



APPLICATION ACCEPTED: September 19, 2007  
APPLICATION AMENDED: November 20, 2008  
PLANNING COMMISSION: June 2, 2011

# County of Fairfax, Virginia

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May 25, 2011

## STAFF REPORT ADDENDUM II

### SPECIAL EXCEPTION AMENDMENT APPLICATION SEA 94-P-040

#### PROVIDENCE DISTRICT

**APPLICANT:** RP MRP Tysons, LLC

**ZONING:** C-3

**PARCEL(S):** 29-2 ((15)) C2

**ACREAGE:** 7.67 acres (SEA site area)  
30.01 acres (Land Bay E)

**FAR:** 1.6 for 7.67 acre SEA site area  
1.0 for 30.01 acre Land Bay E

**OPEN SPACE:** 33%

**PLAN MAP:** Office

**PROPOSAL:** To permit a hotel use and the addition of an eating establishment, health club and child care center/nursery school within a commercial office building and modifications to previously approved development conditions to, among other things, permit multiple tenants.

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Suzanne Lin

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Zoning Evaluation Division  
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## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SEA 94-P-040, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a waiver of front yard bulk regulations for all front yards associated with this application to that which is shown on the SEA Plat.

Staff recommends approval of a waiver to the trail depicted in the Comprehensive Plan along the Dulles International Airport Access Road.

Staff recommends approval of a waiver of barrier and transitional screening requirements for the property to that shown on the SEA Plat.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target as required by PFM 12-058.3

Staff recommends modification of the loading space requirements to that shown on the SEA Plat.

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.

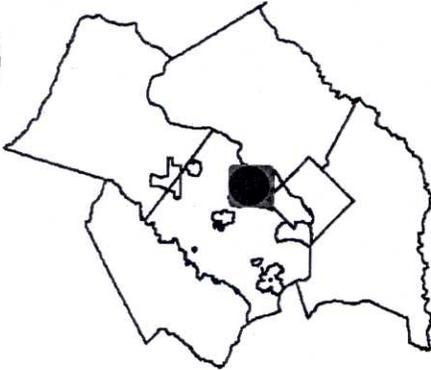
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception Amendment

## SEA 94-P-040



Applicant: RP MRP TYSONS, LLC  
Accepted: 09/19/2007- AMENDED 11/20/2008  
Proposed: TO AMEND SE 94-P-040 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT, RADIO AND TELEVISION BROADCASTING FACILITIES, MICROWAVE FACILITIES, SATELLITE EARTH STATIONS AND HELISTOP AND WAIVER OF CERTAIN SIGN REGULATIONS TO PERMIT ADDITIONAL USES AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS

Area: 7.67 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect: 04-030404-030409-060704-030404-030409-0620

Art 9 Group and Use: 5-14 5-09 6-03

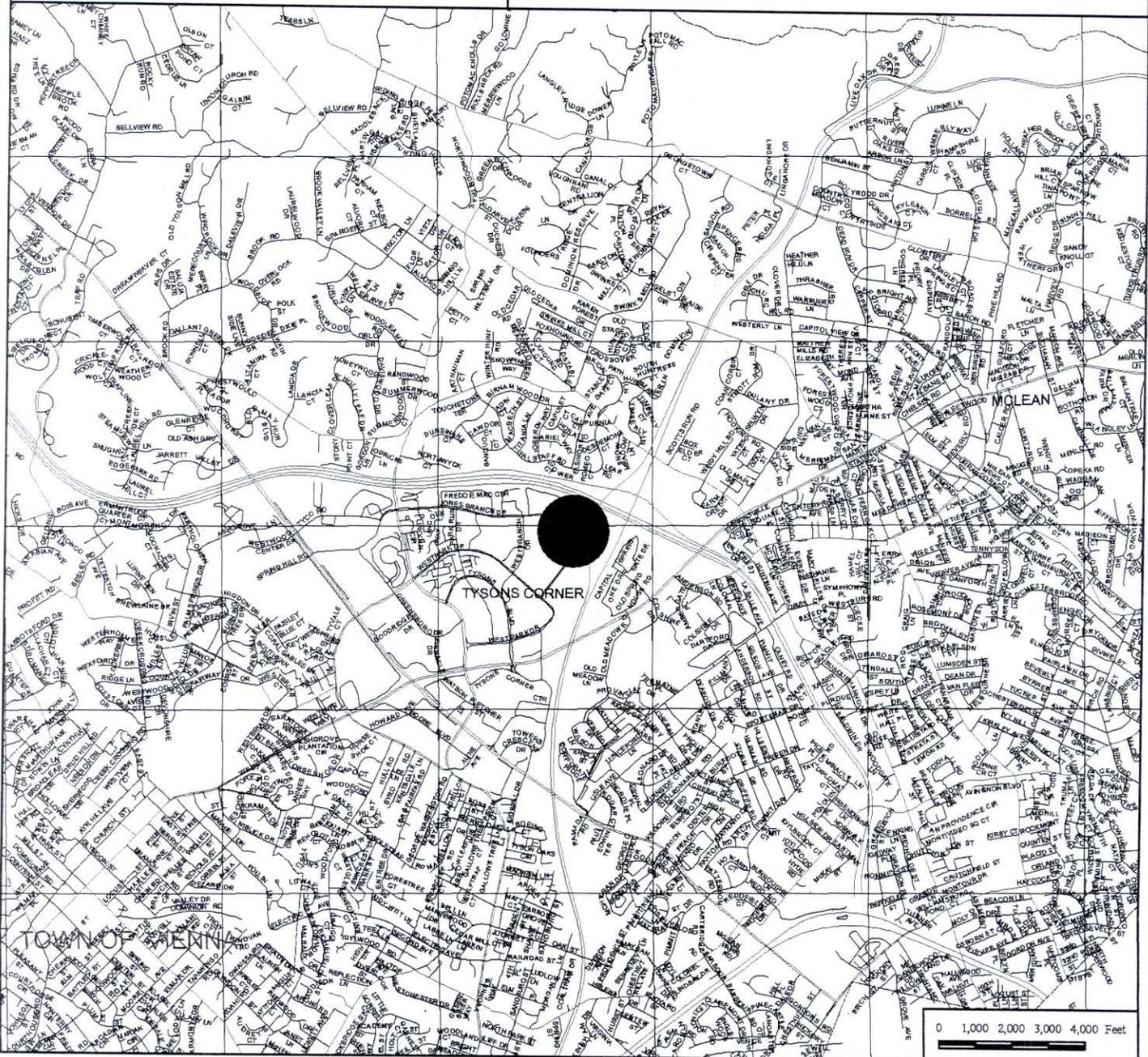
Located: 4-04 1-03 6-17  
7940 JONES BRANCH DRIVE

Zoning: C-3

Plan Area: 2,

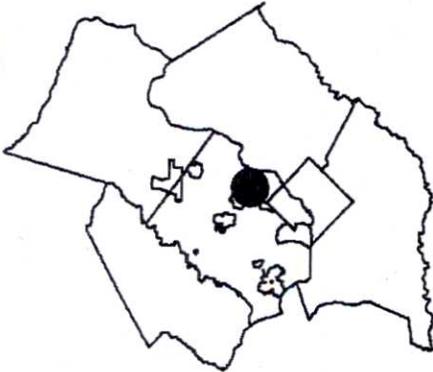
Overlay Dist:

