking reduction, so long as it does not decrease open space and is in substantial conformance with the CDPA/FDPA.

**8. Landscape Plan**

A. A landscape plan(s) corresponding to each phase of the Application Property shall be submitted as part of each site plan and shall be in substantial conformance with the design shown on Sheet 11 of the CDPA/FDPA. A landscape plan for the Linear Urban Park as depicted on the CDPA/FDPA, including paving and amenities, shall be included with the site plan for the last multifamily building on the Application Property.

B. The landscaped plan(s) shall include detailed streetscape, courtyard, and open space landscaping Said plan(s) shall be coordinated and approved by the Urban Forest Management Division (UFMD).

C. Existing street trees along Park Run Drive, and Westpark Drive, shall be preserved to the extent possible, as determined by UFMD and VDOT. Replacement street trees shall be a minimum of three-inch (3") caliper at the time of planting.

D. Tree Preservation Plan – The Applicant shall submit a tree preservation plan as part of each site plan submission. The preservation plan shall be prepared by a

professional with landscape experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread, and condition rating percentage of all trees twelve inches (12") in diameter and greater, located ten (10) feet to either side of the limits of clearing and grading as shown on the CDPA/FDPA for the entire site. The tree survey shall also include areas of clearing and grading not shown on the CDPA/FDPA resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as crown pruning, root mulching, fertilization, and others as necessary, shall be included in the plan.

E. Tree Preservation Fencing – All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing shall be four feet (4') high, with 14 gauge welded wire, attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no farther than ten feet (10') apart, shall be erected around all tree save areas that are adjacent to future construction. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three (3) days

prior to the commencement of any clearing, grading, or demolition activities, DPWES shall be notified and given the opportunity to inspect the Application Property to ensure that all tree protection devices have been correctly installed.

F. Site Monitoring – The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by DPWES.

G. Limits of Clearing and Grading – The Applicant shall conform to the limits of clearing and grading as shown on the CDPA/FDPA, subject to necessary encroachment for the installation of utilities, public and private, and/or trails, as determined necessary by the Director of DPWES. If it is determined that necessary encroachments to install utilities, public and private, and/or trails outside the limits of clearing and grading as shown on the CDPA/FDPA, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any area outside the limits of clearing and grading that must be disturbed.

H. Reforestation – A reforestation plan for the Linear Urban Park shall be submitted concurrently with the site plan submission for the last multifamily building associated with this CDPA/FDPA for review and approval by the UFMD. The plan shall propose an appropriate selection of species based on existing and

proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:

i. Plant list detailing species, sizes and stock type of trees and other vegetation to be planted;

ii. Soil treatments and amendments if necessary;

iii. Mulching specifications;

iv. Methods of installation;

v. Maintenance;

vi. Mortality threshold;

vii. Monitoring;

viii Replacement schedule.

The reforestation shall occur prior to the issuance of the first RUP for the last multifamily building and its completion shall be a prerequisite to final bond release for the last multifamily building constructed on the Application Property.

I. Interim Landscaping – Interim landscaping, to include a plant nursery on approximately 0.85 acre on future sites of Buildings 2, 3 and 3A, as well as temporary screening for the temporary sediment basis located in proximity to the Westpark Drive and Park Run Drive intersection, shall be provided as shown on Sheet 21 of the CDPA/FDPA. The interim landscaping shall be planted on a staggered schedule as described on the CDPA/FDPA commencing within 90 days of approval of this application, weather permitting to ensure maximum survival. Nursery stock may be transplanted to other areas of the Application Property in conjunction with site plans submitted for Buildings 2, 3 and 3A.

**9. Pedestrian Facilities**

A. On-Site

i. The Applicant shall construct a comprehensive sidewalk system, with ADA accessible elements as required by ADA standards within the developed portions of the Application Property as generally shown on Sheet 14 of the CDPA/FDPA. Crosswalk connections between all retail and residential components of the Application Property shall also be provided.

ii. Construction of sidewalks shall be concurrent with the corresponding phase of development on the Application Property, except where physical conditions preclude construction until a later phase of development.

iii. Sidewalks within or contiguous to VDOT right-of-way shall conform to VDOT standards to the satisfaction of DPWES. Any sidewalk accepted by VDOT shall be VDOT's responsibility for purposes of liability, repair, and maintenance.

iv. The Applicant shall grant a public access easement for the trail within the Linear Urban Park with the last multifamily building to be constructed.

v. Pedestrian access to Westpark Drive for the residents and guests of Buildings 1, 2, 3, 3A, and 4 shall be provided through a combination of sidewalk(s) and elevator access as shown on Sheet 14 of the CDPA/FDPA.

B. Off-Site – Due to prior contributions in the amount of Fifty Thousand Dollars ($50,000.00) to the Providence Trail Fund, the Applicant shall have no further commitments to fund off-site pedestrian facilities.

**10. Recreational Facilities**

A. Bicycle Racks – Bicycle racks in secured and covered areas shall be provided.

B. Recreational Facilities

i. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding recreational facilities for the residential uses.

ii. For those 466 residential units located in Buildings 4 and 5 that were issued RUPs prior to the approval of this application, a minimum of $955.00 per residential unit has been expended to construct recreational facilities. For the remainder of the residential units constructed on the Application Property, the Applicant shall expend the sum of $1,500.00 per residential unit for recreational facilities as described below.

iii. The Applicant shall receive credit against the Zoning Ordinance's minimum expenditure for the cost of on-site recreational facilities, which credit shall include, but not limited to, the cost of improvements for swimming pools, sun deck(s), outdoor seating areas, pedestrian trails (except for trails required by the Fairfax County Comprehensive Plan), plazas, furnishings for the Corner Park, indoor recreational facilities (such as weight training equipment, fitness equipment, billiard room(s), card and game room(s), and indoor multi-purpose court(s)).

iv. Shared Recreational Facilities

(a) Recreational facilities developed on the lots for any Building may be for the sole use of that Building.

(b) Nothing herein shall preclude each Building from having a separate COA, as applicable, in which case the COAs or individual building owners(s) may share the use and costs of recreational facilities based on a mutually agreed pro-rata share.

v. The Applicant shall receive credit for the Zoning Ordinance's minimum recreational facility expenditure requirement for all improvements within the Linear Urban Park or the Corner Park as shown on the CDPA/FDPA.

C. Linear Urban Park

i. The Applicant shall construct a Linear Urban Park, of not less than 1.0 acre or more than 1.29 acres along the western property line of the Application Property as shown on the CDPA/FDPA, subject to density credit pursuant to Article 2-308 of the Zoning Ordinance. As noted on the CDPA/FDPA, the Applicant reserves the right to adjust the final location at the time of final design of future phases so long as the Linear Urban Park is generally located as shown on the CDPA/FDPA.

ii. The Applicant reserves the right to use portions of the proposed Linear Urban Park for construction staging prior to such Linear Urban Park construction as shown on the CDPA/FDPA. The Applicant shall stabilize, restore, and landscape any area used for construction staging.

iii. The Applicant reserves the right to establish and record any public or private easements necessary to accomplish the proposed development so

long as it does not preclude development and landscaping of the Linear Urban Park as shown on the CDPA/FDPA. All easements shall be in a form acceptable to the County Attorney.

iv. The Applicant shall develop and construct a five to six foot (5' to 6') wide trail within the Linear Urban Park commencing at a point on Westpark Drive and terminating at a point on Park Run Drive as generally shown on the CDPA/FDPA. The trail shall be constructed with a combination of concrete sidewalk, concrete stairs, asphalt or other materials. The trail shall be lighted and the illumination level shall not be in excess of tread lighting as determined by the applicable Virginia Uniform State Building Code (VUSBC) standards. Lighting shall also conform to the lighting standards in Article 14 of the Zoning Ordinance. All park amenities shall be constructed by the Applicant.

v. The Linear Urban Park shall be maintained by the UOA and this obligation shall be disclosed in the UOA and COA documents.

vi. The park, trail, and other amenities within the park shall be constructed as a prerequisite to bond release of the last multifamily building constructed. Such park shall be maintained as an active and passive recreation facility as generally shown on the CDPA/FDPA except as set forth herein. The exact type and location of facilities shown on the CDPA/FDPA may change subject to compliance with the requirements of these proffered conditions. Except as qualified below, the UOA may fence and gate the Linear Urban Park and trail to deny access to the public and avoid any

associated liability or creation of unintended property interest. The Applicant shall grant an access easement for the purposes of active and passive recreational purposes to the Linear Urban Park to the parcels shown as 29-2 ((18)), 29-1 ((22)) 1 (known as the Lincoln and Fountains of McLean) in a location along the common boundary of those parcels and the Application Property, provided that a reciprocal access easement for the purposes of active and passive recreational purposes is granted to the Applicant, or its successors and assigns, by the owner(s) of the parcels, shown as 29-2 ((18)), 29-1 ((23)) and 29-3 ((22)) 1, to the Natural Corridor and Storm Drain Easement recorded in Deed Book 6927, at Page 1185 in the Fairfax County land records and as generally shown on Sheet 4 of the CDPA/FDPA. The Applicant shall also construct a trail connection from the agreed access point with the adjacent property to the trail system within the Linear Urban Park. In the event that an agreement for reciprocal easements cannot be reached prior to submission of the site plan for the last multifamily building, the Applicant shall demonstrate such failure to the Providence District Supervisor and the Director of the Fairfax County Department of Zoning Evaluation Division, and the reciprocal access easements shall not be required.

vii. The number, location and configuration of access points to the Linear Urban Park shall be field located at time of site plan review for the site plan associated with the last multifamily high rise building and depicted on all subsequent site plans for the Application Property.

D. Corner Park

i. The Corner Park has been developed as generally shown on the CDPA/FDPA and shall be deemed a private park that is owned and maintained by the Applicant, and its successors or assigns, specifically, the UOA once established. The Corner Park shall offer unrestricted daylight access to the public through the recordation of a public access easement in a form as reviewed and approved by the County Attorney. Said easement shall be recorded prior to bond release of the last multi-family building on the Application Property, or upon demand by Fairfax County. The Applicant and its successors or assigns may fence the park in accordance with Sheet 5A of the CDPA/FDPA. Fencing for the Corner Park, if installed, shall be metal, iron or aluminum, in combination with brick or stone pilasters or columns and in concert with the architecture of building architecture as described in Proffer 13A below. The fence height shall be no greater than six (6) feet, subject to the Board's approval of a waiver of the maximum fence height as permitted in Section 16-404, Paragraph 8 of the Zoning Ordinance. The exact points of access shall be determined by the Applicant. At least once annually, but for no more than seven (7) consecutive days, access may be denied to the Corner Park to prevent the creation of unintended property interest and for the sole use of community events. The Applicant further reserves the right to periodically close the Corner Park for maintenance and repair.

ii. Three inch (3") caliper shade trees shall be planted with a spacing of forty to fifty feet (40'-50') on center between the sidewalk and Corner Park, located on Westpark and Park Run Drives, as shown on Streetscape Section A, Sheet 12 of the CDPA/FDPA and as recommended by the Fairfax County Comprehensive Plan's Non-Core Areas Streetscape Design Concept for Tysons Corner Urban Center.

E. Westpark Drive Plaza

The Applicant shall construct the Westpark Drive Plaza (the "Plaza"), including a seasonal water wall feature, to the east of Building 1 as generally shown on Sheets 21A-21E of the CDPA/FDPA. The Plaza shall be included and approved with the site plan for Building 2. The Plaza shall be constructed by the Applicant prior to the issuance of the last RUP for Building 2, and maintained by the UOA and/or COA(s) and individual building owners. The Plaza shall include a seasonal water feature, landscaping and a central open space as generally depicted on Sheets 21A-21E of the CDPA/FDPA. The Plaza shall offer unrestricted daylight access to the public through the recordation of a public access easement in a form as reviewed and approved by the County Attorney. Said easement shall be recorded prior to bond release of the site plan for Building 2. Fencing for the Plaza, if installed, shall be metal, iron or aluminum, in combination with brick or stone pilasters or columns and in concert with the architecture of building architecture as described in Proffer 13A below. The fence height shall be no greater than six (6) feet, subject to the Board's approval of a waiver of the maximum fence height as permitted in Section 16-404, Paragraph 8 of the Zoning

Ordinance. The exact points of access shall be determined by the Applicant. At least once annually, but for no more than seven (7) consecutive days, access may be denied to the Plaza to prevent the creation of unintended property interest and for the sole use of community events. The Applicant further reserves the right to periodically close the Plaza for maintenance and repair.

**11. Stormwater Management**

A. Stormwater and Best Management Practices – Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided for the Application Property as shown on the CDPA/FDPA and approved by DPWES. Stormwater management detention shall be provided in three (3) separate underground detention facilities as shown on Sheets 18-18G of the CDPA/FDPA. Water quality controls shall be provided in four (4) separate underground BMP facilities as further described on Sheets 18-18G of the CDPA/FDPA and through the dedication of a conservation easement. Modifications may be approved by DPWES at time of site plan without requiring a CDPA/FDPA or PCA as long as the system(s) is in substantial conformance with the CDPA/FDPA. In addition, temporary sediment basins shall be permitted in accordance with approved waiver #5166-WPFM-004-1, as may be modified by DPWES at time of site plan approval for future phases of development. The temporary sediment basin located closest to the Westpark Drive and Park Run Drive intersection may remain on the Application Property as approved by DPWES in waiver #5166-WPFM-004-1, as may be modified, until completion of construction of Building 3. The second temporary sediment basin located on the Application Property shall be removed

upon completion of construction of Building 1. Completion of construction of the Buildings described herein shall be evidenced by final bond release.

B. Maintenance

i. The SWM and BMP facilities shown on the CDPA/FDPA shall be initially maintained by the Applicant, its successors or assigns, specifically, the UOA, once established, in accordance with DPWES regulations.

ii. The maintenance responsibility for the vaults constructed under 5166-SP-001 has been incorporated into a Stormwater Management Agreement (the "Agreement") that is recorded among the Fairfax County land records in Deed Book 18110 at page 594. Additional stormwater management agreements to satisfy maintenance responsibility for future vaults shall be recorded at such time as those vaults are constructed with future development phases. Maintenance responsibilities shall be included in the UOA and COA documents provided to each purchaser and disclosed to potential purchasers before entering into a contract of sale.

iii. The Applicant has established reserve funds in accordance with the initial recorded Agreement for maintenance of the constructed facilities and for replacement cost based on the life expectancy of the system. Additional reserve funds shall be established as future Agreements are recorded.

**12. Energy Conservation and Green Building Techniques**

A. All dwelling units in Buildings 4 and 5 on the Application Property shall meet the thermal standards of the Cabo Model Energy Program for efficient homes, or its

equivalent, as determined by DPWES for either electric or gas energy homes, as applicable.

B. All dwelling units in Buildings 1, 2, 3 and 3A shall include the following.

i. Energy Star kitchen appliances.

ii. Energy Star programmable thermostats.

iii. Low volatile organic compound (VOC) carpet.

iv. Low VOC paint.

v. Low flow shower heads, bath faucets and kitchen faucets.

vi. Operable windows.

vii. Separate electric meters or submeters.

C. All common areas in Buildings 1, 2, 3, and 3A shall include the following:

i. Lighting on motion sensors in all secondary areas (such as bathrooms, trash rooms, resident storage areas, and model units, if applicable to the Building).

ii. Low VOC carpet and paint.

iii. Low flow plumbing fixtures in common area bathrooms.

iv. A restriction on indoor smoking.

D. Buildings 1, 2, 3 and 3A shall be constructed and operated in accordance with the following:

i. Provision of a recycling center for residents.

ii. Reduction/Diversion of construction waste by a minimum of 50%.

iii. Installation of low flow drip irrigation or low flow sprinklers in landscaped beds requiring irrigation.

**13. Architectural Design**

A. The architectural design of the buildings shall be in general conformance with the elevations shown on Sheets 9, 9A, 10, 10A, 10B, 10C and 10D and Architectural Sheets A001, A100-A109, A200-202, and A301 of the CDPA/FDPA. Modifications may be made to the final architectural design so long as the modifications are generally consistent with the elevations in the CDPA/FDPA.

B. Exterior building materials will consist of brick, glass, metal and cementitous panels, precast concrete, stucco (but not EIFS) or combinations thereof.

C. Each building shall utilize similar materials and colors and design features on all of its sides.

D. Architectural surface treatments which are generally consistent with the associated building architecture shall be used on all parking structures and garage walls. There shall be no increase in height of the exposed garage walls from that shown on the CDPA/FDPA. The height of the exposed garage walls shall vary between two feet and forty-five feet (2'-45') as shown on the CDPA/FDPA.

E. Retaining Walls -- Retaining walls shall be in general conformance with top of wall/bottom of wall elevations as shown on Sheet 4 of the CDPA/FDPA. The exposed surface treatment shall be primarily natural or synthetic stone, brick, rubble, cobble stone, field stone or flag stone formliners. Elevations showing surface treatment options shall be shown on all future site plans associated with this CDPA/FDPA and any revisions thereto that affect retaining walls.

F. Open Greenscreen -- In the event that the garage walls are not solid and are open parking structures as defined by the VUSBC and are internally lighted pursuant to

Proffer 15.B(ii) below, openings shall receive architectural grill work, grates, or other architectural enhancements to visually occlude the impacts of the garage openings without jeopardizing the ventilation intended by the VUSBC.

G. The Applicant agrees to maintain the minimum twenty-six foot (26') setback established with the construction of completed Building 4 from the westernmost property line for Building 4 and that portion of the related parking structure immediately below Building 4 to allow for additional landscaping between that portion of the Building 4 parking structure and the existing residential building to the west of Building 4.

H. The Applicant will not increase the height of the buildings from the height shown on the CDPA/FDPA nor create a larger shadow impact on the abutting properties to the northwest (the Lincoln and Fountains of McLean, identified as Fairfax County tax map reference 29-2 ((18)), 29-1 ((22)) 1).

**14. Geotechnical Report** – If required by DPWES, the Applicant shall submit geotechnical studies at time of site plan submission and the recommendations of said studies shall be implemented, as required by DPWES.

**15. Lighting**

A. Outdoor Lighting

i. All lighting shall meet the minimum requirements of Article 14 of the Zoning Ordinance. Any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of

any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors.

ii. Notwithstanding the "Typical Light Fixture" shown on Sheet 16 of the CDPA/FDPA, all outdoor lighting fixtures shall be full cut-off lighting and fully-shielded.

B. Neighborhood Lighting Mitigation

i. During construction, the Applicant will comply with Article 14-902 Paragraph 2(G) of the Zoning Ordinance. In addition, the Applicant will attempt to reduce glare from OSHA, VOSHA, VUSBC and local ordinance required superstructure lighting to the maximum extent possible without violating OSHA, VOSHA, and VUSBC laws or regulations, or local ordinances. Such measures as additional cut-off shields, lower intensity or reduced number of light bulbs, or dimming or extinguishing lights after 10:00 p.m. will be presented to the appropriate inspectors for approval. The Applicant's inability to obtain approvals for diminished lighting beyond the measures required by Article 14-902, Paragraph 2(G) of the Zoning Ordinance shall not be grounds for a zoning violation, stop work order, or cessation of existing or future site plans or building permits. The Applicant will not use any high intensity floodlights on the Application Property during after-construction hours, unless mandated by OSHA, VOSHA, or VUSBC laws or regulations.

ii. Any lighting within parking structure(s) that are not constructed of solid walls and along the perimeter of the parking structure(s) shall be full cut-

off, of low intensity and recessed design, and shall be directionally shielded, to mitigate the impact on the adjacent residences and shall meet the requirements of Article 14 of the Zoning Ordinance.

**16. Telecommunications Equipment**

A. Telecommunications equipment serving the Application Property associated with the retail and residential uses, may be placed on the proposed residential building(s) rooftop(s); however, any such facilities must:

i. Comply with the Zoning Ordinance; and

ii. Be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they shall not be visible from the surrounding streets at street level. Other screening measures may be used, such as including the facilities as part of the architecture of the building(s), utilizing comparable colors, or employing telecommunications screening material, and flush-mounted antennas.

B. License for Public Use Antennas – The Applicant shall provide a no-cost, a ten (10) year license agreement to Fairfax County for the County's installation, maintenance, and operation of a maximum of four (4) whip antennas and a maximum of 200 square feet of roof surface for an equipment cabinet to be located on either Building 2 or 3. The Applicant shall approve the specific building and rooftop location(s). The license agreement shall require compliance with all the performance standards set forth in Proffer 16A above and stipulate that the antennas are for public use purposes only (police, fire, rescue, homeland

security). The license agreement shall be renewable for five (5) five-year periods at the specific request of the County at no cost to the County.