Map Ref Num: 029-2-15/ / C2



# Special Exception Amendment

## SEA 94-P-040



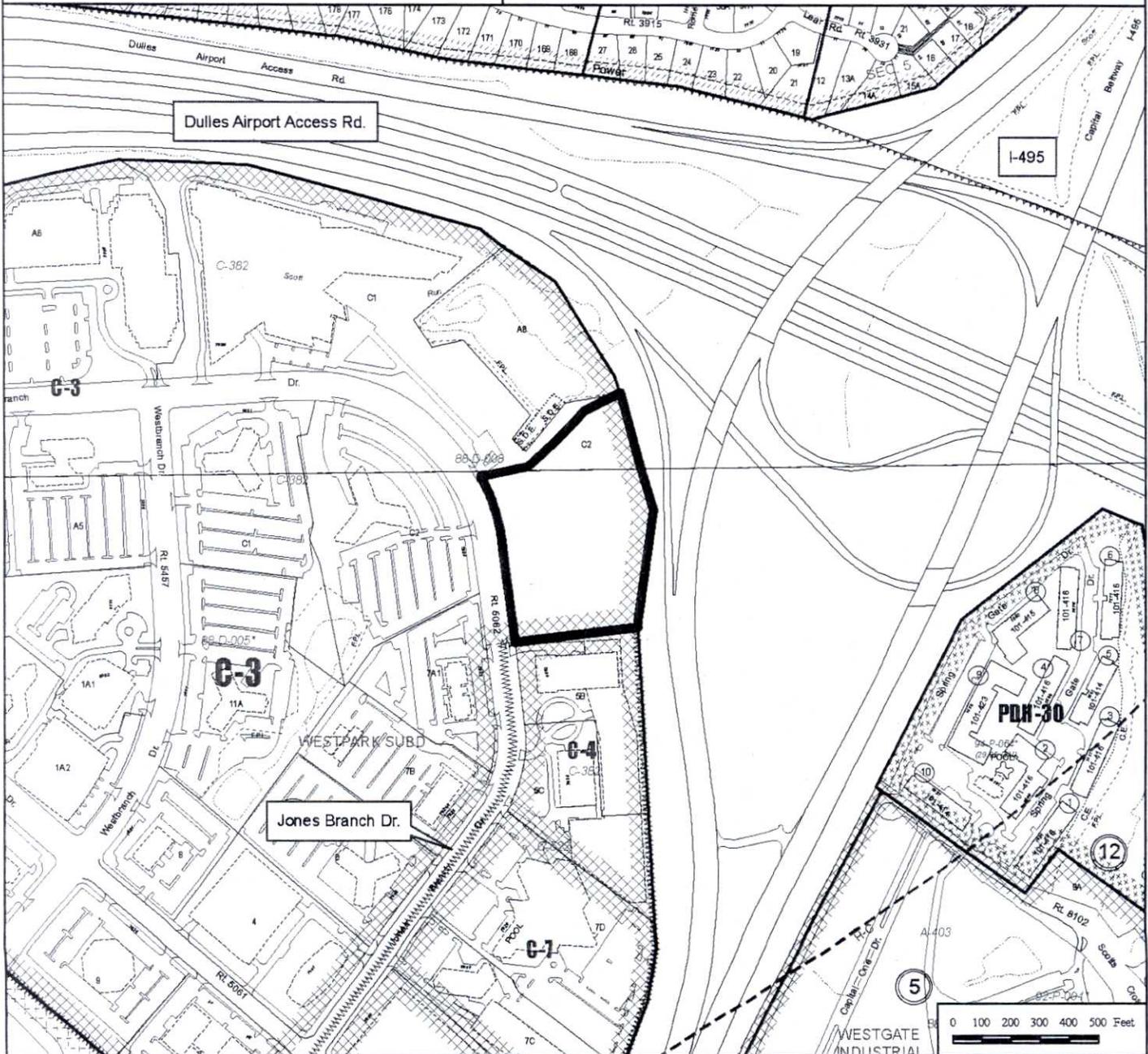
Applicant:  
Accepted:  
Proposed:

RP MRP TYSONS, LLC  
09/19/2007- AMENDED 11/20/2008  
TO AMEND SE 94-P-040 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT, RADIO AND TELEVISION BROADCASTING FACILITIES, MICROWAVE FACILITIES, SATELLITE EARTH STATIONS AND HELISTOP AND WAIVER OF CERTAIN SIGN REGULATIONS TO PERMIT ADDITIONAL USES AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS

Area: 7.67 AC OF LAND; DISTRICT - PROVIDENCE  
Zoning Dist Sect: 04-0304, 09-0607, 09-0620

Art 9 Group and Use: 5-14 5-09 6-03  
4-04 1-03 6-17

Located: 7940 JONES BRANCH DRIVE  
Zoning: C-3  
Plan Area: 2,  
Overlay Dist:  
Map Ref Num: 029-2- /15/ / C2



## BACKGROUND

The applicant, RP MRP Tysons, LLC, seeks to amend special exception SE 94-P-040 in order to modify the development conditions and permit a hotel use on this site. As noted in the original staff report and subsequent addendum, published in May and July 2008 respectively, the application had originally been filed to modify a condition approved with SE 94-P-040. Specifically, the previously approved Special Exception (SE) contained a development condition which established that any building on this site occupied by a single user could proceed to site plan review. However, the condition also stated that should any proposed building be occupied by more than a single user, review and approval by the Board of Supervisors using the applicable SE standards would be required. Specifically, the condition states:

***Limitation of Use and Applicant.*** *In the event that any building on the site is occupied by more than a "single user", as defined below, in addition to the requirements set forth below, prior to site plan approval, the owner/tenant of any building on the site occupied by more than a single user per building shall submit detailed site plans, landscape plans and architectural plans (including, but not limited to, building footprints, architectural design, exterior façade materials and treatments, and location, size and details of all proposed signage and telecommunications facilities) to the Planning Commission for review and recommendation to the Board of Supervisors for review and approval based on the applicable **Special Exception standards** contained in the Zoning Ordinance. **The burden of such submission, review and approval for the applicant shall be the same as those for the review and approval process for a new special exception application.** For the purposes of these development conditions, the term "single user" shall be defined as a user and its affiliates (defined as subsidiaries and other entities in which the user has a direct or indirect interest of at least 33 1/3%) which, along with accessory uses, occupies 85% or more of a single building. (Emphasis Added)*

Staff determined that the most appropriate way to implement the condition was to process a Special Exception Amendment. Since publication of the most recent addendum, the applicant has amended the application in order to obtain approval to allow a hotel on the site, which requires a Category 5 SE approval in a C-3 Zoning District. The hotel option also proposes a fitness center/health club which is a by-right use in a C-3 Zoning District. In addition, the applicant had previously proposed only one layout option for development of the site—a single office tower and parking structure. The applicant now proposes two more site layouts, both featuring two buildings (lower in height than the single office layout) with a parking structure adjacent to the off ramp from the Dulles International Airport Access Highway (DIAAH) to the Capital Beltway (I-495).

Finally, the approved development conditions for SE 94-P-040 provided that, prior to approval of any site plan, landscape plan and/or architectural plan, these plans would be submitted to the Planning Commission for review. Specifically, the development condition states that "*prior to site plan, landscape plan and architectural plan approval, such plans shall be submitted to the Planning Commission for review for conformance*

to satisfy this condition with the submittal of this SEA Application, however, staff notes that the development conditions do require additional submission of the parking structure architecture to the Planning Commission

In the staff report published on May 15, 2008, staff recommended denial of SEA 94-P-040. Specifically, staff expressed concern over two aspects the site layout/access of the site. First, staff expressed concern over the safe and efficient functioning of the direct garage access from the proposed Jones Branch Connector to the applicant's proposed parking garage. (The proposed Jones Branch Connector will provide access between the future High Occupancy Toll (HOT) Lanes along the Beltway and Jones Branch Drive). As discussed, this entrance raised functional and operational problems for the Jones Branch Connector. Second, noting that the proposed parking garage location requires a modification of the front yard setback, staff was concerned that the modification would determine the exact alignment of the Jones Branch Connector Road prior to its final design approval, to the possible detriment of an adjacent landowner.

Similarly, in the staff report published on July 11, 2008, staff again recommended denial of the application for two reasons. First, while the applicant revised the proposed layout, the applicant continued to propose direct access from their parking structure to the Jones Branch Connector (though a note on the SEA Plat labeled this entrance as a "possible future connection to the garage"). In addition, staff noted that the required modification to the front yard setback would still determine the exact alignment of the Jones Branch Connector, prior to the HOT Lane project's final engineering.

Staff notes that during the original negotiations associated with this case, the applicant had been asked to dedicate area to the areas needed for the Jones Branch Connector, generally to the south of the site. However, while the applicant was preparing to proceed with this case in 2009, the Virginia Department of Transportation (VDOT) approached the applicant with further dedication needs along the DIAAH for the HOT Lanes project. Since that time, the applicant has been involved in negotiations with VDOT for this need and appropriate right of way has been acquired (some through condemnation and some through dedication).

### CURRENT PROPOSAL

The applicant now proposes three options for the development of this site. Under all three options, vehicular access is solely from Jones Branch Drive. The overall density of the project has been reduced from 537,519 SF to 503,362 SF which reflects the ultimate development potential for this site based on a combination of density credit for certain dedications and payment for taking of the remainder of right of way needed by VDOT. Below is a description of these options as detailed on the revised SEA Plat, which now contains 66 sheets as revised through May 18, 2011. A reduced copy of the SEA Plat is located in Attachment 1 of this staff addendum.