**17. Affordable Dwelling Units**

While not required to provide any affordable dwelling units (ADUs), the Applicant shall voluntarily provide a total of eight (8) ADUs in Building(s) 2 and/or 3 and 3A as shown on the CDP/FDPA. The eight (8) ADUs, combined with a prior monetary contribution of the One Million Dollars ($1,000,000.00), shall address all issues related to affordable housing.

**18. School Contribution**

A. The Applicant shall contribute a total of Eight Hundred Seventy-Five Thousand Dollars ($875,000.00) to the Board to be used toward public school funding.

B. The contribution shall be paid as follows:

i. The Applicant shall contribute Seven Hundred Thousand Dollars ($700,000.00) to the Board for construction, capital improvements, repair of deferred maintenance, or purchase of modular classrooms for the school pyramid that educates children from the Application Property. The contribution shall be paid in four (4) equal installments of One Hundred Seventy-Five Thousand Dollars ($175,000.00) as a prerequisite to the issuance of the first RUP for Buildings 1, 2, 3 and 3A, and 4. The first installment of One Hundred Seventy-Five Thousand Dollars ($175,000.00) has already been paid in connection with the construction of Building 4.

ii. As a prerequisite to bond release for whichever of Building 1, 2, 3, or 3A, is constructed last, the Applicant shall pay the Board One Hundred Seventy-Five Thousand Dollars ($175,000.00) specifically to purchase a modular classroom for any school that receives children originating from the Application Property.

**19. Transportation Demand Management Programs (TDM)** – The Applicant shall provide the following TDM measures:

A. The Applicant has contributed a payment of Two Hundred Fifty-Two Thousand Dollars ($252,000.00) to Fairfax County to fund the Fairfax Connector service in the vicinity of the Application Property.

B. Building Transportation Demand Management. The programmatic elements of a transportation demand management plan as set forth herein shall be implemented by the Applicant (as applicable, the "TDM Operator"), to encourage the use of transit (Metrorail and/or bus), other high-occupant vehicle commuting modes, walking, biking, and tele-working, all in order to reduce automobile trips generated by the residential uses constructed on the Application Property (the "TDM Plan"). The Applicant shall include existing residential Buildings 4 and 5 as shown on the CDPA/FDPA in its marketing and surveys, however, these existing buildings shall not be subject to any of the financial contributions set forth in this proffer.

i. Definitions:

a. TDM Program Manager. The TDM Program Manager ("PM") shall be an individual appointed by the TDM Operator to oversee

all elements of the TDM Plan and act as the liaison between the TDM Operator and Fairfax County. The PM may be employed either directly by the TDM Operator, or be employed through a property management company contracted by the TDM Operator. The duties of the PM may be part of other duties assigned to the individual(s).

b. TDM Account. The TDM Account shall be an interest bearing account established by the TDM Operator with a bank or financial institution qualified to do business in Virginia and used by the PM each year to implement the TDM Plan. The TDM Account shall be funded by the TDM Fund and the TDM Incentive Fund.

c. TDM Fund. The "TDM Fund" is defined as the monies contributed to the TDM Account to implement the TDM Plan. The monies shall be contributed on an annual basis, in the amount of $25.00 per occupied residential unit constructed in any given building, exclusive of Buildings 4 and 5, at the beginning of each calendar year but in any event no later than each January 31st.

d. TDM Incentive Fund. The "Incentive Fund" is a one time contribution of $10.00 per residential unit constructed in any given building, exclusive of Buildings 4 and 5. The contribution to the Incentive Fund shall be made at time of issuance of the initial RUP for that Building. The Incentive Fund shall be used to encourage

residents to use mass transit, and shall include consideration for SmarTrip card distribution and/or value loading.

ii. TDM Goal. The goal of the TDM Plan shall be a reduction of the number of vehicle trips generated by the residential uses to be developed on the Application Property during the weekday AM or PM Peak Periods as evidenced by the Annual Surveys as described in proffer 19.B.vi.

iii. TDM Plan. In order to meet the TDM Trip Reduction Goal ("TDM Goal") set forth in this proffer, the TDM Operator through the PM shall implement the TDM Plan. Because the TDM Plan represents the strategies to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time in coordination with FCDOT, without the requirement to secure an amendment to these proffers; provided, however, that the TDM Goal shall not be amended, and the amended TDM Plan shall include provisions for the following with respect to the proposed development:

a. Prior to the issuance of the first RUP for each new Residential Building (Buildings 1, 2, 3 and 3A) to be constructed on the Application Property, the TDM Operator shall contribute to the TDM Incentive Fund (as a segregated sub-account within the TDM Account) to fund a transit incentive program for initial purchasers and/or lessees of residential units in such buildings.

b. Distribution of SmarTrip cards or other incentives on a one time basis to all first-time residents of driving age during initial lease or initial sales as an incentive to use mass transit.

c. A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented residents, such as bicyclists, one or no-car individuals/families and employees of nearby employers to live in the proposed development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;

d Integration of transportation information and education materials into residential sales/rental kits and other leases.

e Establishment of a site-specific project website that includes multimodal transportation information, the possibility of online transit pass sales or value loading and connections to supporting links.

f. A parking management plan for the residential buildings that may include a parking reduction for any individual building, as may be approved by the Board of Supervisors;

g. Subject to agreement with third-party vendor(s) use of car sharing program(s) (such as ZipCar);

h. Distribute an information package to new residents, including site-specific transit-related information referencing the nearest Metro

station and bus routes, the availability of SmarTrip cards, and encouraging all tenants to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling or walking; and

i. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation as set forth in the CDPA/FDPA;

iv. TDM Program Manager (PM). Within one year of approval of this PCA, the TDM Operator shall appoint the PM for the project, whose duties shall be to further develop, implement and monitor the various components of the TDM Plan, provided that the PM also may have other duties beyond implementation of the TDM Plan. The TDM Operator shall provide written notice to FCDOT of the appointment of the PM within thirty (30) days of such appointment and, thereafter, within ten (10) days of any change in such appointment. Following the initial appointment of the PM, the TDM Operator, as applicable, thereafter shall continuously appoint, or cause to be appointed, a PM for the proposed development.

v. TDM Account. Within thirty (30) days of appointment of the PM, the TDM Operator shall establish the TDM Account with an initial contribution of $2,220.00. The PM shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within fourteen (14) days of its establishment.

a. Annual Funding. The TDM Account shall be replenished annually by the TDM Fund based on the contribution schedule outlined in Proffer 19.B.i.c., which contribution shall be adjusted based on

changes in the CPI from a base year of 2010 as may be required by FCDOT. In no event shall the annual adjustment exceed 3%.

b. Management of TDM Account. The TDM Account shall be managed by the TDM Operator and the PM.

vi. TDM Monitoring and Reporting.

a. Annual Surveys. Every April, the PM shall conduct a survey of residents (the "Survey") designed to evaluate the effectiveness of the TDM Plan in meeting the TDM Goal applicable at that time and to evaluate the need for changes to the TDM Plan. The PM shall coordinate the draft Survey materials and the methodology for validating Survey results with FCDOT prior to each Survey, which may include traffic counts as needed. If a Survey reveals that changes to the TDM Plan are needed or advisable, then the PM shall coordinate such changes with FCDOT and, as necessary, adjust the TDM Plan as permitted herein and implement the revisions, without penalties. The PM shall submit as part of each Annual Draft Report an analysis of the Survey, if conducted that year, to FCDOT. Such analysis shall include at a minimum:

1. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

2. The number of people surveyed and the number of people who responded;

3. The results of the surveys taken during the survey period;

4. The number of residents, and/or others participating in the TDM programs, displayed by category and mode of use;

5. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goal, and, if necessary, proposed modifications;

b. Annual Report. The PM shall report annually to FCDOT on the TDM Plan no later than ninety (90) days after completion of the Survey (the "Annual Report"). The Annual Report shall include (a) a description of the prior years TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the TDM Account revenues and expenditures for the preceding two years; (c) an analysis of the Annual Survey, as applicable, for the preceding years; and (d) discussion of any changes to the TDM Plan for the upcoming two years. The PM also shall post copies of the Annual Report, including the Annual Survey, on the TDM website required in proffer iii.d.

c. Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the delivery of the Annual Report may be extended by up to sixty (60) days if changes have occurred, or appear to have occurred, in trip characteristics resulting from events such as the opening of an additional phase of

development or changes to the TDM Plan that are not yet fully implemented as of the due date for the Annual Report.

d. Meetings with FCDOT. The PM shall meet with FCDOT annually to discuss the results of the Annual Survey, the Annual Report, and the TDM Plan.

C. The Applicant shall pre-wire all residential units with broadband, high-capacity data/network connections in multiple rooms, in addition to standard phone lines.

D. The development shall be designed to accommodate a business services center that includes the following for Building 2 and/or 3:

i. Copier, one fax machine, and shipping services. The area including these items may be leased to a third party commercial operator, in which case it shall count against the 12,000 square foot limitation for accessory services and support retail.

ii. A telecommunications center with four (4) computer stations, a printer, four (4) laptop plug-in stations, a T-1 or similar secure line location and a small conference room/office. The area to be used for the telecommunications center shall not count against the 12,000 square foot limitation for accessory service uses and support retail. No additional parking shall be required for this facility.

E. At the Applicant's option, the Applicant may chose to join a Transportation Management Association (TMA), as may be established in the Comprehensive Plan for Tysons Corner Urban Center, in lieu of proffer 19.B. above should the TMA include a comprehensive TDM or similar initiative for its governing area.

In this event, the Applicant shall contribute its pro rata share of funding to the TMA as determined by the TMA guidelines established for this purpose.

20. **Successors and Assigns** – These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

21. **Density Credit** – Advanced density credit shall be reserved as may be permitted by the provisions of Article 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County, Fairfax County Park Authority, or VDOT at time of site plan approval.

22. **Site Plan Review and Comment** – First submission site plan(s) for the Application Property shall be submitted to the Providence District Planning Commissioner for review and comment within five (5) business days after acceptance of the site plan by the Engineering Surveyor Institute and/or DPWES. Subsequent submissions and revisions to submitted site plan(s) for the Application Property shall only be submitted to the Providence District Planning Commissioner for review and comment if the Planning Commissioner had comments to the prior submission.

23. **Building Permit Definition** – When used in these proffers for the purpose of defining when a particular payment must be made or proffered, "Building Permit" shall mean the building permit for the vertical construction of a multifamily building (i.e. Building 1, 2, 3, 3A, 4 or 5). "Building Permit" shall not refer to the issuance of any building permits for the construction of footings, foundations, sheeting and shoring, parking structures, or retaining walls issued in advance of the building permit that approves the vertical construction of the multifamily building.

**24.** **Severability** – Any of the sections, buildings, phases, or subdivided lots within the Application Property may be subject to PCAs or FDPAs without requiring joinder or consent of the property owners or other sections, buildings, phases, or subdivided lots within the Application Property so long as such PCA or FDPA does not aversely impact those other sections, buildings, phases, or subdivided lots. Previously approved proffered conditions applicable to the sections, buildings, phases, or subdivided lots that are not the subject of such a PCA shall otherwise remain in full force and effect.

Applicant/Title Owner of Tax Map
29-4 ((7)) A6

Park Crest SPE Phase I, L.L.C.

_____

By: Olav B. Kollevoll, Jr.
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner / Declarant for One Park*Crest Condominium /
Agent for Title Owners

Park Crest Building 4 Associates, L.L.C.

_____

By: Olav B. Kollevoll, Jr.
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 29-4 ((7)) A9

Park Crest Building 5 Associates, LLC

_____

By: Olav B. Kollevoll, Jr.
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 29-4 ((14)) C1, 1C

Behringer Harvard Park Crest, LLC

_____

By: Mark T. Alfieri
Its: Chief Operating Officer

[SIGNATURES CONTINUE ON NEXT PAGE]

Contract Purchaser of Tax Map 29-4 ((7)) A6 pt.

AvalonBay Communities, Inc.

_____

By: Jonathan B. Cox
Its: Senior Vice President, Development

[SIGNATURES CONTINUE ON NEXT PAGE]

Unit Owners Association for all unit owners for property identified as 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919

One Park*Crest Unit Owners Association

_____

By: _____

Its: _____

[SIGNATURES END]

# REZONING AFFIDAVIT

DATE: March 9, 2010
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

100653c

in Application No.(s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Park Crest SPE Phase I, L.L.C.<br><br>Agents:<br>Thomas D. Fleury<br>Olav B. Kollevoll, Jr.<br>James A. Donohoe, III<br>David A. Hill | 8330 Boone Boulevard, Suite 460<br>Vienna, VA 22182 | Applicant/Title Owner of Tax Map 29-4 ((7)) A6 |

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

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

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

100653c

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

DATE: March 9, 2010
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Park Crest Building 4 Associates, LLC<br><br>Agents:<br>Thomas D. Fleury<br>Olav B. Kollevoll, Jr.<br>James A. Donohoe, III<br>David A. Hill | 8330 Boone Boulevard, Suite 460<br>Vienna, VA 22182<br><br>No individual unit owner, other than Park Crest Building 4 Associates, LLC (listed above), is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium. | Title Owner of Tax Map 29-4 ((13)) C1, 105, 107-109, 113-115, 201, 202, 205-208, 210-216, 219, 302, 304-308, 310, 311, 314-315, 317, 401, 402, 404-407, 410-419, 501, 502, 505-507, 509-517, 519, 602, 604-611, 613-616, 701-705, 707, 713, 714, 716, 717, 719, 801, 802, 804, 806-808, 810-816, 819, 903-905, 907-915, 919, 1001, 1002, 1004, 1007, 1009, 1010, 1012-1014, 1019, 1101, 1102, 1104, 1106-1111, 1114-1117, 1119, 1201, 1203, 1204, 1206-1209, 1211, 1212, 1215, 1217, 1219, 1301-1304, 1306-1314, 1317, 1319, 1401-1406, 1408, 1409, 1412-1415, 1417, 1419, 1501-1508, 1510-1515, 1601-1615, 1703, 1706-1708, 1710, 1711, 1714-1715, 1717, 1801, 1802, 1808, 1810, 1814, 1816, 1819, 1901, 1902, 1910, 1912, 1916/<br>Declarant for One Park*Crest Condominium/<br>Agent for Title Owners of Tax Map 29-4 ((13)) 102-104, 116-117, 203, 204, 209, 217, 218, 301, 303, 309, 312, 313, 316, 318, 319, 403, 408, 409, 503, 504, 508, 518, 601, 603, 612, 617-619, 706, 708-712, 715, 718, 803, 805, 809, 817-818, 901-902, 906, 916-918, 1003, 1005, 1006, 1008, 1011, 1015-1018, 1103, 1105, 1112, 1113, 1118, 1202, 1205, 1210, 1213, 1214, 1216, 1218, 1305, 1315, 1316, 1318, 1407, 1410, 1411, 1416, 1418, 1509, 1516-1519, 1616-1619, 1701-1702, 1705, 1709, 1712, 1713, 1716, 1718, 1719, 1812, 1818, 1906, 1908, 1914, 1918, 1919 |

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

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

100653c

DATE: March 9, 2010
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

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

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Park Crest Building 5 Associates, LLC<br><br>Agents:<br>Thomas D. Fleury<br>Olav B. Kollevoll, Jr.<br>James A. Donohoe, III<br>David A. Hill | 8330 Boone Boulevard, Suite 460<br>Vienna, VA 22182 | Title Owner of Tax Map 29-4 ((7)) A9; 29-4 ((14)) C1, 1C |
| WDG Architecture, PLLC<br><br>Agents:<br>Thomas F. Zych<br>David L. Banta<br>Frederick B. Hammann | 1025 Connecticut Avenue, NW, #300<br>Washington, DC 20036 | Former Architect/Agent |
| VIKA, Incorporated<br><br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>Robert J. Bosco<br>Stephen E. Crowell | 8180 Greensboro Drive, Suite 200<br>McLean, Virginia 22102 | Engineers/Agent |
| Street Traffic Studies, Ltd.<br><br>Agent:<br>David A. Nelson | 400 Crain Highway, NW<br>Glen Burnie, Maryland 21061 | Traffic Engineers/Agent |

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

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| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.<br><br>Agents:<br>Martin D. Walsh<br>Lynne J. Strobel<br>Timothy S. Sampson<br>M. Catharine Puskar<br>Sara V. Mariska<br>G. Evan Pritchard<br>Elizabeth D. Baker<br>Inda E. Stagg<br>Kara M. W. Bowyer<br>Megan C. Shilling<br>Elizabeth A. McKeeby | 2200 Clarendon Boulevard<br>13th Floor<br>Arlington, Virginia 22201 | Attorneys/Planners/Agent |
| Equity Residential<br><br>Agent:<br>Brian Grant | 1953 Gallows Road, Suite 340<br>Vienna, VA 22182 | Former Contract Purchaser of Tax Map 29-4 ((14)) 1C, C1, A6 pt. |
| AvalonBay Communities, Inc.<br><br>Agents:<br>Jon B. Cox<br>Christopher B. Helsabeck<br>J. Richard Morris | Suite 300<br>2900 Eisenhower Avenue<br>Alexandria, VA 22314 | Contract Purchaser of Tax Map 29-4 ((7)) A6 pt. |
| M.J. Wells & Associates, Inc.<br><br>Agents:<br>Robin L. Antonucci<br>Jami L. Milanovich | 1420 Spring Hill Road, Suite 600<br>McLean, Virginia 22102 | Transportation Consultant/ Agent |

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

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

100653c

DATE: March 9, 2010
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

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

| **NAME**<br>(enter first name, middle initial, and last name) | **ADDRESS**<br>(enter number, street, city, state, and zip code) | **RELATIONSHIP(S)**<br>(enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| The Lessard Architectural Group, Inc.<br><br>Agents:<br>Sanford (nmi) Silverman<br>Joseph A. Schneider<br>Enrico E. Villaroman<br>John M. Jenkins | 8521 Leesburg Pike, Suite 700<br>Vienna, Virginia 22182 | Architects/Agent |
| One Park*Crest Unit Owners Association<br><br>Agents:<br>Peter G. Gartlan<br>Erin E. Brinson<br>Sandi L. Stafford | 8330 Boone Boulevard, Suite 460<br>Vienna, VA 22182 | Unit Owners Association for all unit owners for property identified as 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919. No individual unit owner, other than Park Crest Building 4 Associates, LLC (listed above), is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium. |

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

**REZONING AFFIDAVIT**

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number(s))

==========

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Park Crest SPE Phase I, L.L.C.
8330 Boone Boulevard, Suite 460
Vienna, VA 22182

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

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)
Penrose/Donohoe Tysons, LLC, Manager (owns less than 10% of Park Crest SPE Phase I, L.L.C.)
Falcon Tyson, LLC, Member (owns less than 10% of Park Crest SPE Phase I, L.L.C.)
Falcon SPF #16 Tyson USA, LLC

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
Mark W. Gregg, President; James A. Donohoe, First VP; Olav B. Kollevoll, Jr., Second VP, Secretary; Stephen F. Twohig, Third VP

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Park Crest Building 4 Associates, LLC
8330 Boone Boulevard, Suite 460
Vienna, VA 22182

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Penrose/Donohoe Tysons, LLC, Manager/Member (owns less than 10% of Park Crest Building 4 Associates, LLC)
Falcon Tyson 4, LLC, Member
Falcon SPF #18 Tyson USA, LLC, Member

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Mark W. Gregg, President; James A. Donohoe, First VP; Olav B. Kollevoll, Jr., Second VP, Secretary; Stephen F. Twohig, Third VP

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Park Crest Building 5 Associates, LLC
8330 Boone Boulevard, Suite 460
Vienna, VA 22182

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Penrose/Donohoe Tysons, LLC, Manager/Member (owns less than 10% of Park Crest Building 5 Associates, LLC)
Falcon Tyson 5, LLC, Member
Falcon SPF #17 Tyson USA, LLC, Member

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Mark W. Gregg, President; James A. Donohoe, First VP; Olav B. Kollevoll, Jr., Second VP, Secretary; Stephen F. Twohig, Third VP

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

10053c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Charles A. Irish, Jr., John F. Amatetti, Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Falcon SPF #16 Tyson USA, LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Falcon Real Estate Company, Ltd., Manager (owns less than 10% of Park Crest SPE Phase I, L.L.C.)
Members: Tyson Financial, Inc., TCC Development LLC, Chicago Title Insurance Co.*, Jupiter One, LLC*, Mark (nmi) Remington, Don Moridy IRA*, Tyson Investor, Inc.