<b>Contents of SEA Plat 7940 Jones Branch Drive</b>	
<b>Sheet 1</b>	Cover Sheet, Contact Information, Sheet Index
<b>Sheets 2-5</b>	General Notes, Waivers, Site Tabulations, Zoning Administrator Letter, and Details
<b>Sheets 6, 6B</b>	Bulk Plane Illustrations
<b>Sheet 7</b>	Existing Conditions and Soils Map
<b>Sheet 8</b>	Certified Plat
<b>Sheets 9-18</b>	Option 1, 2A and 2B layouts, including interim and ultimate alignments of Jones Branch Connector/Jones Branch Drive
<b>Sheets 19-33</b>	Landscape Plans for each option, including RPA revegetation
<b>Sheet 34</b>	Illustrative garage example photos
<b>Sheets 35-36</b>	Model Photos
<b>Sheets 38-47</b>	Stormwater Management information
<b>Sheets 48-52</b>	Building Exterior Elevations
<b>Sheet 52A</b>	Pedestrian Circulation Plan
<b>Sheet 52B</b>	Site Cross Sections
<b>Sheet 52C</b>	Streetscape Continuity Plan
<b>Sheets 53-58</b>	Sight Distances profiles

<b>Bulk Standards (C-3 Zoning)</b>				
<b>Standard</b>	<b>Required</b>	<b>Single Building (Option 1)</b>	<b>Two office buildings (Option 2A)</b>	<b>Office and Hotel/Fitness Club (2B)</b>
Lot Size*	20,000 square feet	7.67 acres	7.67 acres	7.67 acres
Lot Width	100 feet	398	398	398
Front Yard	25 ABP, no less than 40 feet	See chart below	See chart below	See chart below
Side Yard	No requirement	N/A	N/A	N/A
Rear Yard	20 ABP, 25 feet	Meets, see exhibit on sheet 6	Meets, see exhibit on Sheet 6B	Meets, see exhibit on Sheet 6B
Building Height	300 feet (per previous SE)	300 feet	260 feet	260 feet
FAR	1.0 (See note 31 on Sheet 2)	1.9	1.9	1.9
Open Space	15%	42%	33.91%	34.25%
Parking Spaces	Option 1—1,396 Option 2—1,385 Option 2A—1,272	1,570	1,580	1,272
Loading Spaces	5 space maximum	3 (waiver requested)	4 (waiver requested)	4 (waiver requested)
Setback from DIAAH	75 feet for principal building	142	~80 feet	~80 feet

\*The applicant has noted in their calculations that approximately 6.09 acres is left after the ROW is supplied for this site, which is land area that the applicant will ultimately control. The area for the Jones Branch Connector will be dedicated at the time of site plan approval or earlier. The area to accommodate the future circulator is to be dedicated upon demand. However, the application area as described on the SE application form is still 7.67 acres and has not been amended. Therefore, the SE

area is 7.67 acres. Staff further notes that the Land Bay E is considered one unit for zoning purposes.

Option 1 is essentially the same as the previous proposal. A single office building, proposed at a maximum height of 300 feet (allowed under SE 94-P-040), would be located on the northern part of the property with the proposed 6 level parking garage located to the south of the office building and adjacent to the Jones Branch Connector. A restaurant and child care center are proposed in the office building as well.

Option 2A proposes two office buildings, located on the northern and southern ends of the site connected by an auto court in the center. The northern building (Building 2) would have approximately 335,575 SF of Gross Floor Area (GFA) with a maximum height of 260 feet, while the southern building (Building 1) would be smaller at 167,787 SF of GFA with a maximum height of 184 feet. A proposed parking structure is located to the rear of these buildings, along the DIAAH. The applicant proposes a restaurant within Building 1; the child care center may be located in either building.

Option 2B proposes two buildings separated by an auto court. The northern building would be an office building with approximately 355,353 SF of GFA and the southern building would be a proposed 50 room hotel and health and fitness club with approximately 148,009 SF of GFA. The office building would have a maximum height of 260 feet and the hotel/health club building would have a maximum height of 217 feet. The hotel will have no more than 270 employees (or a full time equivalent). The fitness center would have approximately 70,000 SF with hours from 5 a.m. to 11 p.m. with no more than 20 employees.

All three options propose a signalized entrance with a supplemental right in, right out entrance from Jones Branch Drive.

## ANALYSIS

### *Transportation Infrastructure*

The Comprehensive Plan identifies the HOT Lanes connection (known as the Jones Branch Connector) to Jones Branch Drive as a Tysons Wide transportation improvement necessary for improved traffic functionality in Tysons Corner (a list of these improvements is provided in Table 7 of the Comprehensive Plan's Tysons Plan). In addition, this connection would be a significant step towards achieving another improvement listed in Table 7, namely a ramp connecting Scotts Crossing Road to Jones Branch Drive). Fairfax County Department of Transportation (FCDOT) has begun preliminary engineering on such a connection in the event that funds become available for this needed transportation improvement.

The applicant proposes to dedicate approximately 0.79 acres that has been deemed necessary to the completion of the HOT lane connection to Jones Branch Drive, and interchange improvements for the exit ramp from the DIAAH to the Capital Beltway. In addition, the Comprehensive Plan shows the Jones Branch Connector as a likely part of a future circulator route in this area of Tyson Corner. The applicant has reserved

for future dedication 0.11 acres along the Jones Branch Connector to accommodate that future need. In addition, the applicant has negotiated with VDOT for its acquisition of approximately .79 acres for the Jones Branch Connector. In all, the subject parcel has provided approximately 1.7 acres of the original 7.67 acre site in order to achieve these transportation goals. These dedications and reservations have been deemed sufficient to support the plan goals in the Tysons Corner Comprehensive Plan Table 7 for this site.

Finally, the applicant has deleted the previously proposed direct connection between the proposed parking structure and the Jones Branch Connector.

In light of the foregoing, staff is satisfied that the transportation concerns raised with the previous application have been adequately resolved.

#### *Front yard setbacks*

As discussed above, in light of the future and present road needs in the area, the subject parcel has dedicated and/or provided land for the HOT lanes along the southern and eastern property lines. The resultant taking and/or dedication have reduced the site, which in turn has created constraints on the buildable areas of the site and reduced the amount of GFA which can be built on the site. As such, the applicant has requested a waiver of the required front yards for the parking structure and office building(s).

In the C-3 zoning district, the required front yard setback is governed by a 25 degree angle of bulk plane (ABP), but not less than 40 feet. In this case, the site has three front yards, one along the existing Jones Branch Drive, one along the Jones Branch Connector, and one along the DIAAH. In addition, staff notes that Section 2-414 of the Zoning Ordinance requires all principal commercial buildings be set back at least 75 feet from the DIAAH. The applicant seeks a modification to the front yard setback along the site's three front yards. The proposed setback for the three front yards is laid out in the chart below. It should be noted that while the proposed garage(s) extend into the required front yards, the principal commercial buildings are all at least 75 feet from the DIAAH.

Layout Option	Front yards	Setback Provided
1		
	Jones Branch Connector	46.52 ft (parking structure)39 ABP
	Jones Branch Drive	20.25 ft (parking structure)46 ABP
	DIAAH	20.13 ft (parking structure)22 ABP
2A		
	Jones Branch Connector	21.38 ft (parking structure)15 ABP
	Jones Branch Drive	43.03 ft (parking structure)13 ABP
	DIAAH	0.85 ft (parking structure)0 ABP (see sheet 6A)
2B		
	Jones Branch Connector	23.35 ft (parking structure)9 ABP
	Jones Branch Drive	43.03 ft (parking structure)11 ABP
	DIAAH	0.85 ft (parking structure)0 ABP (see sheet 6B)

Section 2-418 of the Zoning Ordinance permits intrusions into front yards in selective areas where specific design guidelines have been established in the adopted Comprehensive Plan. Specifically, "such waiver may be approved by the Board, in conjunction with the approval of a rezoning or special exception, or by the Director in approving a site plan, when it is determined that such waiver is in accordance with, and would further implementation of, the adopted comprehensive plan."

The Comprehensive Plan recommends that development in Tysons Corner that be closer to the street with emphasis on the pedestrian experience. In application properties seeking to rezone to the PTC (Planned Tysons Center Urban Center) zoning district, applicants are expected to determine a build-to line, a theoretical line on the ground indicating where the facades of buildings should be located. The line ensures that the ground floors of all buildings on a block are in line with each other at the edge of the streetscape, and generally serves as a physical and visual boundary to the pedestrian realm. The Comprehensive Plan suggests that proposed developments in Tysons should adhere to a consistently established build-to line for each block.

As such, staff finds that the requested waivers are in accord with the Comprehensive Plan because the proposed layouts would provide buildings closer to the streets in Tysons Corner which fits with the urban fabric envisioned for the area. In addition, the proposed streetscaping continues the existing streetscaping along the rest of Jones Branch Drive. Where the streetscaping directly abuts a garage façade, staff has proposed a development condition requiring architectural treatments of the garage face. Finally, along the DIAAH, where the garage sits close the right of way boundary, staff has proposed a development condition that the applicant pursues landscaping enhancements on the structure to mitigate the effects. (Staff notes that the garage is

also hidden by topography near the Jones Branch Connector as the top level is actually at a lower grade than the ramp and Jones Branch Connector in that area. In addition, as discussed above, setback modifications are required largely due to the implementation of transportation infrastructure specifically listed in Table 7 of the Comprehensive Plan. Therefore, staff supports the modification and/or waiver of the front yard setbacks and angle of bulk plane to that shown on the SEA Plat.

### *Environmental Impacts*

As noted above, the applicant originally proposed a single office building with associated parking structure. At that time, proposed development conditions included a commitment to Green Building practices, specifically LEED certification, and escrow on the newly permitted use—at that time, the restaurant. Since those conditions were proposed, the applicant has modified their application to add hotel and health club as a permitted use.

The Comprehensive Plan provides guidance on how this use can mitigate the environmental impacts of the development. Specifically, the Plan urges sensitive site design, innovative stormwater management, and green building practices. Staff recommended that the applicant offer site specific improvements to the Resource Protection Area (RPA) and commit to green building practices for all of the proposed options.

As previously noted in the staff report and addendum, the applicant continues to commit to revegetating the degraded RPA on the site (it is currently a grassy area/sand volleyball court). The application will also meet the stormwater requirements of the PFM (via the use of an existing offsite SWM/BMP pond). In addition, on Option 1, the applicant has proposed two bioretention basins for further treatment. However, no further Low Impact Development (LID) techniques are proposed under Options 2A and 2B due to the lot coverage associated with the two building schemes and parking structure.

As noted in the development conditions, the applicant has committed to obtaining at least LEED certification for both the office and hotel buildings. However, the applicant is not proposing to post an escrow at the time of site plan approval which would be released when or if the LEED certification is obtained from the United States Green Building Council (USGBC). The applicant has requested delay of this escrow for both the office and hotel until 1 and 2 years after issuance of the final Non-RUP, respectively. Staff is concerned that this timing makes the commitment difficult to implement, requiring staff to expend resources to track and enforce a condition outside of the standard permitting process. Thus, while staff commends the applicant for providing a commitment to green building practices, staff finds the commitment undermined by its problems of enforceability, described in this paragraph.

### *Streetscaping*

As discussed above, the subject property has been constrained along its boundaries by the right of way provided around its periphery. While staff has found that many of the areawide recommendations for streetscaping are not applicable to this case due to

its original filing date, staff has asked the applicant to provide streetscaping along its boundaries that will remain in character and be relatively continuous with the existing streetscaping in the area. The applicant has provided a sheet (Sheet 52C) in the SEA Plat showing such continuity. Some of this streetscape along Jones Branch Drive depends on obtaining permission from Dominion Power to plant within an existing easement and permission is expected. However, if not, the applicant will provide alternative streetscape, i.e. moving the trees further from Jones Branch Drive, closer to the buildings. Given the constraints, staff finds this streetscaping satisfactory.

#### *Tree Preservation and Canopy Goals*

As depicted on the SEA Plat, much of the existing conservation easement along the DIAAH will be lost due to the roadway improvements associated with the HOT Lanes project and ramp improvements from the DIAAH to I-495. While the applicant is not proposing to impact the easement, staff notes that the site's overall tree preservation capacity is limited due to the expansion of the right of way and construction activities associated with the provision of additional lanes along the DIAAH and for the Jones Branch Connector.

Specifically, not only has the area for preservation been reduced, but the construction activities necessary for the transportation improvements make successful tree preservation unlikely. For instance, while there may be small areas along the parking structure in Options 2A and 2B which will be outside of the right of way, there does not appear to be enough room for the existing vegetation to survive even without the likely damage associated with large construction activities. The applicant therefore has proposed to meet tree preservation targets by planting new trees. In light of the constraints posed by the expanded right of way and the major construction activities of the road expansion and the improvements associated with this project, staff supports a deviation from the tree preservation target in order to allow the applicant to satisfy the 10-year canopy requirements with all new planting. However, staff recommends maintaining tree preservation development conditions as some offsite trees on the parcel to the north may be impacted by this development and should be preserved.

It should be noted that it appears from the SEA Plat that some of the plantings in Option 1 appear to be planted too close to a restrictive barrier. Staff advises the applicant that staff will review for adequate planting area to achieve landscaping sustainability during site plan review.

#### Special Exception Standards (Sect. 9-006)

The discussion of the Special Exception Category 5 Standards relate to the requested hotel use, which requires special exception approval in the C-3 District.

#### *Standards for all Category 5 Uses*

The first Category 5 standard requires that, except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located. With the approval of the requested waivers of the front yard

setback, this use satisfies the C-3 lot size and bulk regulations. Therefore, this standard has been met.

The second Category 5 standard requires that all uses comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14. Staff has proposed a development condition requiring submission of a noise study to DPZ showing that the interior noise levels shall not exceed 75 dBA for the hotel use and 65 dBA for any outdoor amenity space and, as such, staff finds that this standard is satisfied.

The third Category 5 standard requires that, before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. Staff has proposed a development condition noting that this use is subject to Article 17 and therefore finds that this standard has been met.

#### *General Standards*

General Standard 1 requires that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan. With implementation of the development conditions and provision of right-of-way as described earlier in this addendum, staff finds this standard is met.

General Standard 2 requires that the proposed use meet the general purpose and intent of the applicable zoning district regulations. As stated above, staff supports the requested waivers of the front yard setbacks on this site to that shown on the SEA Plat. Therefore, staff finds that this standard is met.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties. As discussed in previous staff reports, staff was concerned that the placement of the buildings on this site would restrict the location of the Jones Branch Connector, at a time when the exact engineering of that road was incomplete. However, the HOT Lanes project has negotiated with the applicant and engineering is such that this alignment will not adversely impact either the property directly to the south (Park Place II office building). Therefore, staff finds that this standard is met.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. All vehicular access to the site is now proposed from Jones Branch Drive. As such, staff finds that that the vehicular access will neither be hazardous nor conflict with existing and anticipated traffic in the neighborhood. In fact, as stated previously, this project facilitates the completion of the connection to Jones Branch Drive, which will be a significant transportation improvement in Tysons Corner. Staff also notes that the application will provide an enhanced pedestrian network along the streets, as well as within the site (to include pedestrian access to the Gannett site to the north). Staff thus finds that this standard is satisfied.

General Standard 5 requires that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. The applicant has proposed landscaping internal to the site, revegetation of the existing on-site RPA, and streetscaping. However, the only screening required is along the DIAAH boundary. Given the roadway expansion in that area, staff does not believe transitional screening is sustainable in that area. Instead, staff has recommended a development condition requiring the provision of landscaping on the parking structure in Options 2A and 2B in order to screen and mitigate the visual impact of the parking structure. With implementation of this proposed development condition, staff finds this standard is satisfied.

General Standard 6 requires that open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The applicant is providing in excess of 33% of open space in each of the options, which is a higher percentage than required under the C-3 zoning regulations (10%) or the previously approved SE (30%).

General Standard 7 requires adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. The application also meets Public Facilities Management (PFM) standards for utility, drainage and parking for this site. However, the applicant has asked for a modification of the number of loading spaces required. Five (5) spaces would be required under all 3 proposed options. The applicant proposes to provide three loading spaces under Option 1 (the single building option) and four (2 for each building) under both Option 2A and 2B. Staff supports the modification. Therefore, staff finds this standard is satisfied.

General Standard 8 requires that signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. A proposed development condition reiterates compliance with Article 12 and further limits any signage may be placed above the second floor on the north and west faces of the building. Therefore, staff finds this standard is satisfied.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

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

### Recommendations

Staff recommends approval of SEA 94-P-040; subject to the proposed development conditions contained in Attachment 2 of the staff report.

Staff recommends approval of a waiver of front yard bulk regulations for all front yards associated with this application to that which is shown on the SEA Plat.

Staff recommends approval of a waiver to the trail depicted in the Comprehensive Plan along the Dulles International Airport Access Road.

Staff recommends approval of a waiver of barrier and transitional screening requirements for the property to that shown on the SEA Plat.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target as required by PFM 12-058.3.