* (owns less than 10% of Park Crest SPE Phase I, L.L.C.)

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tyson Financial, Inc.
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Tysons Financial Group, Inc.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Howard E. Hallengren, Jack D. Miller
Officers: Jack D. Miller, President; Scott E. Sweeney, EVP; David A. Hill, EVP

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
TCC Development LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Ray R. Irani, Sole Member and Manager

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tyson Investor, Inc.
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Tysons Financial Group, Inc.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Howard E. Hallengren, Jack D. Miller
Officers: Jack D. Miller, President; Scott E. Sweeney, EVP; David A. Hill, EVP

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Falcon SPF #18 Tyson USA, LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Falcon Real Estate Company, Ltd., Manager (owns less than 10% of Park Crest SPE Phase I, L.L.C.)
Members: Tyson Financial, Inc., TCC Development LLC, Chicago Title Insurance Co.*, Jupiter One, LLC*, Mark (nmi) Remington, Don Moridy IRA*, Tyson Investor, Inc.

* (owns less than 10% of Park Crest Building 4 Associates, LLC)

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Falcon SPF #17 Tyson USA, LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Falcon Real Estate Company, Ltd., Manager (owns less than 10% of Park Crest SPE Phase I, L.L.C.)
Members: Tyson Financial, Inc., TCC Development LLC, Chicago Title Insurance Co.*, Jupiter One, LLC*, Mark (nmi) Remington, Don Moridy IRA*, Tyson Investor, Inc.

* (owns less than 10% of Park Crest Building 5 Associates, LLC)

==========

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
One Park*Crest Unit Owners Association
8220 Crestwood Heights Drive
McLean, VA 22102

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
A non-profit, non-shareholder owners association.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Peter G. Gartlan, President
Erin E. Brinson, VP
Sandi L. Stafford, Treasurer/Secretary

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Equity Residential
1953 Gallows Road, Suite 340
Vienna, VA 22182

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

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

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

==========

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
C.R. George Dove, Member, David P. Habib, Member, Eric J. Liebmann, Member, Marc Nathanson (nmi), Member, Jeffrey A. Morris, Member, M. Durwood Dixon, Member, Frederick B. Hammann, Member

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tysons Financial Group, Inc.
PO Box 263
8024 Zurich

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

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

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

==========

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Falcon Tyson 4, LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Howard E. Hallengren, Jack D. Miller, Scott E. Sweeney, David A. Hill

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Falcon Tyson 5, LLC
570 Lexington Avenue, 32nd Floor
New York, NY 10022

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

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Howard E. Hallengren, Jack D. Miller, Scott E. Sweeney, David A. Hill

==========

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

==========

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

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
AvalonBay Communities, Inc.
2900 Eisenhower Avenue, Suite 300
Alexandria, VA 22314

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

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

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

==========

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

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

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

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The Lessard Architectural Group, Inc.
8521 Leesburg Pike, Suite 700
Vienna, Virginia 22182

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

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

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

==========

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

==========

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

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

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

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

==========

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

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

**REZONING AFFIDAVIT**

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number(s))

==========

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

PARTNERSHIP INFORMATION

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

Street Traffic Studies, Ltd.
400 Crain Highway, NW
Glen Burnie, Maryland 21061

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

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

General Partners:
David A. Nelson
Michael M. Nalepa
Carl F. Starkey
Rodney B. Carlson
Robert F. Zacherl

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

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

**REZONING AFFIDAVIT**

DATE: March 9, 2010
(enter date affidavit is notarized)

100653

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number(s))

==========

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

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

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

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

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

none

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

**REZONING AFFIDAVIT**

DATE: March 9, 2010
(enter date affidavit is notarized)

100653c

for Application No. (s): PCA/FDPA 2002-PR-016-2
(enter County-assigned application number(s))

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

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

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

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

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

**WITNESS the following signature:**

Lynne J. Strobel

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9 day of March 2010, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

APPENDIX 3

RECEIVED
Department of Planning & Zoning
FEB 02 2010
Zoning Evaluation Division

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

**Amended**
February 1, 2010

***Via Hand Delivery***

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Proffered Condition Amendment/Final Development Plan Application
Applicant: Park Crest SPE Phase I, L.L.C.

Dear Ms. Coyle:

Please accept the following as an amended statement of justification for a proffered condition amendment/final development plan amendment application on property identified among the Fairfax County tax map records as 29-4 ((7)) A6, A9, 29-4 ((13)) C1, 102-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C (the "Subject Property").

The Subject Property contains approximately 13.54 acres and is located in the northwest quadrant of the intersection of Westpark Drive (Route 5601) and Park Run Drive (Route 6062). On January 6, 2003, the Board of Supervisors (the "Board") approved RZ 2002-PR-016 to rezone the Subject Property from the C-3 District to the PRM District to permit a high-rise multi-family residential development with single-family attached units and support retail at a 3.0 floor area ratio ("FAR") or 1,770,100 square feet of gross floor area ("GFA"). A maximum of 1,354 residential units were proffered. More recently, the Board approved PCA/FDPA 2002-PR-016 on August 2, 2004. This approval eliminated the previously proposed single-family attached units to allow a five-story multi-family building with 138 loft units and a grocery store in the cellar space. The approval also permitted modifications to the site layout of the four (4) previously approved high-rise multi-family buildings. The approval did not change the overall unit count of 1,354 units or FAR of 3.0. The Applicant now proposes a single six-story multi-family building on Parcel A6 in lieu of two (2) thirteen-story multi-family buildings that were shown on the approved FDPA as Buildings 1 and 1A.

The Subject Property is located in Area II of the Fairfax County Comprehensive Plan (the "Plan") within the Tysons Corner Urban Center of the McLean Planning District. More

specifically, the Subject Property is located within Land Unit L, Sub-Unit L1. The Plan map indicates that the Subject Property is planned for mixed-use. The Plan provides, in relevant part, that the Subject Property is appropriate for high density residential development, as provided under the Alternative Land Use Guidelines. These guidelines permit the replacement of non-residential intensity with residential use, provided that the living environment is compatible with adjacent uses and recreational facilities and amenities are provided. The proposed multi-family residential development continues to be in conformance with the Plan guidelines and surrounding development.

The previously approved PCA/FDPA permitted two (2) thirteen-story multi-family buildings that are depicted on the FDPA as Buildings 1 and 1A. Due to changing market demand, rising construction costs, and the difficulty of obtaining financing in today's economic climate, the Applicant now proposes a single six story multi-family building comprised of 354 units or a total of approximately 353,802 square feet of GFA that is shown on the proposed FDPA as Building 1. The building will be wood frame construction on top of two (2) levels of podium parking below grade. Where the garage is exposed on the rear because of steep topography, 56 dwelling units will be built to screen the garage area within the podium structure. Building 1 will complement the balance of the Park Crest development and fulfill the vision for additional residential development in Tysons Corner. The proposed building is located on the highest portion of the Subject Property and, therefore, the building height will remain compatible with existing and proposed development. Residents will be able to take advantage of the grocery store located in the development, nearby shopping amenities, and the approved Metrorail expansion. The Applicant does not propose a change in use, but simply proposes modifications to Buildings 1 and 1A to adapt to changing market conditions.

Although the Applicant is proposing a single building in lieu of Buildings 1 and 1A, the footprint for the new building is not significantly different from that shown on the approved FDPA. In fact, the overall proposed gross floor area is approximately the same as the original approval. The Applicant reserves the ability to relocate any unused square footage to another part of the Subject Property, thereby preserving the approved 3.0 FAR. The Applicant continues to propose a multi-family building that features an attractive design and high-quality units to suit the type of residential demand that exists in this part of Fairfax County. Access to terraced open space and the use of balconies enhance the proposed urban design. The proposed site modifications on the remainder of the Subject Property also include the elimination of an approved 40,000 square foot retail/health building, which will instead be open space that is centrally located on the Subject Property, and elimination of an access to Westpark Drive as well as Park Run Drive. As a result of these site modifications, the amount of approved open space has increased.

Residential Development Criteria have been adopted in order to evaluate zoning requests for residential development. The Application meets the residential development criteria in the proposed mixed-use development as follows:

I. **Site Design** – All applications are to be characterized by high-quality site design. The Applicant's proposal provides high-quality site design as follows:

a. Consolidation – The Applicant has already consolidated all the property that is available in this area for development. The Subject Property is comprised of approximately 13.54 acres.

b. Layout – The proposed layout provides logical, functional, and appropriate relationships between residential and retail components within the development that is not modified with the Applicant's proposal. The Subject Property's topography compensates for a reduction in building height for Building 1, and the proposed building will be compatible with existing and proposed development. The on-site circulation allows convenient access to a large structured parking garage. The proposed building's primary facade is located at the property line adjacent to Westpark Drive thereby enhancing the area's urban streetscape.

c. Open Space – Usable, accessible, and well-designed open space is provided on the Subject Property in the form of a plaza on the interior of the Subject Property, located between Buildings 1, 2, and 3. The Applicant has also provided for either a linear park along the western property line or a park in the southwestern corner of the Subject Property. Approximately 35.5% open space is provided; an amount in excess of the twenty-five percent (25%) required by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). The proposal retains the plaza area originally shown adjacent to Buildings 1 and 1A. A perimeter terrace will further enhance on-site open space.

d. Landscaping – Ample landscaping is provided on the perimeter of the Subject Property and in the proposed central plaza area. Landscape details have been provided on the CDPA/FDPA to illustrate the quality and quantity of proposed vegetation.

e. Amenities – The on-site amenities for the residents feature an outdoor landscaped plaza, retail uses, and access to a park that will be located on the Subject Property. Another key amenity is the large, below grade structured parking facility that will serve the Subject Property.

II. **Neighborhood Context** – New developments are to fit in to the fabric of their adjacent neighborhoods. Residential use is an important element that enhances the Tysons Corner area. A multi-family building in this location will serve the growing residential population of Tysons Corner and enhance the existing mix of uses.

III. **Environment** – Proposals should be consistent with the policies and objectives of the environmental elements of the Plan.

a. Preservation – There are no EQCs, RPAs, or other environmentally sensitive features located on the Subject Property. There are no scenic assets or natural features on this site worthy of preservation.

b. Slopes and Soils – Soil studies have been performed and have been shown to be adequate for residential development.

c. Water Quality – Best Management Practices for stormwater management has already been addressed in prior approvals.

d. Stormwater Management – Reaffirmation of a waiver to allow underground stormwater detention and water quality controls in an underground system is requested.

e. Noise – Measures for noise mitigation will be addressed in the proffers as may be determined necessary through the application review process.

f. Lighting – The Applicant will provide lighting on the Subject Property that will be shielded and directed downward in order to minimize neighborhood glare and impacts to the night sky in accordance with Zoning Ordinance requirements.

g. Energy – The dwelling units will be constructed consistent with energy efficiency standards.

IV. **Tree Preservation and Tree Cover Requirements** – The Applicant is proposing tree cover of 18%, which is in excess of the Zoning Ordinance's ten percent (10%) requirement. The Applicant will prepare and submit a tree preservation plan and reforestation plan in conjunction with the site plan. Existing street trees on Park Run Drive and Westpark Drive will be preserved to the extent possible. Any replacement street trees will be a minimum of three-inch (3") caliper at the time of planting.

V. **Transportation** – All applications are to implement measures to address planned transportation improvements. Staff has concluded that this application has no net increase in density and therefore no net traffic impact. The Applicant will continue to provide several specific transportation demand management ("TDM") measures as previously proffered. Trail connections will be provided to enhance non-motorized transit opportunities.

VI. **Public Facilities** – It is anticipated that impacts to the public facilities will occur as a result of the residential development. The Applicant will reaffirm prior monetary commitments to Fairfax County and the Park Authority with this application.

VII. **Affordable Housing** – The Applicant has provided a combination of actual affordable dwelling units and a monetary contribution to address the need for affordable housing.

**VIII. Heritage Resources** – There are no significant cultural, architectural, economic, social, political, or historic heritage sites or structures located on the Subject Property.

**IX. Density** – The Plan does not recommend a residential density in terms of dwelling units per acre, but instead recommends an FAR and maximum gross floor area for non-residential use. The Plan provides that residential use is appropriate based on the Alternative Land Use Guidelines, which provides for a 1:3 conversion ratio for converting non-residential square feet to residential square feet. The Subject Property is within Land Unit L, Sub-Unit L-1 of the Tysons Corner Suburban Center. The proposal for an FAR of 3.0 is in keeping with the recommendations of the Plan.

The proposal is in conformance with all ordinance regulations with the following exceptions:

- A modification of the transitional screening and barrier requirements between proposed uses within the development is requested to allow an active mix of uses and an attractive, urban development concept. This modification was previously granted with PCA/FDPA 2002-PR-016.

- A modification of the loading requirement from 20 to 10 spaces for the multi-family residences is requested. The proposed residential buildings will not necessitate the number of loading spaces required by the Zoning Ordinance as the Applicant does not anticipate the need for regular commercial truck deliveries.

- A modification of the 600-foot limitation on the length of private streets is requested. The proposed private street will be maintained by an Umbrella Owners' Association as required by the proffers. Given the large number of residential owners within the site, the Applicant does not believe that the maintenance requirements will be a financial burden for future property owners. This modification was previously granted with PCA/FDPA 2002-PR-016.

- A waiver to allow underground detention and water quality in a multi-family residential development was previously approved by the Board of Supervisors with RZ 2002-PR-016 and reaffirmed with PCA 2002-PR-016. The proposed underground facility is already in place and will continue to serve the entire site.

- A modification to the Non-Core Area Streetscape Design Concept as presented in the Tysons Corner Urban Center Plan.

- A reduction in the parking requirement for Building 1 from 1.6 spaces per dwelling unit to 1.3 spaces per dwelling unit is being processed concurrently with this application. The proposed parking reduction is consistent with the draft text currently under consideration for the Tysons Corner Urban Center Comprehensive Plan Amendment.

The Applicant continues to propose multi-family development on the Subject Property. In lieu of two (2) thirteen-story buildings shown as Buildings 1 and 1A, the Applicant now proposes a single six-story building that will complement the approved uses on the Subject Property. Site amenities include below grade parking, a large amount of well-placed open space, and a full-size grocery store. Ultimately, the residential development will serve as a valuable model in Tysons Corner for attractive, well-designed residential development. The Applicant's proposal is consistent with the Plan and the purpose and intent of the Ordinance.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this amended justification and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Lynne J. Strobel

Enclosures

cc: Tom Fleury
Jon Cox
Chris Helsabeck
John Amatetti
Sandy Silverman
David Nelson
Martin D. Walsh

{A0185573.DOC / 1 Amended Statement of Justification 2-1-10 001317 000025}

PCA 2002-PR-016

APPENDIX 4

FAIRFAX COUNTY

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

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

September 29, 2004

Thomas D. Fleury
West*Group Management LLC
1600 Anderson Road
McLean, Virginia 22102

RE: Proffered Condition Amendment
Number PCA 2002-PR-016

Dear Mr. Fleury:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on August 2, 2004, approving Proffered Condition Amendment PCA 2002-PR-016 in the name of West*Group Properties, LLC, to amend the proffers for RZ 2002-PR-016 previously approved for residential mixed use to permit site modifications with an overall Floor Area Ratio (FAR) of 3.00, located in the northwest quadrant of the intersection of Westpark Drive and Park Run Drive (Tax Map 29-4 ((7)) A3), subject to the proffers dated August 2, 2004, consisting of approximately 13.55 acres located in Providence District.

The Conceptual Development Plan Amendment was approved; the Planning Commission previously recommended approval of Final Development Plan FDPA 2002-PR-016 on July 29, 2004, subject to the Board's approval of PCA 2002-PR-016.

**The Board also <u>waived</u>:**

- **The transitional screening and barrier requirements between the proposed uses with the development.**
- **The requirement for a 600-foot limitation on the length of private streets.**
- **The requirements of Paragraph 8 of Section 16-401 of the Zoning Ordinance in order to permit a six-foot high fence around the corner park.**

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 2nd day of August, 2004, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2002-PR-016

WHEREAS, West*Group Properties, LLC filed in the proper form an application to amend the proffers for RZ 2002-PR-016 hereinafter described, by amending conditions proffered 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 it 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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 2nd day of August, 2004.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

WEST*GROUP PROPERTIES LLC

PCA 2002-PR-016

August 2, 2004

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors' approval of the requested Proffer Condition Amendment ("PCA") and the Planning Commission's approval of the Final Development Plan Amendment ("FDPA") for property identified as Tax Map 29-4 ((7)) A-3 (hereinafter referred to as the "Application Property"), the Applicant and Owner in PCA-2002-PR-016 proffer for themselves, their successors and assigns (the "Applicant") the following conditions. In the event the Board of Supervisors approves PCA 2002-PR-016, these proffers shall supercede all previous proffers for the Application Property and all previous proffers for the Application Property shall be null and void and of no further effect on the Application Property.

1. **Development Plan**

A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Incorporated dated March 24, 2004, as revised through July 7, 2004 except as otherwise provided herein. Notwithstanding that the CDPA/FDPA is presented on 17 sheets, it shall be understood that the CDPA shall be only those elements of the plan that depict points of access (except those shown in the Linear Urban Park), the amount and location of open space, peripheral setbacks, limits of clearing and grading, building heights, the total number and general location of buildings (the "CDPA Elements"). The Applicant has the option to request an FDPA for elements other than CDPA Elements from the Planning Commission for all or a portion of the CDPA/FDPA and related development conditions, if any, in accordance

with the provisions set forth in Sect. 16-402 of the ZO if the amendment is in conformance with the approved CDPA and the proffers.

B. The total site area is 590,033 square feet or 13.5453 acres ("Gross Tract Area") and the overall maximum density shall not exceed 3.0 floor area ratio ("FAR") or 1,770,099 square feet of gross floor area ("GFA").

C. The development of Buildings 1, 1A, 2, 3, 3A and 4 shall be completed on the common parking structure as depicted on the CDPA/FDPA. The parking structure may be built in a single phase or in multiple phases so long as parking for each phase is provided per the Zoning Ordinance ("ZO") and is in substantial conformance with the CDPA/FDPA.

D. The maximum permitted GFA cited above is exclusive of approximately 250,000 square feet of cellar space (as defined by the Zoning Ordinance) to be utilized for multi-family dwelling units or other secondary uses as shown on the CDPA/FDPA. Parking shall be provided for all cellar space in accordance with applicable ZO provisions. No more than 187,500 SF of cellar space shall be used for residential units.

E. The maximum number of residential units to be developed on the Application Property, whether located within GFA or cellar space (as defined by the Zoning Ordinance), shall be 1354 units.

**2. Minor Modifications**

Pursuant to Paragraph 4 of Section 16-403 of the ZO, minor modifications from the Final Development Plan Amendment ("FDPA") may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDPA provided such changes are in substantial conformance with the FDPA as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total amount of square footage, decrease the overall square feet or percentage of open space, decrease the

setback from the peripheries, or substantially change the location of natural open space areas or the streetscaped elements as depicted on Sheet 12 of the CDPA/FDPA. Landscaped open space created with site plan and building design may be re-arranged, relocated or re-shaped as long as the number of trees and foundation plantings do not decrease and it is in substantial conformance with the CDPA/FDPA. Streetscapes shall be designed and constructed in substantial conformance with the Details A-E shown on Sheet 12.

**3. Uses**

A. Principal Use

The principal use shall be multi-family residential.