Staff recommends modification of the loading space requirements to that shown on the SEA Plat.

It should be noted that it is not the intent of the 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.

The approval of this special exception 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.

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.

### ATTACHMENTS

1. SEA Plat as revised through May 18, 2011
2. Proposed Development Conditions
3. Revised Statement of Justification dated November 12, 2008
4. Affidavit
5. Land Use Analysis dated May 4, 2011
6. Transportation Analysis dated May 6, 2011
7. Urban Forestry Management Analysis dated April 27, 2011

SPECIAL EXCEPTION AMENDMENT  
FOR  
7940 JONES BRANCH DRIVE  
PROVIDENCE DULES RAIL EAST DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
August 10, 2007

**APPLICANT**  
RP MRP TYSONS, LLC  
ATTN: FRED ROTHMEIER  
3050 K Street, NW  
Suite 125  
Washington, DC 20007  
PH: 202-719-9000

**ATTORNEY**  
WALSH COLUCCI LUBELEY EMRICH & WALSH  
ATTN: LYNN STROBER  
2200 CLARENDON BLVD  
ARLINGTON, VA 22201  
SUITE # 1300  
PH: 703-528-4700

**ARCHITECT**  
GHNSLER  
ATTN: KEVIN WOLCOTT  
2020 K Street, N.W.  
Washington, DC 20006  
PH: 202-721-8200

**CIVIL ENGINEER**  
URBAN, LTD.  
ATTN: CLAYTON TOOK  
4200 D Technology Court  
Chantilly, VA 20151  
PH: 703-642-2306

**LANDSCAPE ARCHITECT**  
LSC, LANDSCAPE ARCHITECTURE  
ATTN: MARK LEWIS  
1919 GILLOMS ROAD  
SUITE 100  
VIENNA, VA 22182  
703-821-2045

**TRAFFIC ENGINEER**  
WELLS & ASSOCIATES  
ATTN: JAMI MILAKOVICH  
1420 Spring Hill Road  
Suite 600  
McLean, VA 22102  
PH: 703-917-6620

REVISED SEPTEMBER 5, 2007  
REVISED NOVEMBER 19, 2007  
REVISED FEBRUARY 05, 2008  
REVISED FEBRUARY 29, 2008  
REVISED MARCH 14, 2008  
REVISED APRIL 07, 2008  
REVISED APRIL 21, 2008  
REVISED JULY 15, 2008  
REVISED OCTOBER 24, 2008  
REVISED DECEMBER 23, 2008  
REVISED FEBRUARY 17, 2011  
REVISED MARCH 31, 2011  
REVISED MAY 12, 2011  
REVISED MAY 18, 2011

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<b>COVER SHEET</b>	
7940 JONES BRANCH DRIVE	
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: 1"=40'	DATE: AUGUST, 2007
CL: N/A	



**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
1	08/10/07	ISSUED FOR PERMIT			
2	09/05/07	REVISED PER PERMIT			
3	11/19/07	REVISED PER PERMIT			
4	02/05/08	REVISED PER PERMIT			
5	02/29/08	REVISED PER PERMIT			
6	03/14/08	REVISED PER PERMIT			
7	04/07/08	REVISED PER PERMIT			
8	04/21/08	REVISED PER PERMIT			
9	07/15/08	REVISED PER PERMIT			
10	10/24/08	REVISED PER PERMIT			
11	12/23/08	REVISED PER PERMIT			
12	02/17/11	REVISED PER PERMIT			
13	03/31/11	REVISED PER PERMIT			
14	05/12/11	REVISED PER PERMIT			
15	05/18/11	REVISED PER PERMIT			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW







**OPTION 2B SITE TABULATIONS:**

EXISTING SITE AREA		PROPOSED SITE AREA	
PROPOSED NEW DEVELOPMENT WITH DENSITY CREDIT	0.796AC (34,433 SF.)	PROPOSED NEW DEVELOPMENT WITH COMPENSATION	0.796AC (34,433 SF.)
EXISTING ZONE	C-3	PROPOSED ZONE	C-3
PERMITTED ZONE	C-3	PERMITTED ZONE	C-3
OPEN SPACE REQUIRED (10% OF G.S.A.)	39,791.55 SF.	OPEN SPACE REQUIRED (10% OF G.S.A.)	39,791.55 SF.
PROPOSED BUILDING GROSS FLOOR AREA	443,553 SQ.FT.	PROPOSED BUILDING GROSS FLOOR AREA	443,553 SQ.FT.
OFFICE USE	148,000 SQ.FT.	OFFICE USE	148,000 SQ.FT.
RESTAURANT USE	148,000 SQ.FT.	RESTAURANT USE	148,000 SQ.FT.
RETAIL USE	148,000 SQ.FT.	RETAIL USE	148,000 SQ.FT.
RECREATION USE	148,000 SQ.FT.	RECREATION USE	148,000 SQ.FT.
INDUSTRIAL USE	148,000 SQ.FT.	INDUSTRIAL USE	148,000 SQ.FT.
UNSATURATED BUILDING HEIGHT ALLOWED	50 FT. MIN.	UNSATURATED BUILDING HEIGHT ALLOWED	50 FT. MIN.
PROPOSED TO BE CANOPY COVERED	24,000 SF. (0.1%)	PROPOSED TO BE CANOPY COVERED	24,000 SF. (0.1%)

- CHILD CARE GROSS FLOOR AREA INCLUDED
- OFFICE USE INCLUDES MECHANICAL ROOMS, STORAGE, CONFERENCE, WAITING ROOM, PARKING ETC.
- RESTAURANT USE INCLUDES MECHANICAL ROOMS, STORAGE, CONFERENCE, WAITING ROOM, PARKING ETC.
- BE RECALCULATED TO THE OFFICE USE AND/OR CHILD CARE. THE RESTAURANT WILL BE LOCATED IN BUILDING #1 AND/OR #2.
- PER EXISTING ZONE, DEPENDENT.

**OPTION 2B BUILDING DATA**

BUILDING	BUILDING GROSS FLOOR AREA (G.F.A.)	BUILDING NET FLOOR AREA (N.F.A.)	FLOOR AREA (F.A.)	TYPE OF CONSTRUCTION	USE GROUP (U.G.)	BUILDING HEIGHT (U.G. IN STOREYS)
BUILDING 1	443,553	284,782	25,030	B	B	10
BUILDING 2	443,553	284,782	25,030	B	B	10
TOTAL	887,106	569,564	50,060			

(7) BUILDING ZONE REGULATIONS MAY VARY BETWEEN BUILDINGS AND USES WITHOUT THE NECESSITY OF A SPECIAL EXCEPTION. ACCOMMODATE CHANGES IN SQUARE FOOTAGE AS LONG AS THE ORIGINAL NUMBER OF STOREYS AND BUILDING HEIGHTS REMAINS THE SAME. (8) HEIGHT OF BUILDINGS MAY BE REDUCED. (EXCLUDES PENINSULA HEIGHT)

**PARKING TABULATION:**

**OPTION #2B-NO CHILD CARE**

**PARKING SPACES REQUIRED:**

- OFFICE USE - 28 SPACES/1000 GSF = 345,353 GSF @ 2.6/1000 = 737 SPACES
- RESTAURANT USE - 1 SPACE/2 TABLE SEATINGS + 30M TABLE SEATINGS = 78 SPACES
- RETAIL USE - 1 SPACE/200 GSF = 223 SPACES
- TOTAL REQUIRED = 1,078 SPACES

**PARKING SPACES PROVIDED:**

- 1,277 SPACES

**OPTION #2B-CHILD CARE**

**PARKING SPACES REQUIRED:**

- OFFICE USE - 28 SPACES/1000 GSF = 345,353 GSF @ 2.6/1000 = 737 SPACES
- RESTAURANT USE - 1 SPACE/2 TABLE SEATINGS + 30M TABLE SEATINGS = 78 SPACES
- RETAIL USE - 1 SPACE/200 GSF = 223 SPACES
- CHILD CARE - 15 SPACES/CHILD @ 30 CHILDREN = 1,133 SPACES
- TOTAL REQUIRED = 1,948 SPACES

**PARKING SPACES PROVIDED:**

- 1,277 SPACES

**LOADING SPACES PROVIDED:**

- 1,277 TOTAL SPACES PROVIDED WITH THE PARKING STRUCTURE (WHICH INCLUDES 32 HANGAR SPACES)

**LOADING SPACES REQUIRED:**

- 1,277 TOTAL SPACES PROVIDED WITH THE PARKING STRUCTURE (WHICH INCLUDES 32 HANGAR SPACES)