B. Secondary Uses

i. Affordable Dwelling Units

ii. Retail/Secondary Uses:

Secondary uses shall include 30,000 - 55,000 square feet of GFA and up to 52,000 square feet of non GFA cellar space in retail sales establishments, eating establishments, and/or other secondary uses as listed in below, up to 40,000 square feet of which are contained in the Health Center and a total of up to 12,000 square feet of which are distributed within the cellars of Buildings 2, 3, 3A and/or 4. The 12,000 square feet of cellar space may be used for retail and secondary support uses within Buildings 2, 3, 3A and 4 and shall primarily serve homeowners, tenants and guests. No one high-rise building shall exceed 6,000 square feet of the 12,000 square feet total of cellar space.

iii. Secondary uses as permitted in PRM 6-403 may include the following:

1. Accessory uses and home occupations as permitted by Article 10.
2. Bank Teller machines, unmanned
3. Business service and supply service establishments

4. Commercial and industrial uses of special impact (Category 5), limited to:

   A. Fast food restaurants

   B. Quick-service food stores

5. Commercial recreation uses (Group 5), limited to:

   A. Billiard and pool halls

      (a) Health clubs

   B. Any other similar commercial recreation use

6. Eating establishments

7. Financial institutions

8. Hotels, motels.

9. Institutional uses (Group 3), limited to:

   A. Home child care facilities

10. Offices

11. Medical Care Facility

12. Personal service establishments

13. Quasi-public uses (Category 3), limited to:

   A. Child care centers and nursery schools

   B. Colleges, universities

   C. Private clubs and public benefit associations

   D. Private schools of general education

   E. Private schools of special education

14. Repair service establishments

15. Retail sales establishments

iv. The project shall be designed to accommodate a 30,000 – 55,000 GFA grocery store within Building 5 on the CDPA/FDPA. The Applicant agrees to negotiate in good faith for at least 12 months, or other such time as may be mutually agreed to by the Director, Zoning Evaluation Division and the Applicant, to lease such space for such use in accordance with commercially viable economic parameters. If a commercially viable lease for a grocery store cannot be negotiated, the Applicant shall demonstrate such failed attempts to the Director, Department of Planning and Zoning and the Applicant may develop alternative secondary uses within those areas designated for "retail" use on the CDPA/FDPA. In the event that the total secondary uses within the Application Property is less than 30,000 square feet, as calculated at the time of issuance of the first Residential Use Permit for the last multifamily building, then the Applicant shall be obligated to pay to Fairfax County Board of Supervisors as a prerequisite to the issuance of the first Residential Use Permit for the last multifamily building an amount equal to $84 per square foot for any of the thirty thousand (30,000) square feet not developed in such secondary uses. As an example, if the total secondary uses developed was 20,000 square feet, then the payment amount would be equal to (30,000-20,000) x $84, or 10,000 x $84, = $840,000. Any amount paid by the Applicant pursuant to this Proffer shall be used for acquisition, resurfacing or capital maintenance or repair of playing fields within the Tysons Corner area or other areas within the Providence District.

v. Applicant shall limit retail uses as follows:

1. A 30,000-55,000 square foot grocery store and attached shops in Building 5.
2. The building labeled "Health Center" may be up to a 27,000 square foot spa, fitness center, wellness center or similar type facility and the balance of the

40,000 square feet may be used for support retail and service uses and medical care facility/medical office. In the event that a public or private health club facility proves uneconomical, the 27,000 square feet may be used for other retail, entertainment, amenity or service uses. As a prerequisite to a change in use, the Applicant shall provide the Director of the Department of Transportation a traffic study analyzing the proposed uses. If the change in use results in any quantifiable or measurable negative impacts to traffic, DOT in association with the Applicant's traffic engineer shall determine appropriate mitigation measures. The improvements shall be bonded or future construction escrow posted with Fairfax County prior to issuance of non-RUP for change in use for the 27,000 square feet from Health Center to other uses.

vi. Signage for the 12,000 SF of retail primarily for residents, tenants and guests shall be limited to 8 SF per building on a single monument sign not to exceed 4 feet in height, placed in the vicinity of the front entrance to Buildings 2, 3, 3A and 4, identifying the retail use within each building. All reasonable attempts shall be made to make signs obscure from Park Run Drive and entry plaza outside the gate. No signage identifying or inviting the general public shall occur on Park Run Drive or within the plaza area outside the gate as it relates to the 12,000 SF of interior retail within the buildings. One non-residential secondary use in each of Buildings 2, 3, 3A and 4 may have a sign letter up to 4" high with 8" logo not more than 6 feet above grade identifying the name of the establishment. This signage is to serve as directional and identifiable signage for the owners, tenants and guests within the gated area. Otherwise, no signage for non-residential uses shall be placed on the exterior storefront of the

residential Buildings 2, 3, 3A and 4. All of these signage restrictions may be modified by the approval of a Comprehensive Sign Program for the entire project pursuant to the requirements of the ZO.

C. Temporary Signs.

i. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the advertising, marketing, sale, rental or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Property. Furthermore, the Applicant shall direct its agents and employees involved in the advertising, marketing, sale, rental or leasing of residential dwelling units, and any commercial, retail, office, or any other secondary use space, on the property to adhere to this proffer.

ii. For purposes of this proffer, the Applicant shall be considered to include, but not be limited to, any person, company, or other entity involved in the design, building, site planning, site work, and any other development of the Property, and any person, company, or other entity involved in the advertising, marketing, sale, rental or leasing of residential dwelling units and any commercial, retail, office, or any other secondary use space, on the Property, any tenant, lessee, or licensee of such space, whether or not the person or company is related to, affiliated with, or has a contractual relationship with the Applicant.

D. Any Additional Principal and Secondary uses specified in the PRM zone and not specifically listed in Proffer 3B above may be permitted within the buildings with the approval of a Final Development Plan Amendment ("FDPA") and or Special

Exception or Special Permit, as applicable. A Proffered Condition Amendment ("PCA") application shall not be required so long as the layout is in substantial conformance with the CDPA.

4. **Subdivision of the Application Property**

A. Building 5 and the Corner Park.

As a prerequisite to the approval of the first site plan for the Application Property, the Applicant shall subdivide the Application Property as schematically depicted on the CDPA/FDPA to create a separate lot for Building 5 and to create the area of the remaining land as the basis for determining average grade, cellar and other elements of the plan. Nothing contained herein shall preclude further subdivision of the Corner Park from Building 5 if so elected by the Applicant, successors or assigns.

B. Buildings 1, 1A, 2, 3, 3A and 4.

i. The anticipated subdivision lines shown on the CDPA/FDPA for Buildings 1, 1A, 2, 3, 3A and 4 are for illustrative purposes only, and that portion of the Application Property may be subdivided along alternative subdivision lines as determined by the Applicant without requiring a PCA or FDPA.

ii. The calculation of height for Buildings 1, 1A, 2, 3, 3A and 4 shall be determined on average grade pursuant to "Grade Demonstration for Height" detail on Sheet 16 of the CDPA/FDPA and is contingent upon Proffer 4A being completed and upon Buildings 1, 1A, 2, 3, 3A and 4 being constructed vertically from a single parking structure platform pursuant to Proffer 1C subject to timely approval of the calculations by the Zoning Administrator.

5. **Home Owners Association**

A. Formation of Umbrella Owners Association and Individual COAs

i. Umbrella Owners Association

Prior to the issuance of the first RUP for any phase of the development of the Application Property, the Applicant shall establish an Umbrella Owners Association (referred to herein as the "UOA") in accordance with Virginia law.

ii. Condominium Owner Association

a) In addition, prior to the issuance of the first RUP for any phase of the development of the Application Property, the Applicant shall cause a Condo Owners Association ("COA") to be formed for that phase in accordance with Virginia law.

b) Each COA for the separate phases of the development of the Application Property shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the COA.

B. <u>COA Maintenance Obligations</u>

i. Each COA shall have specific land areas of the Application Property within its boundaries, and shall assume all maintenance obligations required by these Proffers for infrastructure within those boundaries except for those maintenance obligations to be performed by the UOA pursuant to Proffer 5C.

ii. Maintenance obligations may be shared by COAs for various phases of the Application Property pursuant to shared maintenance agreements.

iii. Purchasers shall be advised prior to entering into a contract of sale and in the COA documents that the COA shall be responsible for those obligations listed in these Proffers.

C. UOA Maintenance Obligations

i. The Applicant and subsequent UOA shall have specific maintenance responsibilities which shall include but not be limited to the following:

a) Maintenance of private streets, sidewalks, plazas, open space, stormwater management facilities, recreational facilities, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance,

b) Maintenance of the Linear Urban Park in the event that the Board of Supervisors (BOS) does not accept the Linear Urban Park dedication for a public park pursuant to details outlined in Proffer 10C,

c) Repair of surfaces and site furnishings, and

d) Replacement of dead, dying or diseased trees and landscaping within the Application Property with the same size or larger and similar species as originally approved on the landscape plan.

e) Maintenance of trash receptacles in bus shelters as provided in Proffer 6.

ii. The UOA documents shall specify that the UOA is responsible for the maintenance of the private streets and sidewalks.

iii. Private Street Reserve Fund

a) Subject to review and approval by the County Attorney, the UOA documents shall provide for establishment of a Reserve Fund to be used as funding for maintenance of these private streets.

b) At the time of the first Residential Use Permit in the first multifamily building, the Applicant shall deposit Seventy-five Thousand Dollars ($75,000) into this Reserve Fund.

iv. Shuttle Bus Operation

The UOA shall have the obligation to provide the Shuttle Bus System pursuant to Proffer 21 below.

v. Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents that the UOA shall be responsible for those obligations listed in these Proffers.

D. UOA and COA Disclosure

Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents and in the COA documents that the UOA and the COA shall be responsible for those obligations listed in these Proffers.

**6. Transportation**

A. Intersection/Access Improvements

i. Subject to approval of the applicable permitting authorities, the Applicant shall provide all intersection and access improvements shown on the CDPA/FDPA consistent with each phase of development as indicated on the Phasing Plan as shown on Sheet 17 as approved by DPWES for the applicable site plan for applicable phase.

B. Private Streets

i. The on-site private streets shall be constructed in conformance with the Public Facilities Manual ("PFM"). Said streets shall be constructed of materials and depth of pavement consistent with Section 7-0502 of the PFM.

ii. Portions of the project may be a gated community generally closed to the public as shown on the CDPA/FDPA. However, a public ingress-egress easement only for emergency, fire, rescue and public safety shall be granted over the private

streets and sidewalks. Said easements may be provided on a phased basis and shall be recorded as a prerequisite to any site plan approval.

C. Entrances. All entrances to the site shall be designed and constructed to the satisfaction of the Virginia Department of Transportation ("VDOT").

D. Bus Shelters.

i. As a condition to approval of the first multi-family high rise site plan, the Applicant shall provide a payment of Forty Thousand Dollars ($40,000) to Fairfax County to be applied to the cost of two (2) Metro-quality bus shelters in locations within WEST*PARK and within VDOT right-of-way in a locations mutually acceptable to the Applicant and the Fairfax County Department of Transportation

ii. The Applicant shall coordinate with Fairfax County Department of Transportation to designate these locations.

iii. The Applicant agrees that the UOA and HOA/COA documents shall require the UOA to provide and maintain trash receptacles at these bus shelters if the shelters are contiguous to the Application Property.

E. Utility Relocations. The Applicant may request an administrative approval of minor revisions to any Public Street Improvement as shown on Sheets 15 and 17 of the CDPA/FDPA in order to accommodate any existing utility (including telecommunications or fiber optics as shown on Sheets 4 and 15 of the CDPA/FDPA) within current or future VDOT right-of-way.

F. Traffic Mitigation. Applicant shall contribute a lump sum of (One Hundred Thousand Dollars ($100,000) to the Tysons Transportation Fund for nonspecific mitigation of traffic generated by this project. The funds may be used for a Tysons Corner traffic study or any other transportation improvements within the Tysons Corner area as deemed appropriate by the Board of Supervisors. Payment shall be

made as a prerequisite to approval of the currently filed site plan, 5166-SP-01-3 (as may be revised), but no later than December 31, 2004.

G. Traffic Signal Warrants Study.

i. Prior to the first RUP/non-RUP for the last of Buildings 2, 3, 3A, or 4 constructed, the Applicant shall submit a traffic signal warrant study to VDOT for review and approval of the intersection of Park Run Drive and the southern entrance to the project on Park Run Drive. If VDOT determines that the signal is warranted, the Applicant shall design, permit, provide equipment, and construct said traffic signal to a standard as required by VDOT. In the event VDOT does not approve the installation of a signal at this location, no signal shall be required.

ii. Any modifications to the signal heads, poles, controllers and/or sensors required to implement the lane configuration and split phase southbound Park Run Drive onto eastbound Westpark Drive as shown on Sheet 15 shall be at the sole expense of the Applicant subject to VDOT approval.

H. In addition to the funds proffered pursuant to Proffer 6.F, the Applicant shall contribute One Hundred Fifty Thousand Dollars ($150,000) to the Board of Supervisors to fund a major Tysons Corner traffic study, the scope to be determined by the Board of Supervisors, or any other transportation improvement within the Tysons Corner area as deemed appropriate by the Board. The One Hundred Fifty Thousand Dollars ($150,000) shall be payable within 30 days of the final, non-appealable approval of this application.

I. Despite that which is shown on the CDPA/FDPA, the security gate proposed along the southernmost site entrance from Park Run Drive (the main entrance) shall be

relocated or removed so that vehicles can circulate around Building 5 unimpeded in order to access the parking underneath Building 5.

7. **Parking**

A. Parking shall be provided at a minimum in accordance with Article 11 of the ZO as determined by DPWES.

However, the Applicant reserves the right to request a parking reduction or shared parking agreement pursuant to Article 11 of the ZO. Any modification to the required parking as approved by such parking reduction or shared parking agreement may be accommodated without requiring a PCA or FDPA provided the layout is in substantial conformance with the CDPA/FDPA. The number of parking spaces represented on the CDPA/FDPA is based on preliminary estimates; the final number of parking spaces provided at the time of site plan submission shall be consistent with any approved parking reduction and number of units developed. The Applicant reserves the right to provide parking in excess of the minimum required per code or approved parking reduction so long as it does not decrease open space and is in substantial conformance with the CDPA/FDPA.

B. Notwithstanding the eleven (11) parking spaces shown on Sheet 4 of the CDPA/FDPA perpendicular to Westpark Drive and in front of the Retail/Health Center, one of the 11 spaces shall be designed and installed as a handicap space. The additional width of the Handicap space may be accomplished by reducing the width of one of the three landscaped islands, provided there is no reduction in the overall landscaped open space for the project.

8. **Landscape Plan**

A. A landscape plan(s) corresponding to each phase of the Application Property shall be submitted as part of each site plan(s) in substantial conformance with the landscape design shown on Sheet 11 of the CDPA/FDPA.

B. The landscaped plan(s) shall include detailed streetscape, courtyard and open space landscaping, and provide details for landscaping, paving and amenities in the Linear Urban Park located along the west property line as depicted on the CDPA/FDPA. Said plan(s) shall be coordinated with and approved by Urban Forestry Division (UFD), DPWES.

C. Existing street trees along Park Run Drive, Westpark Drive and in the Linear Urban Park shall be preserved to the extent possible, as determined by UFD, DPWES. Replacement street trees shall be a minimum of three-inch (3") caliper at the time of planting.

D. Tree Preservation Plan. The Applicant shall submit a tree preservation plan as part of the second and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater located 10 feet to either side of the limits of clearing and grading as shown on the CDPA/FDPA for the entire site. The tree survey shall also include areas of clearing and grading not shown on the CDPA/FDPA resulting from engineering requirements, such as off-site clearing and grading for utilities or stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will

maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

E. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the demolition and phase I and II erosion and sediment control sheets for the entire site. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, DPWES shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

F. Site Monitoring. The developer shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by DPWES.

G. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDPA/FDPA subject to necessary encroachment for the installation of utilities, public and private, and or trails as determined necessary by the Director of DPWES. If it is determined necessary encroachments to install utilities, public and private, and/or trails outside the limits of clearing and grading as shown on

the CDPA/FDPA, they shall be located in the least disruptive manner necessary as determined by the Urban Forester, DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forester, for any area outside the limits of clearing and grading that must be disturbed.

H. Reforestation. A reforestation plan for the Urban Linear Park shall be submitted concurrently with the first and all subsequent site plan submissions associated with this CDPA/FDPA for review and approval by the Urban Forestry Division. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:

i. plant list detailing species, sizes and stock type of trees and other vegetation to be planted

ii. soil treatments and amendments if necessary

iii. mulching specifications

iv. methods of installation

v. maintenance

vi. mortality threshold

vii. monitoring

viii. replacement schedule

The reforestation shall occur prior to the issuance of the first RUP of the last multifamily building and its completion shall be prerequisite to final bond release.

**9. Pedestrian Facilities**

A. On-site

i. The Applicant shall provide a comprehensive sidewalk system within the developed portions of the Application Property as generally shown on Sheet 14

of the CDPA/FDPA, including sidewalks along the Application Property frontages with Westpark Drive and Park Run Drive, and a cross walk connection between all retail and residential components constructed on the Application Property.

ii. The comprehensive pedestrian system shall provide an ADA compliant route between all retail and residential components of the development.

iii. Construction of sidewalks shall be concurrent with the corresponding phase of a site plan development activity on the Application Property.

iv. Sidewalks within or contiguous to VDOT right-of-way shall conform to VDOT standards to the satisfaction of the Department of Public Works and Environmental Services (DPWES). Any sidewalk within VDOT right-of-way shall be VDOT's responsibility for purposes of liability, maintenance and repair.

v. The Applicant shall reserve a public access easement along the entire length of the Linear Urban Park that may be dedicated pursuant to provisions of Proffer 10C.

vi. Access to Westpark Drive for the residents and guests of Buildings 2, 3, 3A and 4 shall be provided through the freestanding retail Health Center, an exterior stair within the vicinity of the Health Center plaza to the entrance of the retail/health plaza or any other location acceptable to the Director, DPWES at the time of final site plan approval.

B. <u>Off-site</u>

i. The Applicant shall contribute Fifty Thousand Dollars ($50,000) designated for the benefit of "Providence Trail Fund."

ii. The contribution to the Providence Trail Fund shall be made in two (2) equal installments of Twenty-Five Thousand Dollars ($25,000) payable

a) As a prerequisite to the issuance of the Building Permit for the first multi-family high rise building on the Application Property, and

b) as a prerequisite to the issuance of the Building Permit for the second multi-family high rise building on the Application Property.

**10. Recreational Facilities.**

A. Bicycle Racks. Bicycle racks in secured and covered areas shall be provided in both the residential and retail areas.

B. Recreational Facilities

i. The Applicant shall comply with Paragraph 2 of Section 6-110 of the ZO regarding developed recreational facilities for the residential uses.

ii. The Applicant proffers that the minimum expenditure for the recreational facilities shall be $955 per residential unit per the ZO.

iii. The Applicant shall receive credit against that ZO minimum expenditure for the cost of recreational facilities (currently $955 per unit) which credit shall include, but not be limited to, the cost of improvements for swimming pools, sun deck(s); outdoor seating areas, pedestrian trails (except for those trails required by the Comprehensive Plan), plazas, furnishings for the Corner Park, indoor recreational facilities [such as weight training equipment, fitness equipment, billiards room(s), card and game room(s) and indoor multi-purpose court(s)].

iv. Shared Recreational Facilities

a) Recreational facilities developed on the lots for any Building may be for the sole use of that Building.

b) Nothing herein shall preclude each building from having a separate HOA/COA in which case those HOA/COAs may share the use and costs of recreational facilities based on a mutually agreed pro-rata share.

v. The Applicant shall receive credit for ZO minimum expenditure for recreation for all improvements within the Linear Urban Park or the Corner Park as shown on the CDPA/FDPA whether or not the Linear Urban Park and improvements are accepted for dedication by Fairfax County or retained by the Applicant or UOA as private recreation open space pursuant to Proffer 10.C.