**LOADING SPACES PROVIDED:**

- 1,277 TOTAL SPACES PROVIDED WITH THE PARKING STRUCTURE (WHICH INCLUDES 32 HANGAR SPACES)

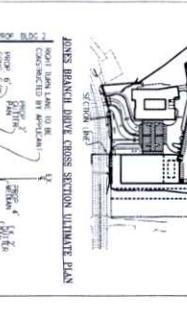
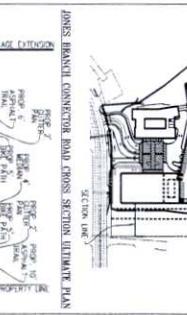
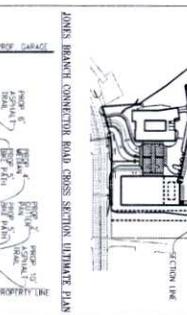
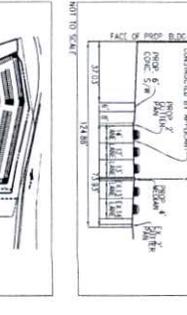
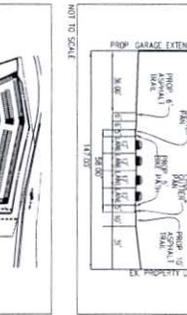
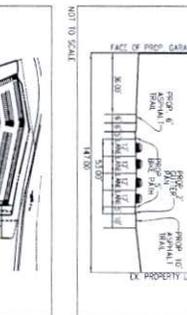
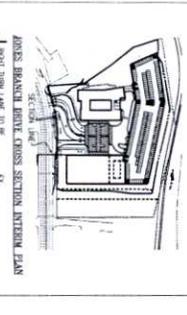
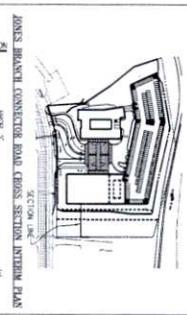
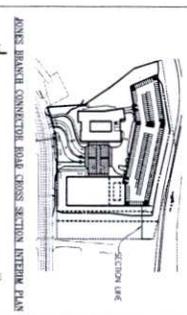
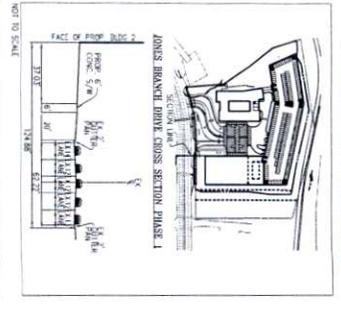
**OPTION 2B JONES BRANCH CONNECTOR**



**OPTION 2B JONES BRANCH CONNECTOR**



**OPTION 2B JONES BRANCH DRIVE**

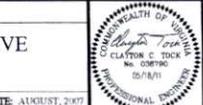


**GENERAL NOTES AND DETAILS**

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED      CL = N/A      DATE: AUGUST, 2007



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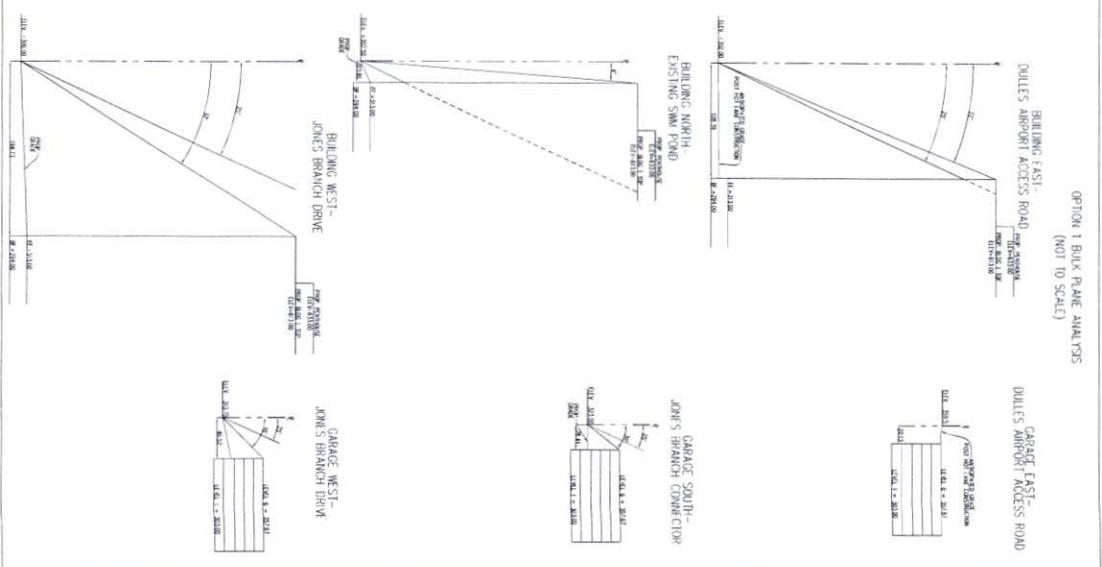
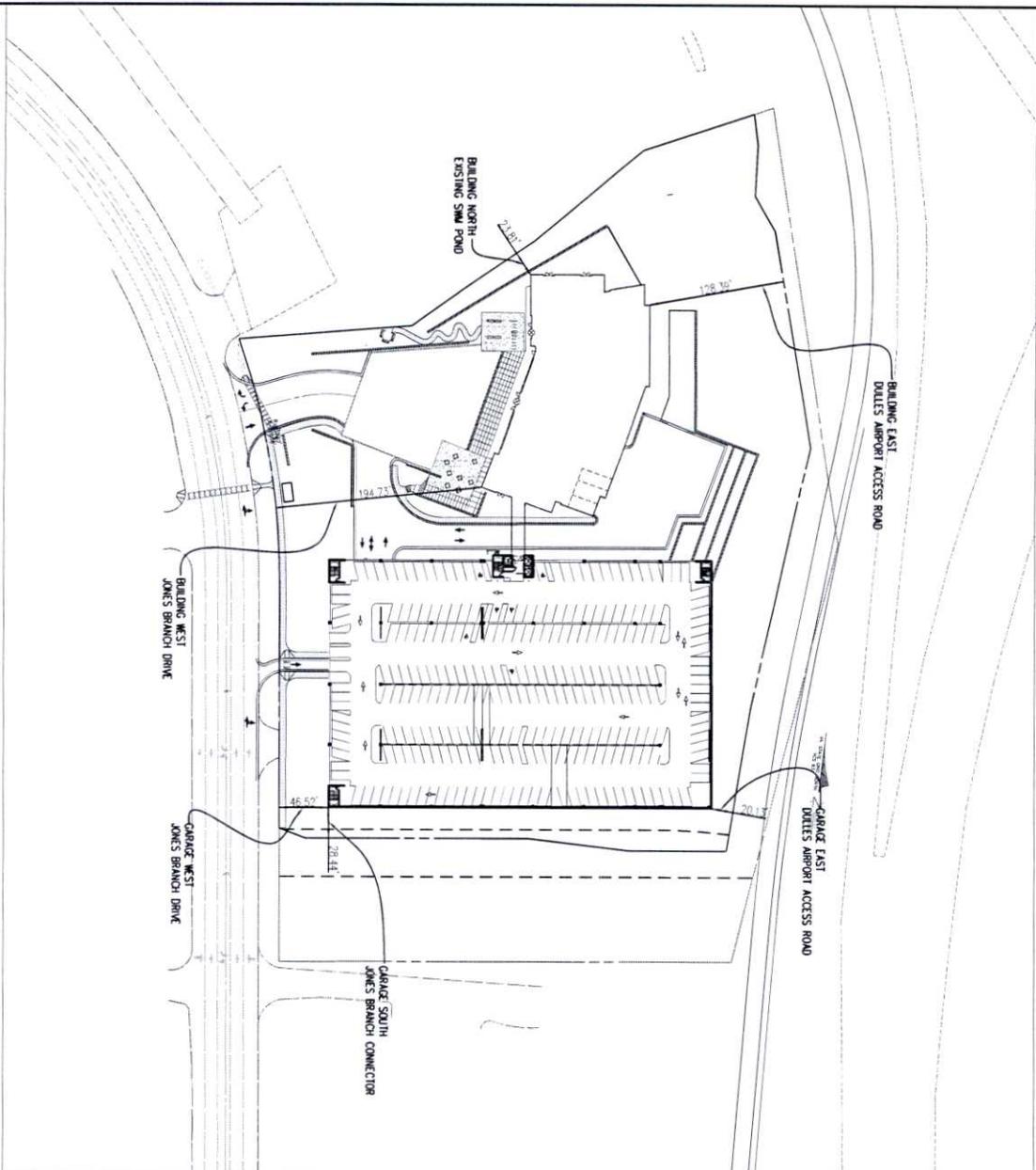
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE BEVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

BULK PLANE ILLUSTRATIONS  
(OPTION 1)



OPTION 1 BULK PLANE ANALYSIS  
(NOT TO SCALE)

GENERAL NOTES AND DETAILS

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

CI - N/A

DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.