C. Linear Urban Park Dedication

i. As a prerequisite to the approval of the building permit for second multi-family Building, the Applicant shall make a written offer to the Fairfax County Board of Supervisors to dedicate to the Fairfax County Park Authority for park purposes, in fee simple and at no cost, not less than 1.0 acre or more than 1.29 acres of Linear Urban Park along the western most property line of the Application Property and associated improvements therein to be constructed by the Applicant and as generally shown on the CDPA/FDPA.

ii. Any such dedication shall be subject to density credits pursuant to Article 2-308 of the ZO.

iii. The proposed dedication of the Linear Urban Park, if accepted by Fairfax County, shall be a prerequisite to approval of bond release for the second multi-family building. If one year passes from the date of the written offer by the Applicant and if the County does not accept dedication of the Linear Urban Park for maintenance and public use, then the proffer to dedicate said park shall be deemed complete. The Applicant reserves the right to use portions of the proposed Linear Urban Park for construction staging prior to such Linear Urban Park dedication and construction of improvements as shown on the CDPA/FDPA. Prior to dedication, the Applicant will stabilize, restore and landscape any area used for construction staging.

iv. The Applicant reserves the right to establish and record any public or private easements necessary to accomplish the proposed development so long as it does not preclude development/landscaping for the Urban Linear Park as shown on the CDPA/FDPA and the form of easement documents is acceptable to the Office of the County Attorney.

v. After dedication of the Linear Urban Park in conjunction with the construction of park improvements, the Applicant shall develop and construct a 5 - 6 foot-wide trail within the Linear Urban Park commencing at a point on Westpark Drive and terminating at a point on Park Run Drive as generally shown on the CDPA/FDPA. If the Linear Urban Park is to be dedicated to the County, then the Applicant will coordinate the design of the two plazas within the Linear Urban Park with the FCPA. The trail shall be constructed with a combination of concrete sidewalk, concrete stairs, asphalt or other materials designated by the FCPA. The trail shall be lighted at an illumination level on tread runs of one-foot candle. If trail is public and maintained by Fairfax County and its assigns, any trail lighting shall be determined by the County and/or its assigns, but the degree of lighting shall not be in excess of tread lighting determined by the applicable VUSBC standards. All park amenities shown on the CDPA/FDPA shall be constructed at the cost of the Applicant.

vi. The potential for the proposed park and trail dedication, or the alternative use by UOA as a private recreation space to be maintained by UOA, shall be disclosed in the UOA and HOA/COA documents.

vii. Should the Linear Urban Park not be dedicated to the County, then the Park, Trail and other amenities within the Park shall be constructed as a prerequisite to

bond release of the last multi-family building constructed and maintained as a private, active and passive recreation facility generally as shown on the CDPA/FDPA except as set forth in (x) below. The exact type and location of facilities shown on the CDPA/FDPA may be changed subject to compliance with the requirements of these proffered conditions. Except as qualified below, the UOA may fence and gate the Park and Trail to deny access to the public and avoid any associated liability or creation of unintended property interest. The Applicant shall grant an access easement for the purposes of active and passive recreational purposes to the Linear Urban Park to the properties shown as 29-2((18)), 29-1((23)) and 29-3((22))1 (known as the Lincoln and the Fountains of McLean) in a location along the common boundary of those parcels and the Application Property, provided that a reciprocal access easement for the purposes of active and passive recreational purposes is granted to the Applicant or subsequent UOA by the owner(s) of the Properties shown as 29-2((18)), 29-1((23)) and 29-3((22))1 to the Natural Corridor and Storm Drain Easement recorded at Deed Book 6927 Page 1185 in the Fairfax County Clerk's Office and as generally shown on Sheet 4 of the CDPA/FDPA. The Applicant shall also construct a trail connection from the agreed access point with the adjacent property to the trail system within the Linear Urban Park. In the event an agreement for reciprocal easements cannot be reached prior to submission of the site plan for the fourth multi-family building, the Applicant shall demonstrate such failure to the Providence District Supervisor and ZED, and the reciprocal access easement shall not be required.

viii. The number, location and configuration of access points to the Linear Urban Park shall be field located at site plan review for the fourth multi-family high rise Building Permit and depicted on all subsequent site plans for the site.

D. Corner Park.

i. The Corner Park, developed generally as shown on the CDPA/FDPA, shall be deemed a private park, owned and maintained by initially the Applicant and ultimately the HOA(s) with unrestricted daylight access available to the public. The Applicant or HOA may fence the park in accordance with Sheet 5A of CDPA/FDPA. Fencing for the Corner Park shall be metal, iron or aluminum, in combination of brick or stone pilasters or columns and in concert with the architecture of building architecture as described in Proffer 13.A below. The fence height shall be no greater than six (6) feet height subject to the Board of Supervisors' approval of a waiver of the maximum fence height per Section16-404, paragraph 8 of the ZO. The exact points of access shall be determined by the Applicant. In the event the Corner Park is secured by fencing, the HOA(s) shall open the Corner Park to the public during the day light hours and may secure the gate(s) during periods of darkness. At least once annually, but for no more than seven (7) consecutive days, access may be denied to the Corner Park to prevent the creation of unintended property interest and for the sole use of the HOA for private HOA events.

ii. Three-inch caliper shade trees shall be planted with a spacing of 40 to 50 feet on center between the sidewalk and corner park located on Westpark and Park Run Drives, as shown on Streetscape Section A, Sheet 12 of the CDPA/FDPA and as recommended by the Comprehensive Plan's Non-Core Areas Streetscape Design Concept for the Tysons Corner Urban Center.

E. Dedication of Additional Parkland

As a prerequisite to the issuance of building permit for the third multifamily building, the Applicant shall file plats and deeds to DPWES to dedicate in fee simple to the Fairfax County Board of Supervisors the approximately 0.76 acre site on Old Meadow Road, Tax Map 29-4-((6))-107 (the "Dedication Lot"), subject to

i. the Generalized Development Plan associated with PCA 92-P-001-4 as most recently approved by the Board of Supervisors on December 3, 2001 and as may be amended in the future, is stamped, sealed and signed by Charles J. Huntley, Land Surveyor, and serving as the Preliminary Plan pursuant to 101-2-1 Paragraph 2 of the Subdivision Ordinance, and

ii. approval of a plat of subdivision and deed, prepared by the Applicant and approved by DPWES and County Attorney and

iii. the granting of density credit to the Applicant pursuant to Article 2-308 of the ZO.

Upon approval of (i) and (ii) above, the Applicant shall record the approved dedication plat and deed within 30 days, which shall render this proffer satisfied.

F. Parkland Acquisitions and/or Improvements.

i. Applicant shall contribute One Hundred-Fifty Thousand Dollars ($150,000) to the Fairfax County Board of Supervisors to be allocated for Park acquisitions and/or improvements in the Providence District, to be determined in consultation with the Providence District Supervisor.

ii. The contribution to the Board shall be made within 30 days of written notice by the Board of Supervisors, but no earlier than approval of the first site plan for the Application Property.

**11. Stormwater Management.**

A. Stormwater and Best Management Practices

Stormwater and Best Management Practices (BMPs) shall be provided for the Application Property as determined by DPWES, which may not preclude one of the following systems, or a combination thereof:

i. An underground concrete vault system (as currently shown on the CDPA/FDPA) with an innovative storm cartridge filter system, subject to the waiver of underground detention granted by the Board of Supervisors with this application.

ii. Same underground system as i. above using standard sand filters in lieu of storm cartridges, subject to a waiver of underground detention granted by the Board of Supervisors with this application.

iii. Use of the existing off-site SWM/BMP wet pond facility north of the subject property at the corner of Jones Branch Drive and Park Run Drive. An off-site easement and letter of permission from the underlying landowner will be required. If used to provide detention for the Application Property, the Applicant agrees to upgrade or reconstruct the existing pond to the current PFM standards subject to the off-site easement and letter of permission mentioned above.

iv. Design, construction and use of the systems outlined in i, ii and iii above (or combination thereof) may be approved by DPWES without requirement of CDPA/FDPA/PCA as long as the system is in substantial conformance with the CDPA/FDPA.

B. Design and Construction Standards

As approved by DPWES, the design of the facilities outlined in 11.A.i and ii above shall incorporate the following:

i. The storage vaults, which shall provide BMP/stormwater management, shall be constructed of materials in accordance with requirements of the Public Facilities Manual and as approved by DPWES.

ii. Safety measures shall be provided for those facilities as may be reasonably requested by DPWES, at time of site plan approval. Safety measures may include, but not limited to, Bilco doors or equivalent, to cover the facility entrance with a double locked keyed entry and/or bolted manhole lids.

C. Maintenance

i. The proposed facilities outlined in 11.A.i and ii above shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES.

ii. The maintenance responsibility shall be incorporated in an agreement to be reviewed and approved by the Fairfax County Attorney's office and recorded among the Fairfax County land records. The maintenance responsibility shall be included in the UOA and HOA/COA documents provided to each purchaser and disclosed to potential purchasers before entering into a contract of sale.

iii. The Applicant shall establish reserve funds in amounts to be determined by DPWES for maintenance of the facility and for replacement cost based on the life expectancy of the system.

**12. Energy Conservation**

All dwelling units constructed on the Application Property shall meet the thermal standards

of the Cabo Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes, as applicable.

**13. Architectural Design**

A. The architectural design of the buildings shall be in general character with the elevations shown on Sheets 9, 9A, 10, 10A, B, C, and D of the CDPA/FDPA. Modifications may be made with the final architectural designs if such modifications are generally consistent with that shown on the CDPA/FDPA.

B. Exterior building materials will consist of brick, glass, precast concrete, stucco (but not EIFS) or combinations thereof.

C. Each building shall utilize similar materials and colors and design features on all of its sides.

D. Architectural surface treatments which are generally consistent with the associated building architecture shall be used on all parking structures and garage walls. There shall be no increase in height of the exposed garage walls from that shown on the CDPA/FDPA. The height of the exposed garage walls shall vary between 2' and 45' as shown on the CDPA/FDPA.

E. Retaining Walls. Retaining wall heights shall be in general conformance with top of wall/bottom of wall (TW/BW) elevations as shown on Sheet 4 of the CDPA/FDPA. The exposed surface treatment shall be primarily natural or synthetic stone, brick, rubble, cobble stone, field stone or flag stone formliners. Elevations showing surface treatment options of retaining walls shall be shown on the first and subsequent site plans for this CDPA/FDPA and any revisions thereto that affect retaining walls.

F. Open Greenscreen. In the event the garage walls cited above are not solid and are open parking structures as defined by the VUSBC and are internally lighted pursuant to Proffer 15.B.ii below, openings shall receive architectural grill work, grates, or other

architectural enhancements to visually occlude the impacts of the garage openings without jeopardizing the ventilation intended by the VUSBC.

G. The Applicant agrees to maintain a minimum 26 foot set back from the western most property line for Building 4 and that portion of the related parking structure immediately below Building 4 to allow additional landscaping between that portion of the Building 4 parking structure and the existing residential building to the west of Building 4.

H. No changes shall be permitted to the building elevations as depicted on the CDPA/FDPA which will increase the height of the building or create a larger shadow impact on the abutting properties to the northwest (the Lincoln and Fountains of McLean.)

**14. Geotechnical Report**

If required by DPWES, geotechnical studies shall be submitted at the time of site plan submissions and the recommendations of said studies shall be implemented, as required.

**15. Lighting**

A. Outdoor Lighting.

i. All lighting shall meet the requirements of Article 14 of the Zoning Ordinance. Any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors.

ii. Notwithstanding the "Typical Light Fixture" shown on page 16 of the CDPA/FDPA, all outdoor lighting fixtures shall be full cut-off, and fully shielded.

B. Neighborhood Lighting Mitigation.

i. During construction, the Applicant will comply with Article 14-902(2)(G) of the Zoning Ordinance. In addition, the Applicant will attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the maximum extent possible without violating aforementioned OSHA, VOSHA, and VUSBA laws or regulations, or local ordinances. Such measures as additional cut off shields, lower intensity or reduced number of light bulbs, or dimming or extinguishing lights after 10 PM will be presented to appropriate inspectors for their approval.The Applicant's inability to obtain approvals for diminished lighting beyond the measures required by Article 14-902(2)(G) of the Zoning Ordiance shall not be grounds for a zoning violation, stop work order(s) or cessation of existing or future site plans or building permits. Moreover, the Applicant will not use any high intensity floodlights on the Property during after-construction hours unless mandated by OSHA, VOSHA, or VUSBA laws or regulations

ii. Any lighting within parking structure(s) that are not constructed of solid walls and along the perimeter of the parking structure(s) shall be full cut-off, of low intensity and recessed design, and shall be directionally shielded, to mitigate the impact on the adjacent residences and shall meet the requirements of Article 14 of the Zoning Ordinance.

**16. Telecommunication Equipment.**

A. Telecommunications equipment serving the Application Property associated with the retail and residential uses, may be placed on the proposed residential building(s) rooftop(s); however, any such facilities must (a) comply with the ZO; and (b) be screened and/or setback sufficiently from the perimeter of the roof and penthouse such

that they shall not be visible from the surrounding streets at street level. Other screening measures may be used, such as including the facilities as part of the architecture of the building(s), utilizing compatible colors, or employing telecommunication screening material, and flush-mounted antennas.

B. License for Public Use Antennas. The Applicant shall provide a no cost, ten-year license agreement to the County for the County's installation, maintenance and operation of a maximum of four (4) whip antennae and a maximum of 200 square feet of roof surface for an equipment cabinet to be located on one of the buildings shown on the CDPA/FDPA. The Applicant shall approve the specific building and rooftop location. The license agreement shall require compliance with all the performance standards set forth in 16A above and stipulate the antennae are for public use purposes only (police, fire, rescue, homeland security). The license agreement shall be renewable for five (5) five-year periods at the specific request of the County at no cost to the County.

**17. Affordable Dwelling Units**

A. On-Site Affordable Dwelling Units.

i. While not required to provide any ADU units, the Applicant shall voluntarily provide a total of eight (8) ADU units, which the Applicant may locate in any building(s) shown on the CDPA.

B. Contribution to Fairfax County Affordable Dwelling Unit Project

i. In addition to providing the on-site ADUs referenced above, the Applicant shall provide One Million Dollars ($1,000,000) to be paid in two (2) equal payments of Five Hundred Thousand Dollars ($500,000) to Fairfax County (the "ADU Contribution"). This ADU Contribution shall as a first priority be used toward funding of a homeless shelter as may be approved by the Board of Supervisors.

The monies may also be allocated to other affordable or special housing project(s) approved by the Board of Supervisors.

ii. The first payment of Five Hundred Thousand Dollars ($500,000) was paid on January 6, 2004.

iii. The second payment of Five Hundred Thousand Dollars ($500,000) shall be paid on the earlier of January 6, 2005 or the issuance of the Building Permit for the second multi-family high-rise building.

iv. In the event that a beneficiary ADU project has not been designated by the Board of Supervisors at the time when any installment of the ADU Contribution is payable by the Applicant, the Applicant shall pay such installment to Fairfax County to be held by the County for the benefit of such beneficiary ADU project when such project has been designated by the Board of Supervisors.

**18. Public Facilities**

A. Office/Meeting Space. Within ninety (90) days of approval of the Proffered Condition Amendment Application or longer if mutually agreed to by the County Executive and the Applicant, the Applicant and the County shall execute a Lease substantially consistent with the terms and conditions set forth in Exhibit A attached for approximately 4,000 square feet of public government office/meeting space/training space within Tysons Corner Urban Plan Land Unit L. The lease may be for a lesser number of square feet if the County Executive determines that such lesser amount fulfills the County's needs for the space. This proffer has been completed.

B. Library or Public Building Design. Applicant shall pay Fifty Thousand Dollars ($50,000) for the planning, civil engineering, soils testing, traffic analysis and/or architectural design of a mini or specialty library, police or fire station or recreation or athletic facility to be built on land owned or acquired by Fairfax County or an

affiliate. These consultant services shall support the preparation of a site plan and associated building permits necessary to construct the facility. This proffer shall be paid within 10 days of identification of the specific project by the Board of Supervisors and written notice to the Applicant requesting payment, but not later than August 2, 2009.

**19. Community Arts Contribution**

As a prerequisite to the approval of the first site plan (exclusive of rough grading plans or sediment control permits) the Applicant shall contribute Sixty-Thousand Dollars ($60,000) to the Fairfax County Park Authority to support the Community Arts Program.

**20. School Contributions**

A. The Applicant shall pay a total of Eight Hundred Seventy-Five Thousand Dollars ($875,000) to the Fairfax County Board of Supervisors as its public school contribution for this rezoning application.

B. The Eight Hundred Seventy-Five Thousand Dollars ($875,000) shall be paid as follows:

i. The Applicant shall donate Seven Hundred Thousand Dollars ($700,000) to the Fairfax County Board of Supervisors for construction, capital improvements, repair of deferred maintenance, or purchase of modular classrooms for the school pyramid that educates children from the subject property. The Seven Hundred Thousand Dollars ($700,000) shall be paid in four (4) equal installments of One Hundred Seventy-Five Thousand Dollars ($175,000) as a prerequisite to the issuance of the first Residential Use Permit for each of the first four (4) high-rise buildings to receive such permits.

ii. As a prerequisite to bond release for the fourth (4) multi-family building site plan, the Applicant shall pay to Fairfax County Board of Supervisors One Hundred

Seventy-Five Thousand Dollars ($175,000) specifically to purchase a modular classroom for any school that receives children originating from the subject property.

**21. Transportation Demand Management Programs (TDM)**

Applicant shall provide the following TDM measures:

A. Shuttle Bus Service

i. Prior to the first RUP of the second multifamily building, the Applicant shall contract with a third party (or with another association providing or sponsoring such shuttle services) to operate and maintain a shuttle bus service for use by the residents of the Application Property to provide access to and from the Tysons Westpark Transit Station and to the West Falls Church Metro Station or other Metro platform location as may be designated by Fairfax County Department of Transportation ("DOT") in consultation with the Providence District Supervisor. Said service shall be available on a schedule determined by DOT on an hourly basis and not less than eight trips per day (excluding Saturdays, Sundays, and national holidays). Trips shall operate generally at one-hour intervals. Seating capacity of the shuttle service shall provide a minimum of 10 passengers. Free and prepaid taxis cab rides may be used in lieu of 10 passenger vans subject to DOT.

ii. In the event comparable shuttle bus service is being provided by another entity in Tysons Corner, the Applicant (or the successor UOA) may elect to participate in that program upon approval of the Fairfax County Department of Transportation in consultation with the Providence District Supervisor in lieu of providing the shuttle bus per Proffer 21.A.i.

iii. In order to encourage the use of the shuttle bus service, service will be paid for by the developer and free of charge to all residents of the Application Property for

five (5) years from the first RUP for the first multi-family building. After the initial five (5) years, the UOA will then be financially responsible for operating the shuttle bus service for an additional two (2) years and the Applicant shall disclose this obligation to all prospective homebuyers in UOA/COA documents.

iv. The Applicant shall include provisions in the Declaration of Covenants, Conditions and Restrictions to allow for UOA dues assessments and/or user fees to be allocated to the cost of continued operation and maintenance of the shuttle service for an additional two (2) years beyond the initial five (5) years and shall disclose this obligation to all prospective homebuyers.

v. The Declaration of Covenants, Conditions and Restrictions for the UOA shall include a provisions specifically authorizing the UOA Board of Directors to act on behalf of the owners of lots within the Application Property to take steps, anytime after the initial seven (7) years of the shuttle operation or after the issuance of the first RUP for the fourth multi-family building, whichever is later, to determine if the members of the UOA want to continue or discontinue the shuttle service. If a two-third (2/3) majority of the UOA membership agrees to abolish the shuttle service, evidence of same shall be provided to the Providence Supervisor, Department of Transportation and Zoning Evaluation Division and this proffer shall be null and void at the end of the seventh year. In the event the two-thirds (2/3) majority is not obtained, the shuttle service shall continue on a year-to-year basis unless and until a two-third (2/3) majority of the UOA membership agree to abolish the shuttle service and evidence of same shall be provided to the Providence Supervisor, Department of Transportation and Zoning Evaluation Division, DPZ.

B. The Applicant shall pre-wire all residential units with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines. C. The project shall be designed to accommodate two (2) components of a business services center for use by residents and guests.

i. The first component shall include such minimum features as a copier, one fax, and shipping services. The area of the first component may be leased to a third party commercial operator, in which case it shall count against the 12,000 SF limitation for accessory service uses and support retail.

ii. The second component shall be a telecommunications center with four computer stations with printer, 4 laptop plug-in stations, a T-1 or similar secure line location and a small conference room/office. The area of the second component shall not count against the 12,000 SF limitation for accessory service uses and support retail. No additional parking shall be required for this facility.

**22. Successors and Assigns**

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

**23. Density Credit**

Advanced density credit shall be reserved as may be permitted by the provisions of Article 2-308 of the Fairfax County ZO for all eligible dedications described herein, or as may be required by Fairfax County, Fairfax County Park Authority or VDOT at time of site plan approval.

**24. Site Plan Review and Comment**

Site plan(s) and revisions for the Application Property shall be submitted to the Providence Planning Commissioner for review and comment within five (5) business days after acceptance of the site plan by Engineering Surveyor Institute and/or DPWES.

**25. Building Permit Definition**

When used in these proffers for the purpose of defining when a particular payment must be made or proffer performed, "Building Permit" shall mean the building permit for the vertical construction of an actual multi-family building (i.e., Building 1, 1A, 2, 3, 3A, 4 or 5). "Building Permit" shall not refer to the issuance of any permits for the construction of footings and foundations, sheeting and shoring, parking structures or retaining walls issued in advance of the building permit that approves the vertical construction of the actual multi-family building.