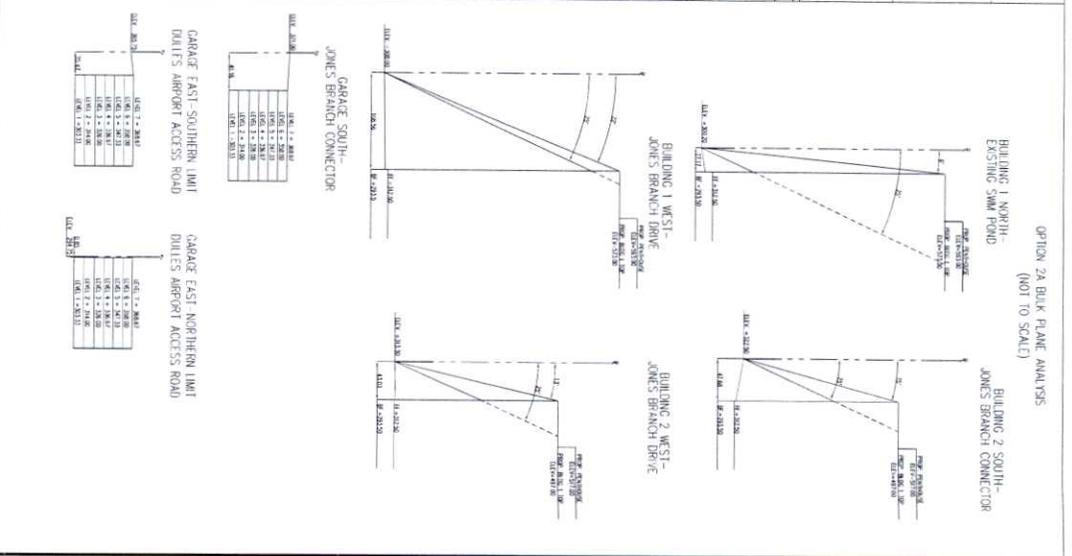
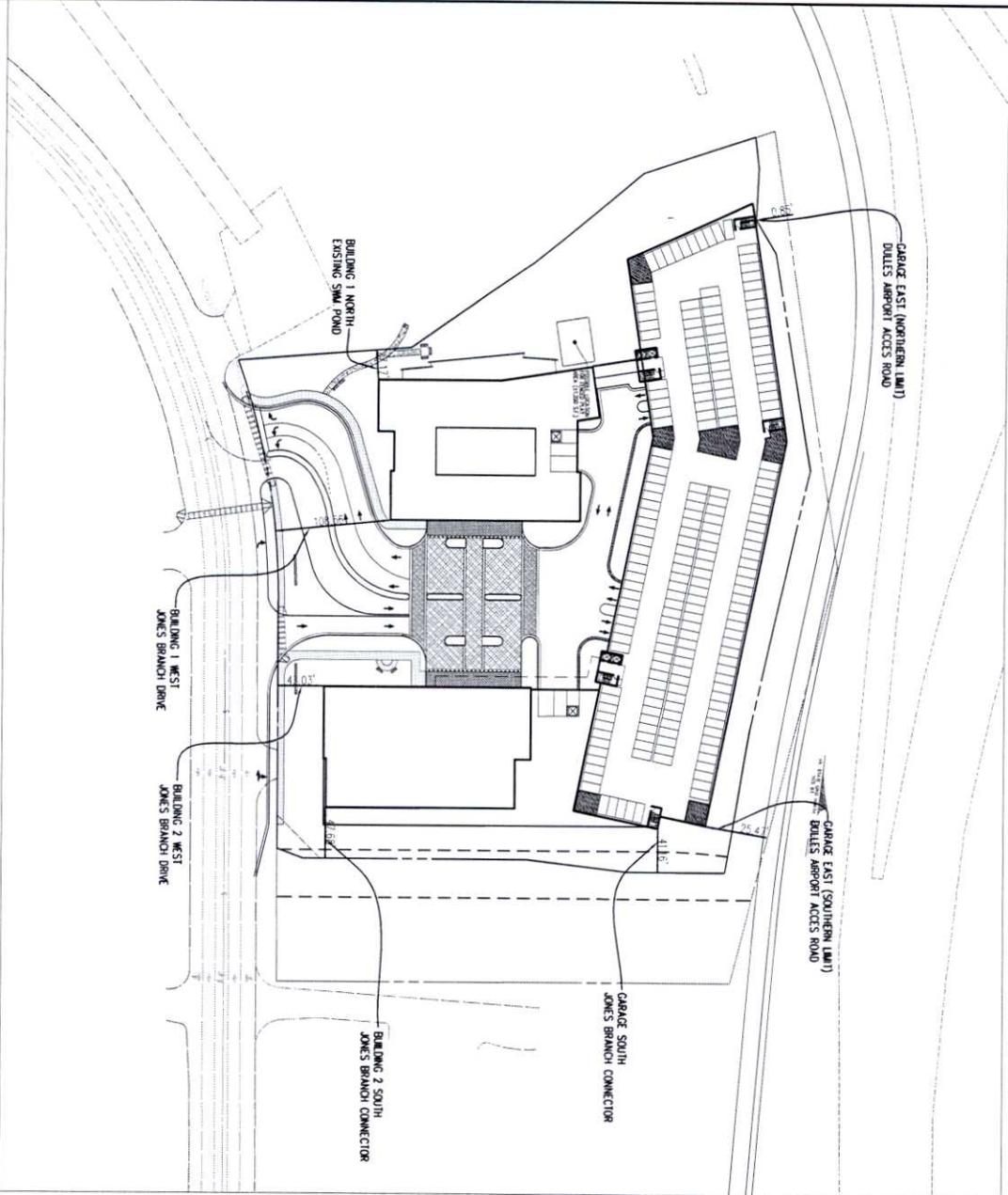
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
5718 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-0080

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

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1	PLAN
2	SECTION
3	DETAIL
4	
5	
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8	
9	
10	

BULK PLANE ILLUSTRATIONS  
(OPTION 2A)