**26. Severability**

Any of the sections/buildings/phases or subdivided lots within the Application Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without requiring joinder or consent of the property owners of the other sections/buildings/phases or subdivided lots within the Application Property if such PCA does not adversely affect those other sections/buildings/phases or subdivided lots. Previously approved proffered conditions applicable to the sections/buildings/phases or subdivided lots that are not the subject of such a PCA shall otherwise remain in full force and effect.

WEST*GROUP PROPERTIES LLC

G. T. Halpin

G. T. Halpin, President

## LAND UNIT L

Land Unit L is comprised of about 250 acres, bounded by the Dulles Airport Access Road (DAAR) on the north, the Capital Beltway on the east, Land Unit N on the south and the Lincoln apartments on the west. Land Unit L contains the West*Park development which is the largest office park in Tysons Corner. In 1993, existing land use is predominantly office use which is developed on about 65% of the land unit's acreage, the other 35% being vacant.

The portion of Land Unit L that is south of Westpark Drive is in the Tysons II Activity Center of the Core, which is composed of the Tysons II mixed-use development and this portion of the West*Park development. The vision for this activity center is for it to develop as a large mixed-use area that integrates three major components: office, regional retail, and hotel, and allows for a fourth component of high density housing. Of the three Activity Centers in the core, the Tysons II Activity Center represents the greatest opportunity for mixed-use development with day and evening activity because of its relatively undeveloped nature. The Tysons II Activity Center also provides the greatest opportunity for creating a pedestrian and transit-oriented environment, again due to its undeveloped nature in conjunction with planned intensities. Future buildings can be sited closer to roads and to each other than currently, providing for a more urban environment that people can walk because of its relatively undeveloped nature. The Tysons II Activity Center also provide the greatest opportunity by creating a pedestrian and transit-oriented environment, again due to its undeveloped nature in conjunction with planned intensities. Future buildings can be sited closer to roads and to each other than currently, providing for a more urban environment that people can walk through easily or that can be efficiently served by transit.

The portion of Land Unit L that is north of Westpark Drive is the West Park non-core area, one of the two largest land units in Tysons Corner, the other being West Gate (Land Unit R). Both areas have developed as office parks with a predominantly campus-like setting, and the vision for both is to continue their development in predominantly office uses. Additional development in the West Park Land Unit will be primarily infill office buildings on the vacant parcels. Opportunities exist to introduce a housing component. Further opportunities exist for higher intensity development, if supported by a rail transit station.

In the event that rail is extended through Tysons Corner, a rail station may be located in proximity to the southern most portion of this land unit (i.e. Sub-unit L-3). An express bus station, the Tysons Westpark Transit Station, is already planned for a site in Sub-unit L-1 adjacent to the DAAR at the intersection of Jones Branch Drive and International Drive. Future express bus service is planned from Washington Dulles International Airport to the West Falls Church-VT/UVA Metro Station.

It is long-standing County policy that the designation of a transit station at the Tysons Westpark site on the south side of the DAAR is not justification for allowing commercial development to spill over the DAAR boundary of Tysons Corner into the residential neighborhoods of McLean. Protection of the single-family neighborhoods north of the DAAR from commercial encroachment is an important goal of the Plan for Tysons Corner. This policy not only serves to protect the neighborhoods, but also encourages higher density development to occur in a defined area, thereby facilitating transit efficiencies and related benefits of reduced congestion and improved air quality.

Guidance for evaluating development proposals for this land unit is contained in the Area-wide Recommendations, the Land Unit Recommendations and the Development Review

Guidelines Sections of the Plan. Specific Guidance for uses and intensities as envisioned in the Plan are provided in the sub-unit text below. Achieving planned intensity is predicated upon successfully incorporating these recommendations and guidelines into development proposals. In addition, urban design and transportation guidelines are set forth in the Development Review Guidelines Section.

**SUB-UNIT L-1**

Sub-unit L-1 is planned for office use with support retail and service uses up to an average .55 FAR for Sub-units L-1 and L-3 combined. The combined sub-units should not exceed a maximum of 4,700,000 square feet of non-residential gross floor area. New development and/or redevelopment should integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities.

Option without Rail

As an option, residential use is appropriate on any portion of the sub-unit. In any development proposal submitted under this option, planned nonresidential intensity can be replaced by residential use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section.

As an option, the planned nonresidential FAR of Sub-unit L-4 may be transferred to Sub-unit L-1 and Sub-unit L-3, if a concurrent development proposal provides residential use at 20 to 30 dwelling units per acre on the entire land area within Sub-unit L-4. In this option, Sub-units L-1 and L-3 should not exceed a nonresidential maximum of 5,200,000 square feet (see the Sub-unit L-4 Option for residential use at 20 to 30 dwelling units per acre).

Option with Rail

If a rapid rail station site is selected and programmed for design and construction at Spring Hill Road and the DAAR or in the vicinity of Route 123 and Tysons Boulevard, office use up to .75 FAR is appropriate for Sub-units L-1 and L-3 combined. Higher intensities of 1.0 FAR and higher should be encouraged within Sub-unit L-3 and designed in a manner to better integrate with the Tysons II development; whereas Sub-unit L-1 should have an average intensity up to .70 FAR. Mixed-use development with office, retail and possibly a housing component is encouraged near the transit station. Development proposals within Sub-unit L-1 under the rail option should provide for the following:

- Pedestrian circulation should be provided through interparcel connections (sidewalks and/or trails), unless there are special circumstances where buildings require higher levels of security than normally provided.

- If housing is provided, residential use could replace planned office use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section, which indicates that a viable living environment should be created that is compatible with adjacent uses, and that provision for recreational facilities and other amenities should be made for the residents.

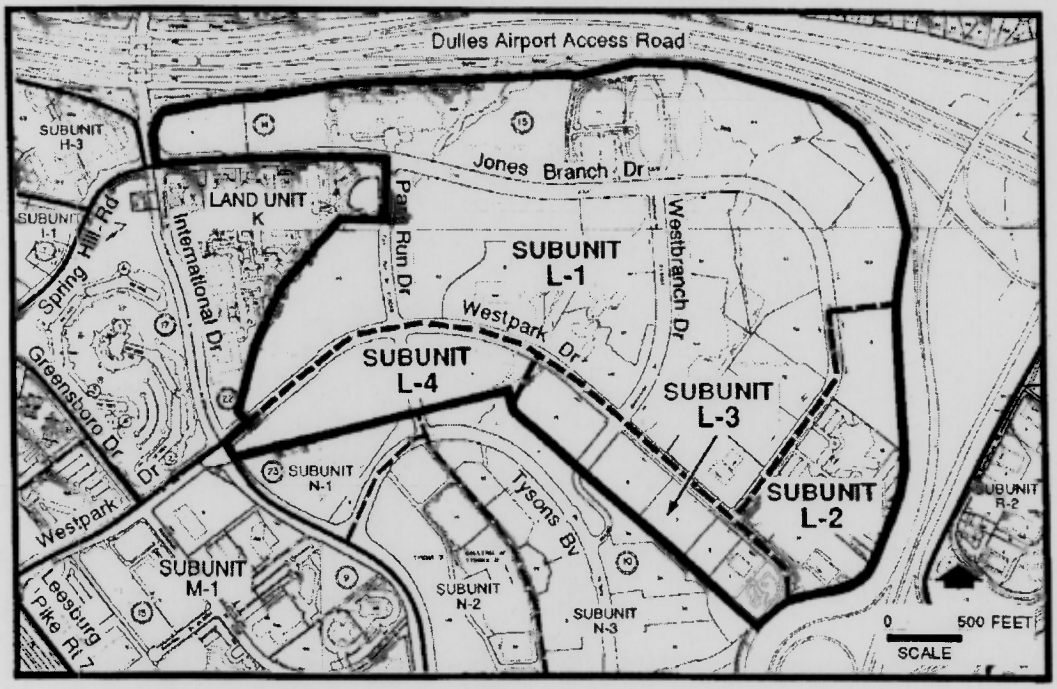


FIGURE 31

## LAND UNIT L
## TYSONS CORNER URBAN CENTER

Height Limit: Up to 75 feet north of Jones Branch Road and west of the EQC located in the vicinity of the DAAR/ Capital Beltway interchange; up to 125 feet south of Jones Branch Road; up to 150 feet in the rest of the sub-unit. Building heights at or near the top of the limit can be achieved if the result is more usable open space, improved pedestrian circulation and urban design amenities. In addition, a variety of roof-top elevations should be provided in the sub-unit with the maximum heights used to help establish focal point(s) (see the Building Heights Map, Figure 10, and Building Height Guidelines).

If a rapid rail station site is located in proximity to this Sub-unit, maximum building heights within 1,600 feet of the station platform may increase up to 30%. All transit related height increases should be consistent with the Building Height Guidelines and the resulting height should not adversely impact the character and development of adjacent and nearby lands or neighborhoods.

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 12, 2010

**TO:** Regina Coyle, Director
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

**SUBJECT:** **Revised Land Use Analysis & Environmental Assessment:**
PCA/FDPA 2002-PR-016-02
Park Crest

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans as revised through March 1, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Park Crest SPE Phase I, is requesting modifications for a previously approved rezoning to permit a building and site modifications. The previously approved application permitted two (2) thirteen-story multi-family buildings noted as Buildings 1 and 1A. The applicant is now proposing a single six-story multi-family building with 350 units in this same location or a total of approximately 353,802 square feet gross floor area. The overall gross floor area for the proposed development will be reduced by approximately 16,000 square feet from the original approval. The applicant seeks to reserve the ability to relocate this square footage to be relocated elsewhere within the development while still maintaining an overall FAR of 3.0. The proposed site design will result in approximately 35% open space. Landscaping, open space and architecture for the proposed development is intended to maintain the urban design standards for Tysons Corner.

### LOCATION AND CHARACTER OF THE AREA

The property is located on the north side of West Park Drive near its intersection with International Drive. Properties located immediately east of the subject property are zoned C-3 and PRM, to the south PDH-30 and R-30 to the north and west.

**COMPREHENSIVE PLAN CITATIONS:**

Fairfax County Comprehensive Plan, 2007 Edition, Area II, Tysons Corner Urban Center, Land Unit L, Sub-Unit L1, as amended through January 27, 2003, pages 118-119:

"Sub-unit L-1 is planned for office use with support retail and service uses up to an average .55 FAR for Sub-units L-1 and L-3 combined. The combined sub-units should not exceed a maximum of 4,700,000 square feet of non-residential gross floor area. New development and/or redevelopment should integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities.

Option without Rail

As an option, residential use is appropriate on any portion of the sub-unit. In any development proposal submitted under this option, planned nonresidential intensity can be replaced by residential use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section.

As an option, the planned nonresidential FAR of Sub-unit L-4 may be transferred to Sub-unit L-1 and Sub-unit L-3, if a concurrent development proposal provides residential use at 20 to 30 dwelling units per acre on the entire land area within Sub-unit L-4. In this option, Sub-units L-1 and L-3 should not exceed a nonresidential maximum of 5,200,000 square feet (see the Sub-unit L-4 Option for residential use at 20 to 30 dwelling units per acre).

Option with Rail

If a rapid rail station site is selected and programmed for design and construction at Spring Hill Road and the DAAR or in the vicinity of Route 123 and Tysons Boulevard, office use up to .75 FAR is appropriate for Sub-units L-1 and L-3 combined. Higher intensities of 1.0 FAR and higher should be encouraged within Sub-unit L-3 and designed in a manner to better integrate with the Tysons II development; whereas Sub-unit L-1 should have an average intensity up to .70 FAR. Mixed-use development with office, retail and possibly a housing component is encouraged near the transit station. Development proposals within Sub-unit L-1 under the rail option should provide for the following:

- Pedestrian circulation should be provided through interparcel connections (sidewalks and/or trails), unless there are special circumstances where buildings require higher levels of security than normally provided.

- If housing is provided, residential use could replace planned office use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section, which indicates that a viable living environment should be created that is compatible with adjacent uses, and that provision for recreational facilities and other amenities should be made for the residents.

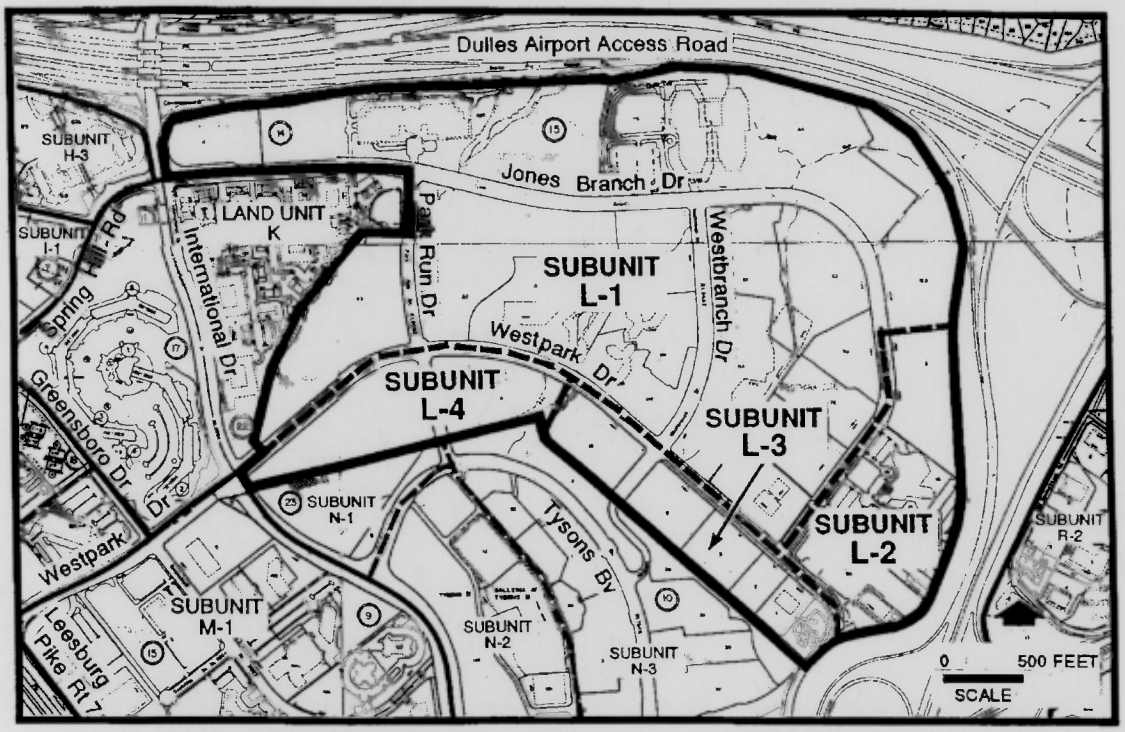


**FIGURE 31**

## LAND UNIT L
## TYSONS CORNER URBAN CENTER

Height Limit: Up to 75 feet north of Jones Branch Road and west of the EQC located in the vicinity of the DAAR/ Capital Beltway interchange; up to 125 feet south of Jones Branch Road; up to 150 feet in the rest of the sub-unit. Building heights at or near the top of the limit can be achieved if the result is more usable open space, improved pedestrian circulation and urban design amenities. In addition, a variety of roof-top elevations should be provided in the sub-unit with the maximum heights used to help establish focal point(s) (see the Building Heights Map, Figure 10, and Building Height Guidelines).

If a rapid rail station site is located in proximity to this Sub-unit, maximum building heights within 1,600 feet of the station platform may increase up to 30%. All transit related height increases should be consistent with the Building Height Guidelines and the resulting height should not adversely impact the character and development of adjacent and nearby lands or neighborhoods. . . .

4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods."

**Environment**

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 9, the Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques…

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 17-19:

**"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

**COMPREHENSIVE PLAN MAP:** Office and private open space

## LAND USE ANALYSIS

The applicant's request to modify the previously approved development plan to allow a change in building type and height as well as a number of site modifications is consistent with the land use and intensity recommendations of the Comprehensive Plan. However, landscaping, urban design, streetscaping and scale issues were raised by staff during the evaluation of the proposed modifications. While the issues related to concerns regarding the scale of the proposed structures and transitions to other nearby structures have been resolved, staff had a number of concerns regarding building materials, streetscaping and the connections for proposed new open space area which have not been fully addressed with the latest plan submissions. While the proposed modifications appear to conform with the standards which had been previously approved for this site, the level of detail which has been provided to date does not provide a complete picture of the completed structure, streetscaping, open space and connections to other uses within the development. Additional details should be provided regarding building materials, the colors of these building materials, landscape materials, as well as detailed drawings which more clearly depict the connections to open space, buildings and parking structures and nearby parks.

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

### Water Quality

**Issue:**

There are currently two sedimentation bays which are being used for stormwater management purposes at this time. These facilities were intended to be temporary, however, the anticipated pace and type of development at these locations may result in longer reliance on these two open air ponds until they can be removed and replaced with underground detention or other facilities. While the northern pond may be removed in the near future, the pond located closest to the intersection of West Park Drive and Park Run Drive is likely to remain for an undetermined period subject to approval from the Department of Public Works and Environmental Services (DPWES).

**Resolution:**

Any final determination regarding water quality control measures will be subject to review and approval by staff in the Department of Public Works and Environmental Services during site plan review. However, staff feels that the reliance on these facilities should have a finite lifespan. It should also be noted that landscaping should be provided around these facilities in order to screen them from surrounding uses. No plans have been provided depicting the type and extent of landscaping and screening which will be provided in these two areas.

**Green Building**

**Issue:**

The applicant has been encouraged to incorporate green building measures. These should include, but not be limited, to the use of Energy Star appliances.

**Resolution:**

While the applicant has indicated a willingness to include certain green building measures as part of the development, there has been no firm commitment to the use of Energy Star appliances for the proposed residential development. Staff feels that there is clearly an opportunity to include these measures as part of the proposed development and will continue to encourage the applicant to incorporate them into the construction of the proposed multi-family development.

PGN: JRB

# County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** March 24, 2010

**TO:** Regina Coyle, Director
Zoning Evaluation Division,
Department of Planning & Zoning

**FROM:** Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

**SUBJECT:** Urban Design Comments - Addendum
PCA/FDPA 2002-PR-016-02 Park Crest

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced PCA/FDPA Draft Proffers dated March 19, 2010, and plans marked as "Received" by the Planning and Zoning Department on March 19, 2010. The following analysis and recommendations are offered for consideration regarding this application.

OCRR Recommendations:

*Draft Proffers*

1. Item 8 – Landscape Plan
    a. Item A: A landscape plan for the Linear Urban Park should be included with the site plan for Building #2 rather than with the site plan for the last multifamily building on the application property.

    b. Item H: A reforestation plan for the Linear Urban Park should be submitted concurrently with the site plan submission for Building #2 rather than with the site plan for the last multifamily building on the application property.

2. Item 9 – Pedestrian Facilities
    a. Item iv: The applicant should grant a public access easement for the trail within the Linear Urban Park with the completion of the park and of Building #2 rather than with the last multifamily building to be constructed.

3. Item 10 – Recreational Facilities
    a. Item E. Westpark Drive Plaza
        i. The plaza should offer unrestricted daylight access to the public.

**Office of Community Revitalization and Reinvestment**
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22030
703-324-9300, TTY 711
www.fcrevit.org

*Plans –Pedestrian Realm and Streetscape Design*

1. **Comment**: The terraced park design has improved since the previous submission and is better integrated into the streetscape along West Park Drive. The lower plaza, however, is vast and should be enhanced by elements that create a more human scale.
   **Recommendation**: Include a substantial grid of trees in the plaza adjacent to the lower water basin to provide shade and seasonal interest.

2. **Comment**: List the species of the 'New Street Trees' along Westpark Drive on the plan and in the plant list on Sheet 11.

3. **Comment**: River Birch are shown as street trees along Park Run Drive on sheet 11.
   **Recommendation**: A more appropriate street tree species should be used such as *Quercus rubra* or *Quercus phellos.*

4. **Comment**: Significant vines are shown in the elevations on Sheet A-201 and A-202 (Sheets 33 and 34). List these species on the plan and plant list for sheet 11.

5. **Comment**: It is unclear what is meant by the 'Mass Planting Areas' in the Interim Landscape Notes on sheet 21.
   **Recommendation**: Clarify if this is the 'plant nursery' that is referred to in the Draft Proffers Item 8 – Landscape Plan.

6. **Comment**: The proposed trees for the plant nursery area are specified in a small caliper size. This is appropriate for a tree nursery; however, including a few trees of larger caliper will improve the appearance of the landscape.
   **Recommendation**: 30% of the proposed deciduous trees in the nursery planting area should be 3" caliper or larger at the time of planting and should be installed in the first phase of planting.

7. **Comment**: The size of the *Juniperus virginiana* should be specified on sheet 21 and should not be less than 8' ht.

CC: Suzanne Lin, Planner II, DPZ/PD
Lucia Bowes Hall, Revitalization Program Manager, OCRR
OCRR File

# County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** March 9, 2010

**TO:** Regina Coyle, Director
Zoning Evaluation Division,
Department of Planning & Zoning

**FROM:** Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

**SUBJECT:** Urban Design Preliminary Comments
PCA/FDPA 2002-PR-016-02 Park Crest

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced PCA/FDPA marked as "Received" by the Planning and Zoning Department on March 2, 2010. The following analysis and recommendations are offered for consideration regarding this application.

OCRR Recommendations:

In general, the applicant has provided an urban character to the design of building 1. The 'loft' aesthetic is in line with that expected of the urban residences in the residential, Non-TOD mixed use areas of Tysons. Following are issues/comments regarding building height, pedestrian realm and streetscape design, and building design.

*Building Height*

1. **Comment:** Ideally the building should be taller to meet the new Comprehensive Plan Amendment goal of 125' maximum height; it appears that Building 1 is 81.5 ft as proposed. The lower building height could be considered appropriate since:
    a. This building is on the edge of the site that is closest to the next tier down in building heights, as suggested in the Plan Amendment (75-125 ft).
    b. The applicant has shown that, because the building is on the site's highest point, it is close in height to the other taller buildings at lower elevations on the site.

OCRR
**Office of Community Revitalization and Reinvestment**
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22030
703-324-9300, TTY 711
www.fcrevit.org

*Pedestrian Realm and Streetscape Design*

2. **Comment**: The terraced park should be better integrated into the streetscape along West Park Drive and should provide an interesting view. The current design lacks the sense of place and architectural character needed to create a quality streetscape, provide a positive pedestrian experience, and add to the overall character of the block. Additionally, the architectural treatment of the elevator, stairs, and 'overlook' is unclear. Most importantly, an interesting and animated plaza below is critical for the success of the 'overlook' along West Park Drive. More information is needed regarding the aesthetic and function of the overlook area along West Park Drive as well as the plaza below.

   **Recommendation**: Demonstrate how the elevator area, staircase, and retaining wall integrate in the West Park Drive streetscape experience by adding a significant architectural design feature that will tie all three elements together as a place. For instance, an arbor that connects the overlook, elevator shaft, staircase, and planting design could help create a place at street level. Among other considerations, public art, shade trees, seating, and water features could be considered.

   Provide information regarding the function and design of the lower plaza. For instance, an ice rink, an iconic water feature, and a bosque of flowering trees could be incorporated to both enhance views from above and create a quality plaza design. Provide elevation and section drawings that show the character of this space along West Park Drive and how it transitions to the plaza below.

3. **Comment**: The large grade change from West Park Drive to the plaza below creates an extremely tall (+/- 35 ft.) retaining wall at the south edge of the Plaza. Section D on Sheet 12 does not adequately describe the wall's architectural character when viewed from the plaza. This dramatic grade change and could be an interesting design feature, and visual connection to the plaza below. Currently it is unclear how this challenge will be addressed.

   **Recommendation**: Develop the view and quality of design from the lower plaza up to the street edge wall by considering the integration terraced water features, creative planting design and other architectural elements along the south edge of the plaza. Include this in a comprehensive design for the lower plaza.

4. **Comment:** A consistent spacing of street trees along West Park Drive is not shown on the Landscape Plan (sheet 11).

**Recommendation**: In addition to replacing any existing street trees that may be damaged during construction, applicant should provide new street trees along West Park Drive as required to maintain the +/- 45 ft. on center spacing of existing trees.

*Building and Site Design*

5. **Comment**: The building facade at the north-west corner of the building which abuts the widest section of the 'Linear Urban Park' is an extremely tall (24.5 ft) wall. This will create an unappealing environment for the users of the Urban Park.

   **Recommendation**: Demonstrate how the proffered green screen and other architectural design will enhance this space. Creative architectural treatments and planting of trees and vines all should be shown. Elevations and perspective views should be prepared for this area.

6. **Comment:** Interim Landscape Plan shows the 'Potential Nursery Area' extending into the plaza area.

   **Recommendation:** Provide drawings that demonstrate how and when the terraced wall and plaza will be phased into the site design.

7. **Comment**: The current drawing does not address the requested aesthetic improvements of the interim landscape including the stormwater pond.

   **Recommendation:** A more comprehensive interim landscape design is needed to asses the successful integration of the stormwater pond and planting concept into a quality landscape. For instance: the path that leads to the linear park could be incorporated into this landscape. Enhanced views could be created that include the existing stormwater pond as a landscape feature. The 'Nursery' planting could be designed to create places to sit, play, or otherwise inhabit the site. Landscape plans, sections, and perspective views should be provided for this space.

CC: Suzanne Lin, Planner II, DPZ/PD
Lucia Bowes Hall, Revitalization Program Manager, OCRR
OCRR File

# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 16, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2002-PR-016)

SUBJECT: FDPA/PCA 2002-PR-016-2 - Park Crest
Land Identification Maps: 29-4 ((7)), 29-4 ((13)), 29-4 ((14))

This department has reviewed the subject rezoning submittal and development plans dated May 20, 2008, revised through February 1, 2010. We have the following comments on the application.

The applicant has indicated that the proffers will be revised to modify the agreement to contribute funds for transit activities serving the site. The modifications were discussed with FCDOT staff and verbal agreement reached on the content. We await draft proffers to review the details of the revisions.

VDOT has commented on the application. We do not propose any further updates to the approved proffers to address their comments. Further action by the applicant may be necessary at site plan review for this proposal.

AKR/MAD

**Fairfax County Department of Transportation**
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 30 Years and More

# COMMONWEALTH of VIRGINIA

**DEPARTMENT OF TRANSPORTATION**
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

GREGORY W. WHIRLEY
ACTING COMMISSIONER

January 20, 2010

**To:** Ms. Regina Coyle
Director, Zoning Evaluation Division

**From:** Kevin Nelson
Virginia Department of Transportation – Land Development Section
703-383-2424

**Subject:** FDPA/PCA 2002-PR-016-2 Park Crest
29-4 NUMEROUS PARCELS

| |
|---|
| All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review. |

I have reviewed the subject plan submitted on November 9, 2009, and received on December 17, 2009. The following comments are offered:

1. All entrances are required to meet VDOT entrance requirements. Undivided entrances shall be at least 30' wide.

2. The radius exiting the garage drive is unacceptable.

3. No trees will be permitted on or within 5' of drainage systems.

4. The right turn lane at International Drive should be extended. A queuing analysis should be provided for this movement to determine the length necessary.

5. The drawing on sheet 6 is incomplete along Westpark Drive.

6. Stationing should be provided along public streets so locations of issues can be identified.

7. The pavilion entrance should align with the entrance across the street. As shown, the left turns into each of these entrances conflict with each other. The offset is unacceptable.

2002-PR-016-2fdpa1ParkCrest1-20-10RC

APPENDIX 7

# County of Fairfax, Virginia

## MEMORANDUM

March 15, 2010

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

**SUBJECT:** Park Crest; PCA/FDPA 2002-PR-016-02

**RE:** Request for assistance dated March 4, 2010

This review is based on the Proffered Condition Amendment/Final Development Plan Amendment (PCA/FDPA) 2002-PR-016-02 stamped "Received, Department of Planning and Zoning, March 2, 2010".

1. **Comment:** Several trees at the northwest portion of the proposed building appear to be planted within 4 feet of a restrictive barrier such as a retaining wall or curb and gutter. In addition, the 1 inch = 60 feet scale for the landscape sheet makes it difficult to determine proximity of landscape material to restrictive barriers.

   **Recommendation:** All proposed landscape trees should be located no closer than 4' from a restrictive barrier and a scale of 1 inch = 30 feet should be provided for the landscape plan sheet.

2. **Comment:** The Linear Urban Park is not clearly shown or identified and a proposed reforestation plan for the Linear Urban Park has not been provided.

   **Recommendation:** The Linear Urban Park and proposed landscaping used for the required reforestation plan should be clearly shown and identified on the CDPA/FDPA.

3. **Comment:** Several sweetgum trees appear to be planted adjacent to the ramp to garage and sidewalks. These trees have prolific seeds, invasive root systems, and exhibit high VOC emissions. These trees are considered undesirable for this environment.

   **Recommendation:** The sweetgum trees should be removed from the proposed plant list and replaced with an alternate Category IV deciduous tree.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 138645

**Department of Public Works and Environmental Services**
**Land Development Services, Urban Forest Management Division**
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

APPENDIX 8

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 25, 2010

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer
Environmental and Site Review Division
Department of Public Works and Environmental Services

**SUBJECT:** Proffered Condition/Final Development Plan Amendment Application #PCA/FDPA 2002-PR-016-02, Park Crest SPE Phase I, PCA/FDPA Plat dated March 24, 2010, LDS Project #5166-ZONA-001-5, Tax Map #29-4-07-A6, -A7, -A8 & -A9, Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). Four manufactured BMPs and a conservation easement are proposed to provide these controls. The landscape plan (Sheet 11A) seems to show vegetation above BMP #1 and BMP #4. The term "Water Quality Management Area" is used in conjunction with the conservation easement on (Sheet 4); this term is not used for commercial properties.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention
Three underground detention vaults were approved under Site Plan #5166-SP-001. The waiver to allow underground vaults in a residential area was originally approved by staff under Stormwater Detention Waiver #5166-WSWD-001-2 on January 9, 2003. Since 2004, the Board of Supervisors has provided approvals for this type of facility. The Fairfax County Clerk's letter of September 29, 2004, indicates that the waiver for underground detention in a residential area was approved by the Board of Supervisors in conjunction with PCA #2002-PR-016. Two of the vaults facility were completed on September 15, 2009. With this zoning action, the Board should reaffirm the waiver for the vaults.

**Department of Public Works and Environmental Services**
**Land Development Services, Environmental and Site Review Division**
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

A note on Sheet 3 indicates that the proffer conditions supersede PFM Modification #5166-WPFM-001-1. Proffers cannot supersede county requirements or any modifications to county requirements. This statement should be removed. It can be stated that the applicant intends to request an additional PFM modification before the site plan is approved. Also on Sheet 3, the applicant indicates that the modification is to be reaffirmed with this action, however, the modification is not included in the list on Sheet 2.

The Interim Landscape Area (Sheet 21) should not include any areas within the temporary erosion and sediment control ponds or their embankments.

Site Outfall

An outfall narrative meeting the requirements of ZO 18-202 paragraph 10.F(2)(c) has been provided.

Site Phasing

Public Facilities Manual Modification #5166-WPFM-004-1 for Overland Relief was approved for this site on June 2, 2009. The full bond release date for Site Plan #5166-SP-001 was September 15, 2009. The conditions imposed on the applicant by the modification are based on this date. It is suggested that the modification's conditions be inserted into the proffers. Unless further modified, a (minor) site plan submittal for the work under condition #3 shall be submitted by September 15, 2010, all resubmittals shall be within 3 weeks of receipt of comments, and construction must be complete within 6 months of plan approval. Also, unless further development phases are approved and bonded, a site plan submittal for the work under condition #4 shall be submitted by September 15, 2014, all resubmittals shall be within 3 weeks of receipt of comments, and construction must be complete within 1 year of plan approval. A request for a further modification has not yet been received by DPWES.

Stormwater Planning

This project is within the Tysons Corner Stormwater Management Area shown on Map 5.5 of the Middle Potomac Watersheds Management Plan. The plan recommends that the privately owned wet pond immediately northeast of this site be retrofit as a BMP facility as a priority project (Project #SC9143). The estimated cost of the retrofit is $210,000. The applicant reports that previous attempts at negotiating permission to modify the pond were unsuccessful.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Bruce Nassimbeni, Director, Environmental & Site Review Division East, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

RECEIVED JUN - 8 2004

# County of Fairfax, Virginia

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

JUN 2 - 2009

John Amatetti, P.E.
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Subject: Tysons Westpark A-6, Plan #5166-SP-001, Tax Map #029-4-07 Parcels A6, A7, A8, A9, Providence District

Reference: Public Facilities Manual Modification #5166-WPFM-004-1, Overland Relief for Tysons Westpark A-6 (Parkcrest)

Dear Mr. Amatetti:

Your request for approval of a modification of Fairfax County Public Facilities Manual Section 6-1500, which requires that "the major drainage system provide drainage such that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking", is hereby approved, subject to the following stipulations and conditions.

**Stipulations:**

1) The modification is approved only for an interim condition of phased construction for the lower level, of the underground garage.

2) The contributing drainage area into the temporary excavated area around the garage is limited to approximately 55,750 sf (1.3 acres).

3) The garage/building area in question is uninhabitable space well below the occupied portions of the main building and well below the plaza on top of the garage, but will contain parked private vehicles.

**Conditions:**

1) During the interim condition the lower level of the garage will be provided with two dewatering pumps capable of pumping 170 gpm, which will discharge into two temporary sediment basins for filtration and dewatering before release into the site's

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**Land Development Services, Environmental and Site Review Division**
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Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

public stormwater drainage system; the two dewatering pumps are in addition to the permanent parking garage sump pumps.

2) For a period of one (1) year following the date of full bond release for the referenced site plan, the applicant shall provide an emergency generator on site capable of powering the dewatering pumps to ensure the pumps are operational during any power outage.

3) From a period of one (1) year after the date of full bond release to five (5) years after bond release, the applicant shall provide an additional (piped) drainage diversion near the foot of the excavation area to divert the majority of drainage flowing into the excavation area, to an appropriately sized temporary relief pipe that will connect to the public gravity storm drain system at structure D40 on the site as preliminarily shown on the site plan revision Sheet #8A, (5166-SPV-001-I-1). It is required that a plan submission, (Minor Site Plan), to finalize the preliminary design for the temporary relief pipe be submitted to the County at the one (1) year post bond release date, and approval of the plan be diligently pursued; (all re-submittals to occur within three (3) weeks of receipt of comments). Construction of the pipe must be complete within six (6) months of plan approval.

4) At five (5) years after the date of full bond release, unless further development phases are approved and bonded, the applicant shall submit a Site Plan, or Minor Site Plan, and structural/architectural plans to the County for review for the design of a structural wall adjacent to the exposed garage face that will allow the area to be back-filled up to the level where the temporary pipe, (in Condition #3 above), will function for gravity relief. Approval of the plans shall be diligently pursued; (all re-submittals to occur within three (3) weeks of receipt of comments). Construction of the wall must be complete within one (1) year of approval of plans.

5) Concurrent with full bond release, the applicant and the County agree to allow the balance of the existing conservation escrow, $55,100 to be retained by the County for the future removal if necessary, by the County, of the two sediment basins and for construction by the County of the interim pipe in Condition #3 above. Should approved future phases provide for the removal of the basins by the applicant, and not require the construction of the interim pipe, then the conservation escrow shall be returned to the applicant.

This modification shall automatically expire, without notice, when the Site Plans for the next phase of the subject development obtain final approval by the County.

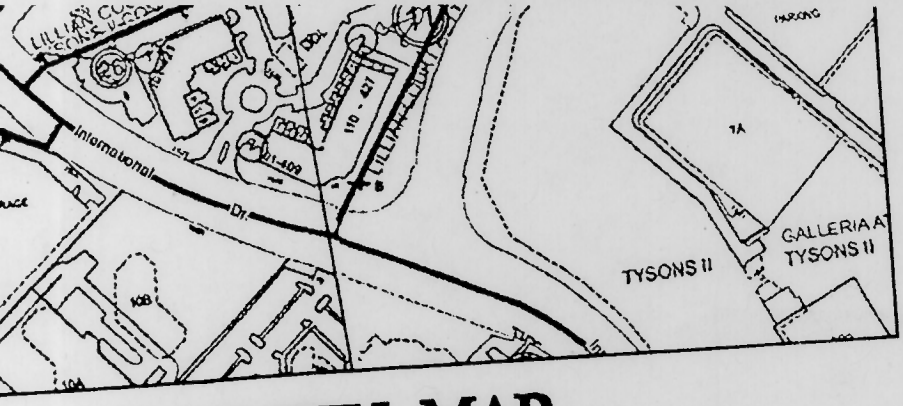
If you have any questions or need additional information, please contact Greg McLaughlin, Chief Site Review Engineer, Environmental and Site Review Division (ESRD) at 703-324-1720.

Sincerely,

Greg McLaughlin
Chief Site Review Engineer
Environmental and Site Review Division (East)

GMM/mw

cc: Bruce G. Nassimbeni, Director, Environmental and Site Review Division, ESRD East, DPWES
Jack Weyant, Director, Environmental and Facilities Inspections Division, EFID, DPWES
Chuck Craft, General Superintendent, Environmental and Facilities Inspections Division East, DPWES, LDS
Waiver File




APPENDIX 9

Construction of buildings shall
not [illegible]
fire [illegible]
requirements [illegible]
Public Facilities Manual

# VICINITY MAP

**SCALE: 1"=500'**

TM NO. 29-4 ((7)) A6, & A9
-4 ((13)) C-1, 0102-0109, 0113-0117, 0201-0219,
-0419, 0501-0519, 0601-0619, 0701-0719, 0801-0819,
01-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419,
601-1619, 1701-1719, 1801, 1802, 1808, 1810, 1812,
18, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914,
1916, 1918 AND 1919.
TM NO. 29-4 ((14)) C-1, & 1C

Plans Reviewed By Fire Marshal
Plans are:
☑ Approved
☐ Approved as noted
☐ Not approved, correct and resubmit
Date 2/25/10
By Mary L. Buckley

COMMONWEALTH OF VIRGINIA
2/01/2010
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

VIKA NUMBER 6571C
SHEET 1 OF 17

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Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

January 18, 2010

**TO:** Suzanne Lin
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

**FROM:** Denise M. James, Director
Office of Facilities Planning Services

**SUBJECT:** PCA/FDPA 2002-PR-016-2, Park Crest

**ACREAGE:** 13.54 acres

**TAX MAP:** 29-4

**PROPOSAL:** Amend PCA/FDPA 2002-PR-016 to permit one six-story multi-family building in lieu of two thirteen-story multi-family buildings.

**COMMENTS:** The proposed area is within the Spring Hill Elementary School, Longfellow Middle School, and McLean High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

| School | Capacity | Enrollment (9/30/09) | 2010-11 Projected Enrollment | Capacity Balance 2010-11 | 2014-15 Projected Enrollment | Capacity Balance 2014-15 |
|---|---|---|---|---|---|---|
| Spring Hill ES | 860 | 968 | 983 | -123 | 1008 | -148 |
| Longfellow MS | 815 | 1201 | 1225 | -410 | 1301 | -486 |
| McLean HS | 1969 | 1863 | 1955 | 14 | 2045 | -76 |

*Capacity and enrollment are based on the FCPS FY 2011-15 CIP that is to be adopted by the School Board January 2010.*

As stated in the application, due to changing market demand and difficulty obtaining finance in today's economic climate, the applicant proposes one six-story multi-family building containing 344 units in lieu of two thirteen-story multi-family buildings that was previously approved. The proposed building is part of a larger development that has been partially developed. The overall unit count of the development is 1,354 units and is not proposed to change. The chart below shows the anticipated number of students.

| School level | Mid/high-rise MF ratio | Units proposed | Student yield |
|---|---|---|---|
| Elementary | 0.047 | 1354 | 64 |
| Middle | 0.013 | 1354 | 18 |
| High | 0.027 | 1354 | 37 |
| | | | 119 total |

A school proffer was made at the time of the rezoning in 2003 for $875,000 based on 1,296 multi-family units and 58 townhomes for a total of 1,354 units. This proffer contribution was reaffirmed in 2004 when the PCA was approved to replace the townhouse units with multi-family units for an approved total of 1,354 units. At the time of the rezoning in 2003, FCPS recommended a proffer contribution of

$1,140,000 based on the number of anticipated students, but only $875,000 was proffered. In October 2008, FCPS received $175,000, the first of four installments, in accordance with the school proffer.

Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $1,106,604 (119 students x $9,378). Two of the impacted schools are currently over capacity and all three schools are projected to be over capacity in the future. New students from this development will impact the capacity status at the schools; therefore, FCPS recommends that the developer proffer the full school impact amount with credit being given for the $175,000 already received by FCPS. This proffer request is being made since the full proffer amount was requested at the time of the rezoning and was not provided. The proposed PCA application justifies a reexamination of the school proffers. Staff strongly recommends that the full proffer contribution be made pursuant to the approved proffer formula guidelines.

It is recommended that all proffer contributions be directed to the McLean HS pyramid and/or to Cluster I schools that encompass this area at the time of site plan approval or before. It is also recommended that notification be given to FCPS when construction is anticipated to commence in order for FCPS to include the timely projection of students into its five year Capital Improvement Program.

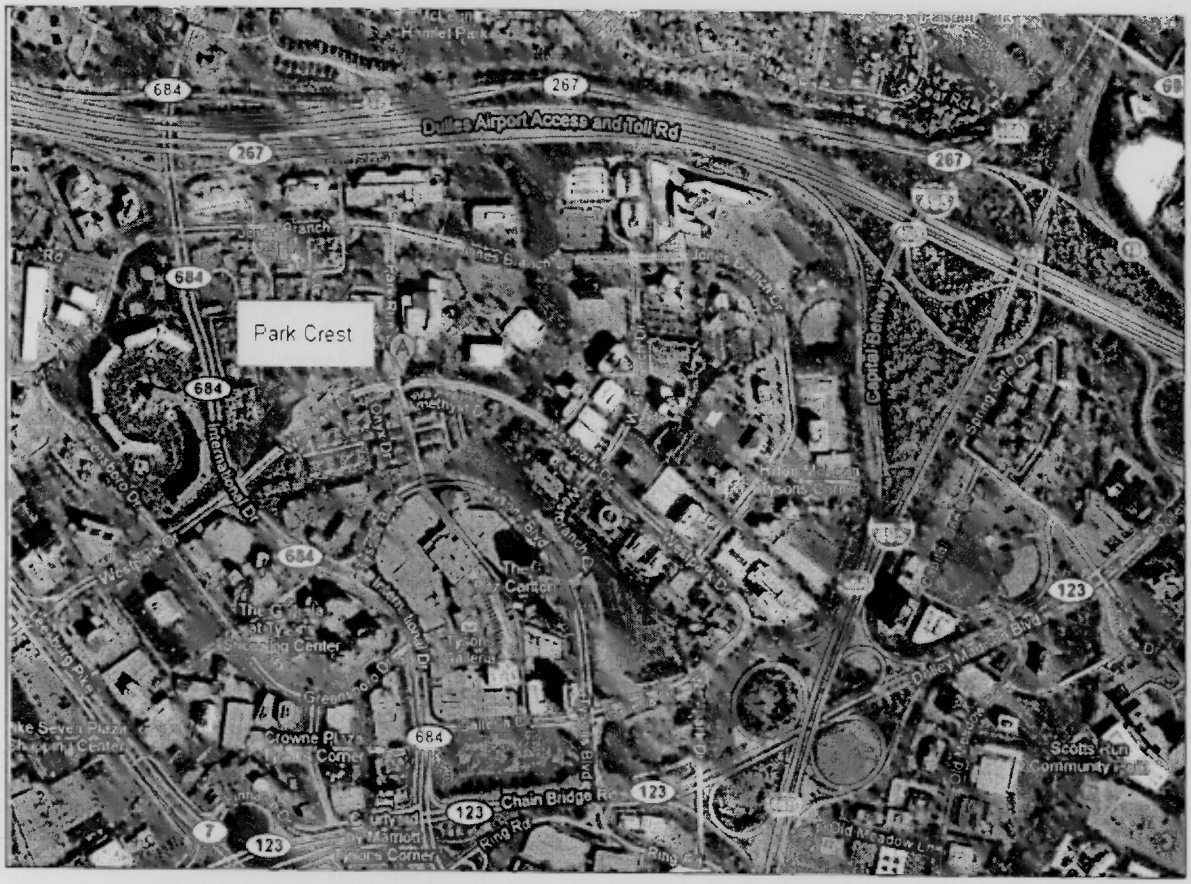
Approved bond funded projects will be underway for the renovation of Longfellow MS and capacity enhancements at Spring Hill ES. The $175,000 proffer amount that was received in October 2008 was applied to the capacity enhancement project at Spring Hill ES. Proffer funds from this development could offset bond funding for the planned capital projects at Spring Hill ES and Longfellow MS, which in turn, could be used to advance other capital improvement projects.

In addition, because the timeframe for development is unknown and the suggested proffer contribution is updated on an annual basis to reflect current market conditions, it is recommended that in addition to a monetary proffer contribution an escalation clause be included as part of the developer's proffer contribution in order to reflect the suggested proffer amount at the time of development. This application serves as a good example for the need of the escalation clause as the rezoning was approved in 2003 and at that time the proffer contribution was $7,500 per student. However, the proffer contribution was not triggered until 2008 with the issuance of the first RUP. Since 2003, the proffer contribution amount has changed several times and is now $9,378 per student and is subject to change based on proffer formula updates.

Attached for your reference is the 2002 FCPS school impact memo for RZ 2002-PR-016 and the school proffer contribution from PCA 2002-PR-016.

Attachments: Locator Map, 2002 school impact memo, and school proffers from PCA 2002-PR-016

cc: Jane K. Strauss, School Board Member, Dransville District
Dean Tistadt, Chief Operating Officer, FCPS
Marty Smith, Cluster I, Assistant Superintendent
Kevin Sneed, Director, Design and Construction Services
Roger Vanderhye, Principal, Spring Hill Elementary School
Carole Kihm, Principal, Longfellow Middle School
Deborah Jackson, Principal, McLean High School


Park Crest
Dulles Airport Access and Toll Rd
684
267
123
Chain Bridge Rd
Ring Rd
Scotts Run Community Park

# FAIRFAX COUNTY PARK AUTHORITY

# M E M O R A N D U M

**TO:** Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager
Park Planning Branch, PDD

**DATE:** December 17, 2009

**SUBJECT:** FDPA/PCA 2002 PR 016 02, Park Crest
Tax Map Numbers: 29-4 (97)) A6 and others

The Park Authority staff has reviewed the proposed Development Plan dated November 2, 2009 and letter of justification dated November 9, 2009 for the above referenced application and provides the following comments:

Natural Resources Impact:
Tree species callery pear, amur maple and green ash are undesirable species in Fairfax County, the first two because they are non-native invasive species and the later because of its 100% susceptibility to Emerald Ash Borer, a non-native invasive species pest that is currently present in the county. Please select alternate, native, species for the tree canopy.

Dedication of Land to the Park Authority:
In accordance with a December 11, 2000 BOS resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board". Proffers should indicate that land will be dedicated directly to the Park Authority and a note indicating such should be added to the Development Plan.

Any debris and waste on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager (Julie Cline, 703-324-8708), Area 1 Operations Manager (Ed Busenlehner, 703-893-2481) and Natural Resource Protection Manager (Heather Schinkel, 703-324-8674). If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to their bond release from Fairfax County.

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division
Julie Cline, Manager, Land Acquisition & Management Branch
Chron Binder
File Copy

## APPENDIX 9

## RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout:* The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed in a manner compatible with the community within which the development is to be located. Development should be compatible with the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot size, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development will be part of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will be evaluated on the following principles, where applicable.

a) *Preservation:* Developments should conserve natural environmental resources by protecting, maintaining and restoring the habitat value and pollution reduction potential of stream valleys, EQCs, RPAs, floodplains, wetlands and other environmentally sensitive areas.

b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.

c) *Water Quality:* Developments should minimize off-site impacts on water quality by committing to state of the art best management practices for stormwater management and low impact design and low impact development (LID) techniques.

d) *Drainage:* The volume and velocity of stormwater runoff from new development should be reduced in order to avoid impacts on downstream properties. Where drainage [illegible] the applicant should demonstrate that off-site drainage impacts [illegible] that stormwater management facilities are designed and sized [illegible] drainage should be verified, and the location of drainage [illegible] or offsite) should be shown on development plans.

e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize negative impacts to the night sky.

g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to increase energy savings, and should be designed to encourage and facilitate [illegible]. Energy efficiency measures should be incorporated into building [illegible] construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposals, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under certain circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic and offset the impact of additional traffic through commitments to the following:

- Capacity improvements to nearby arterial and collector streets;
- Street improvements that improve safety and mobility for non-motorized forms of transportation;
- Signal and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of free shuttles;
- Implementation and/or participation in a shuttle bus service;
- Traffic management programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with a [illegible];
- Providing pedestrian facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided as follows:*

- Local [illegible] residential development should be connected with adjacent local streets to improve neighborhood circulation;
- When [illegible] existing stub streets should be connected to adjoining parcels. If [illegible] dedicated but not constructed with development, they should be [illegible] indicates the street is to be extended;
- Streets [illegible] and constructed to accommodate safe and convenient pedestrian [illegible] non-motorized forms [illegible];
- Traffic [illegible] should be implemented where needed to discourage cut-through [illegible] safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets:* [illegible] ferred. If private streets are proposed in single family detached [illegible] applicant shall demonstrate the benefits for such streets. Applicants [illegible] design and construction commitments for all private streets so as to [illegible] tenance costs which may become to future property owners. Furthermore, [illegible] and safety issues such as parking on private streets should be considered [illegible] e review process.

e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between [illegible] ining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to [illegible] retail/commercial uses, public/community facilities, and natural [illegible]
- [illegible] lity network with [illegible] ian and natural amenities, particularly [illegible] in the Comprehensive Plan;
- Offsite [illegible] ities, particularly those [illegible] ded in the Comprehensive Plan;
- Driveway [illegible] should be of adequate length to accommodate passenger vehicles [illegible] walkways;
- Construction [illegible] torized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative* [illegible] Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modificati[illegible] standards may be considered.

6. Public Fa[illegible]

Residential de[illegible] public facility [illegible] schools, parks, libraries, police, fi[illegible] management and other publicly owned community facilities). Th[illegible] identified and evaluated during the development review process. [illegible] approved by the Board of Supervisors, after input and recomm[illegible] will be used as a guideline for determining the impact of additional [illegible] the new development.

Given th[illegible] needs throughout the County, on a case-by-case basis, public facility [illegible] so that local concerns may be addressed.

All re[illegible] ial development [illegible] expected to offset their public facility impac[illegible] public facility needs in the vicinity of the proposed development. [illegible] accomplished through the dedication of land suitable for the constructi[illegible] public facility need. [illegible] nstruction of public facilities, the contribution [illegible] s, services [illegible] marked for those uses, and/or monetary [illegible] ward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, [illegible] of development may be required to ensure mitigation of impacts.

7. **Affordable Housing**

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

a) *Density Bonus:* If the applicant elects to fulfill this criterion by providing affordable [illegible] otherwise required by the ADU Ordinance: a maximum density of [illegible] of the Plan range could be achieved if 12.5% of the total number [illegible] and attached units are provided pursuant to the Affordable Dwelling [illegible] and, a maximum density of 10% or 20% above the upper limit [illegible] the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number [illegible] multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity [illegible] may be approved by the Board.

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable [illegible] in Fairfax County, equal to 0.5% of the value of all of the units approved [illegible] those that result in the provision of ADUs. This contribution [illegible] to the issuance of the first building permit. For for-sale projects [illegible] above is [illegible] the aggregate sales price of all of the units [illegible] project [illegible] as if all of the units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units [illegible] rental projects. The amount of the contribution is based upon the total development cost of the portion of the project [illegible] contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. **Heritage Resources**

Heritage resources are [illegible] structures [illegible] their landscape settings, that exemplify the cultural, [illegible] economic, social, political, or historic heritage of the County. [illegible] such structures have been listed on, or determined eligible for listing on, the [illegible] of Virginia Landmarks Register [illegible] or eligible for listing; 3) located within [illegible] considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated and/or preserved;

b) Conduct archeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for reuse or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than hide heritage resources;

h) Establish conditions that will ensure continued preservation of heritage resources with an appropriate easement such as the County's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Cultural Place Marker or a Virginia Historical Highway Marker on or near the site of a heritage resource if recommended and approved by the Fairfax County History Commission.

## TABLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. When the Plan text and map differ, the text governs. In defining the density range:

- the "base" level of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "[illegible]" level is the [illegible] 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be considered the upper limit of the Plan range, and the base level shall be the upper limit of the next lowest Plan range, in this instance, 20 dwelling units per acre.

FAIRFAX COUNTY ZONING ORDINANCE

## PART 4 6-400 PRM PLANNED RESIDENTIAL MIXED USE DISTRICT

### 6-401 Purpose and Intent

The PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre; for mixed use development consisting primarily of multiple family residential development, generally with a density of at least twenty (20) dwelling units per acre, with secondary office and/or other commercial uses. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments, and to otherwise implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with the provisions of Article 16.

### 6-402 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 406 below.

1. Dwellings, multiple family.

2. Public uses.

### 6-403 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PRM District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 406 below.

1. Accessory uses and home occupations as permitted by Article 10.

2. Affordable dwelling unit developments.

3. Automated teller machines.

4. Business service and supply service establishments.

5. Commercial and industrial uses of special impact (Category 5), limited to:

   A. Fast food restaurants.

B. Quick-service food stores

C. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

6. Commercial recreation uses (Group 5), limited to:

A. Billiard and pool halls

B. Commercial swimming pools, tennis courts and similar courts

C. Health clubs

D. Indoor archery ranges, fencing and other similar indoor recreational uses

E. Skating facilities

F. Any other similar commercial recreation use

7. Dwellings, single family attached.

8. Eating establishments.

9. Financial institutions.

10. Garment cleaning establishments.

11. Hotels, motels.

12. Institutional uses (Group 3), limited to:

A. Churches, chapels, temples, synagogues and other such places of worship

B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education

C. Home child care facilities

13. Light public utility uses (Category 1).

14. Offices.

15. Parking, commercial off-street, as a principal use.

16. Personal service establishments.

17. Quasi-public uses (Category 3), limited to:

A. Child care centers and nursery schools

B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education

C. Colleges, universities

D. Congregate living facilities

E. Cultural centers, museums and similar facilities

F. Independent living facilities

G. Medical care facilities

H. Private clubs and public benefit associations

I. Private schools of general education

J. Private schools of special education

18. Repair service establishments.

19. Retail sales establishments.

20. Theatres.

21. Transportation facilities (Category 1), limited to:

A. Bus or railroad stations

B. Electrically-powered regional rail transit facilities

C. Regional non-rail transit facilities

22. Vehicle transportation service establishments.

**6-404 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary uses.

**6-405 Special Exception Uses**

1. Subject to the specific limitations contained in Sect. 406 below, any use presented in Sect. 403 above as a Group 9 category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.

2. Category 2 – Quasi-Public Uses, limited to:

   A. Cemeteries

3. Category 4 – Transportation Facilities, limited to:

   A. Heliports

   B. Helistops

**6-406** Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.

2. A final development plan shall be submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will integrate with the adjacent communities and complement existing and planned development by incorporating high standards of urban design. The plan shall also be in general accordance with any specific urban design concept and streetscape plans for the area including the provision of convenient and accessible pedestrian walkways and connections, all as set forth in the adopted comprehensive plan.

3. The principal residential use shall be multiple family dwelling units. Single family attached dwellings may be allowed at the periphery of the development to provide a transition from the high density development to adjacent lower density development.

4. [illegible] be designed to be harmonious with and not adversely affect the use or development of neighboring properties.

5. When a use presented in Sect. 403 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles [illegible] or 9 shall be used as a guide.
   When a use presented in Sect. 403 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 405 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article [illegible], if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.
   In lieu of the above, all Category 3 medical care facility uses shall be subject to the development procedures presented in Part 3 of Article 9.

6. Dwelling units may be permitted only in a PRM District where at least fifty (50) percent of the total gross floor area in the development is devoted to multiple family dwellings.

The floor area for dwellings shall be determined in accordance with the gross floor area definition, except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open sides. An open side or open end shall have no more than fifty (50) percent of the area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

7. Drive-through facilities shall not be permitted.

8. Vehicle transportation service establishments shall be permitted in accordance with the following:

   A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

   B. There shall be no maintenance or refueling of vehicles on site.

   C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barriers of the Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

9. Off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11, to include the possible parking reductions based on hourly parking accumulation characteristics of the various uses and/or proximity to a mass transit station. It is intended that a substantial portion of the required parking should be provided in above and/or below grade parking structures.

10. Signs shall be permitted in accordance with the provisions of Article 12.

11. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

12. All uses shall comply with the performance standards set forth in Article 14.

**6-407 Lot Size Requirements**

1. Minimum district size: Two (2) acres, provided the proposed development is in accordance with the adopted comprehensive plan and the purpose and intent and all of the standards and requirements of the PRM District.

2. Minimum lot area requirement for each use or building, provided that a privacy yard, having a minimum area of 750 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a rezoning application or by the Planning Commission in conjunction with the approval of a subsequent final development plan amendment.

3. [illegible] width: No requirement for any lot or building.

**6-408** Bulk Regulations

1. Maximum building height and minimum yard requirements shall be controlled by the standards set forth in Part 1 of Article 16.

2. Maximum floor area ratio: 3.0, provided the maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

**6-409** Open Space

1. [illegible] of the gross area shall be landscaped open space, unless modified by the Board in accordance with the provisions of Sect. 9-[illegible]12.

2. In addition to Par. 1 above, there shall be a requirement to provide recreational facilities. The provision of such facilities shall be subject to the provisions of Sect. 16-404; however, recreational facilities, such as swimming pools, exercise rooms, or health clubs, which are located on rooftops, deck areas and/or areas within a building, may be used to fulfill this requirement. The requirement for providing recreational facilities shall be based on a minimum expenditure of $1600 per dwelling unit for such facilities and either:

   [illegible] The facilities shall be provided exclusively by the developer in substantial conformance with the approved final development plan, and/or

   [illegible] Provided they are approved, the provision of the facilities on land which is not part of the subject PRM District.

   Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

**6-410** Additional Regulations

1. [illegible] Article 16 for standards and development plan requirements for all planned [illegible]

2. [illegible] Article 2, General Regulations, for provisions which may qualify or [illegible] 11, [illegible] as [illegible] above.

# ARTICLE 16

## DEVELOPMENT PLANS

## PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

### 16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

### 16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

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| A&F | Agricultural & Forestal District |
| ADU | Affordable Dwelling Unit |
| ARB | Architectural Review Board |
| BMP | Best Management Practices |
| BOS | Board of Supervisors |
| BZA | Board of Zoning Appeals |
| COG | Council of Governments |
| CBC | Community Business Center |
| CDP | Conceptual Development Plan |
| CRD | Commercial Revitalization District |
| DOT | Department of Transportation |
| DP | Development Plan |
| DPWES | Department of Public Works and Environmental Services |
| DPZ | Department of Planning and Zoning |
| DU/AC | Dwelling Units Per Acre |
| EQC | Environmental Quality Corridor |
| FAR | Floor Area Ratio |
| FDP | Final Development Plan |
| GDP | Generalized Development Plan |
| GFA | Gross Floor Area |
| HC | Highway Corridor Overlay District |
| HCD | Housing and Community Development |
| LOS | Level of Service |
| Non-RUP | Non-Residential Use Permit |
| OSDS | Office of Site Development Services, DPWES |
| PCA | Proffered Condition Amendment |
| PD | Planning Division |
| PDC | Planned Development Commercial |
| PDH | Planned Development Housing |
| PFM | Public Facilities Manual |
| PRC | Planned Residential Community |
| RC | Residential-Conservation |
| RE | Residential Estate |
| RMA | Resource Management Area |
| RPA | Resource Protection Area |
| RUP | Residential Use Permit |
| RZ | Rezoning |
| SE | Special Exception |
| SEA | Special Exception Amendment |
| SP | Special Permit |
| TDM | Transportation Demand Management |
| TMA | Transportation Management Association |
| TSA | Transit Station Area |
| TSM | Transportation System Management |
| UP & DD | Utilities Planning and Design Division, DPWES |
| VC | Variance |
| VDOT | Virginia Dept. of Transportation |
| VPD | Vehicles Per Day |
| VPH | Vehicles per Hour |
| WMATA | Washington Metropolitan Area Transit Authority |
| WS | Water Supply Protection Overlay District |
| ZAD | Zoning Administration Division, DPZ |
| ZED | Zoning Evaluation Division, DPZ |
| ZPRB | Zoning Permit Review Branch |