GENERAL NOTES AND DETAILS

**7940 JONES BRANCH DRIVE**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 645-8080

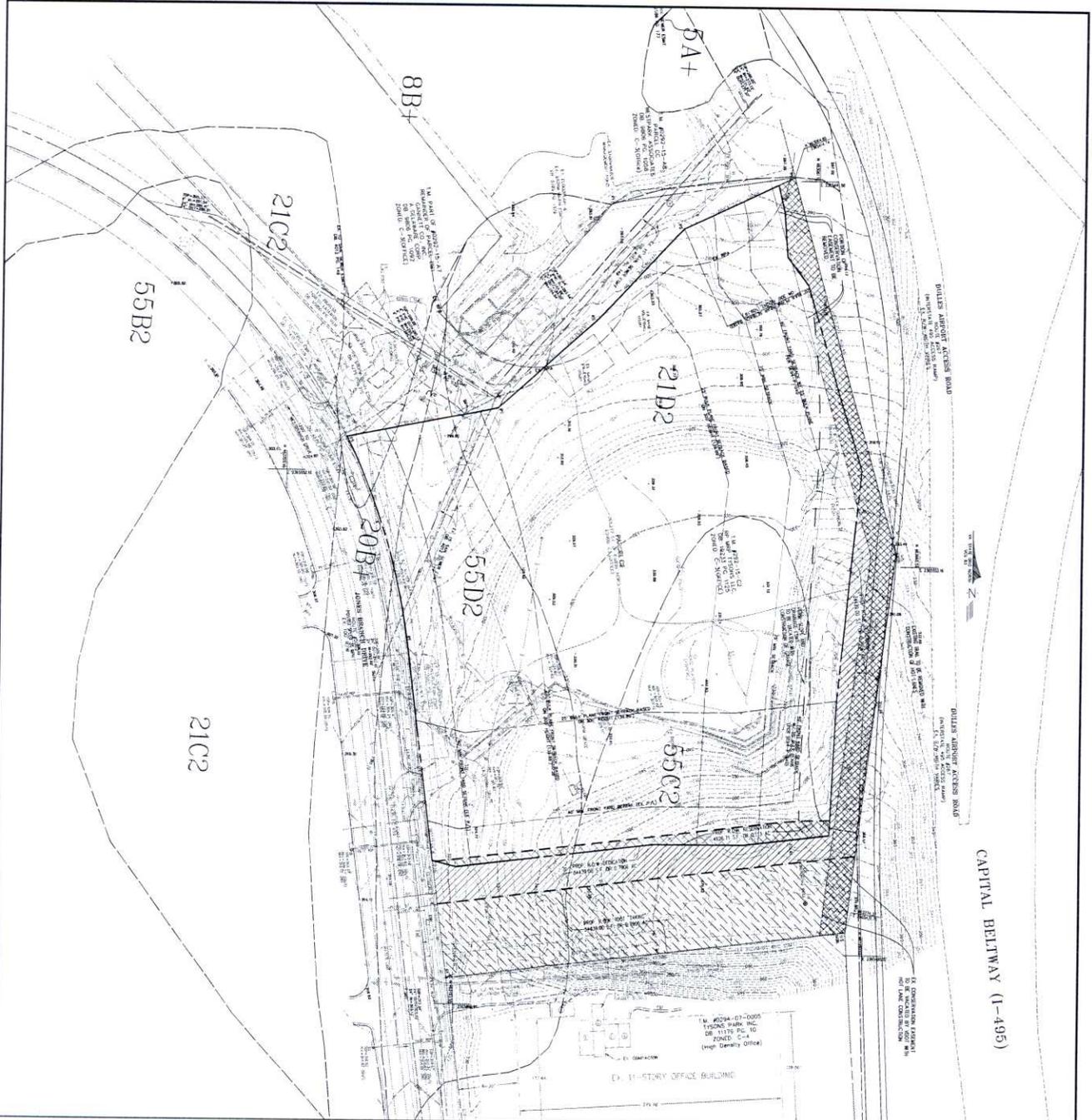
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08/18/11	1	08/18/11	ISSUE FOR PERMITTING	JLS		

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

SCALE: 1"=80'	CL = N/A	DATE: AUGUST, 2017
SHEET: 6A	FILE NO: 1806-01	MISC: 1806

REVISION APPROVED BY DIVISION OF DESIGN REVIEW





CAPITAL BELTWAY (I-495)

SOILS BY PARCEL

PARCEL BEZ.	SOILS	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
55B2	WASHAM	POOR	POOR	POOR	POOR
21C2	WASHAM	POOR	POOR	POOR	POOR
21D2	WASHAM	POOR	POOR	POOR	POOR
55C2	WASHAM	POOR	POOR	POOR	POOR

LEGEND

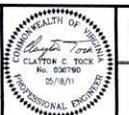
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING FENCE LINE
- EXISTING ADJACENT PROPERTY LINE
- AREA SUBJECT TO SEA
- EXISTING PROPERTY LINE SHEETS
- EXISTING LIGHTING
- PROPOSED LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING DRIVEWAY WAY
- EXISTING POWER POLE

LINE TABLE

LINE	DESCRIPTION	LENGTH
L1	5 10333.22' E	406.45
L2	5 10333.22' E	406.45
L3	5 8248.95' W	427.96
L4	N 0711.04' W	336.16
L5	N 4823.42' E	139.78
L6	N 4823.42' E	139.78
L7	N 4410.57' E	131.89
L8	N 4417.02' E	129.04

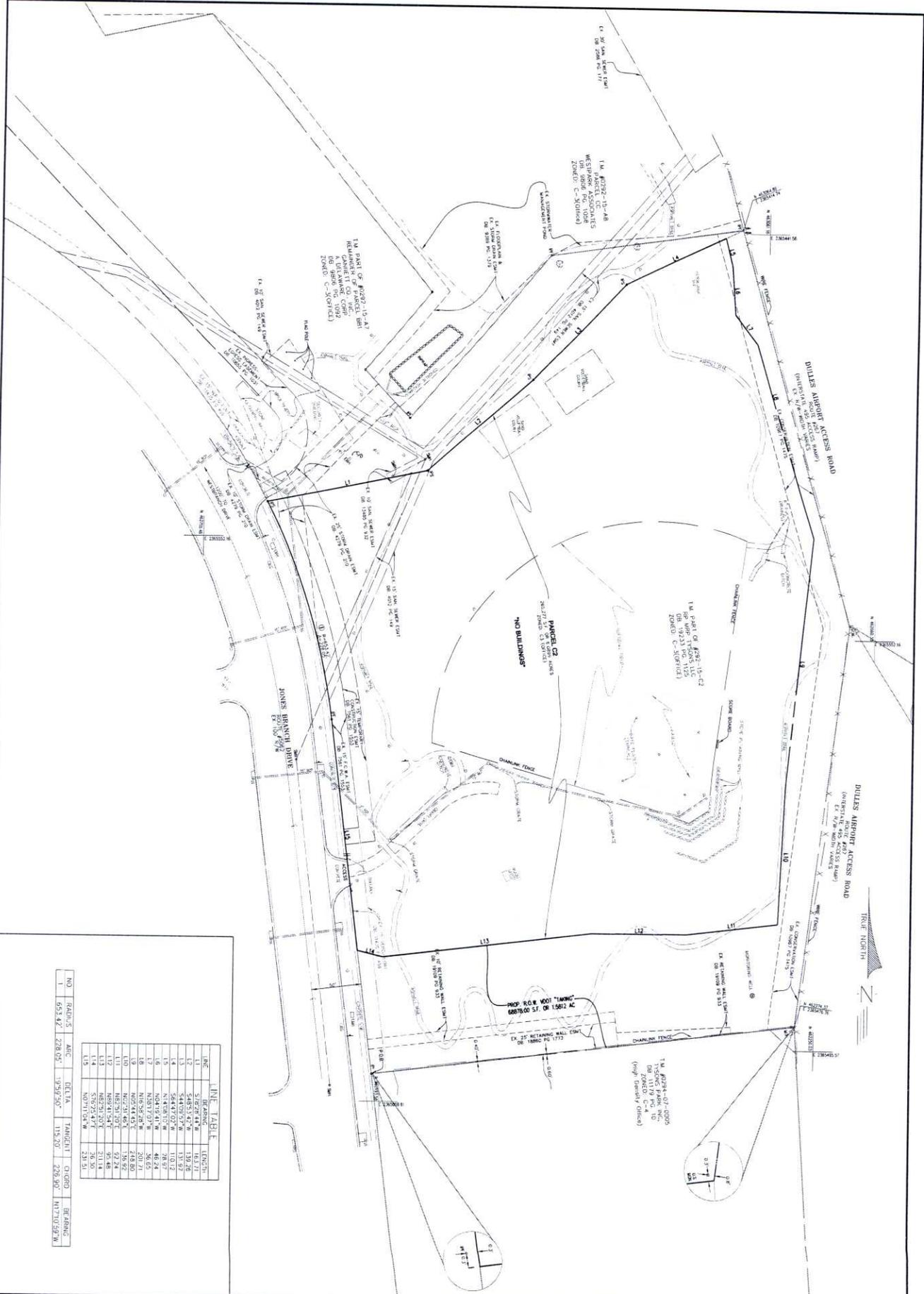
NO.	READING	ARC	BEZ.	FAZES	COORD	BEARING
1	093.34	128.00	132.52	119.20	249.99	147.70 92.70 W

EXISTING CONDITIONS AND SOILS MAP  
 7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.  
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 ANNANDALE, VIRGINIA 22003 (703) 642-8880

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
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NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	653.42'	228.05'	37.93°50"	115.20'	226.90'	N71°10'52"W

LINE	BEARING	LENGTH
1	S48°51'42"W	138.26'
2	S44°03'57"W	131.97'
3	S24°44'02"W	110.12'
4	S24°44'02"W	110.12'
5	N04°19'41"W	46.24'
6	N04°19'41"W	46.24'
7	N38°17'07"W	56.55'
8	N02°24'43"E	418.80'
9	N02°24'43"E	418.80'
10	N62°21'46"E	138.92'
11	N62°21'46"E	92.24'
12	N62°21'46"E	92.24'
13	N62°21'46"E	211.14'
14	S39°22'47"W	26.50'
15	S39°22'47"W	26.50'

CERTIFIED PLAT

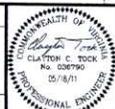
7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'

CL = N/A

DATE: AUGUST, 2007



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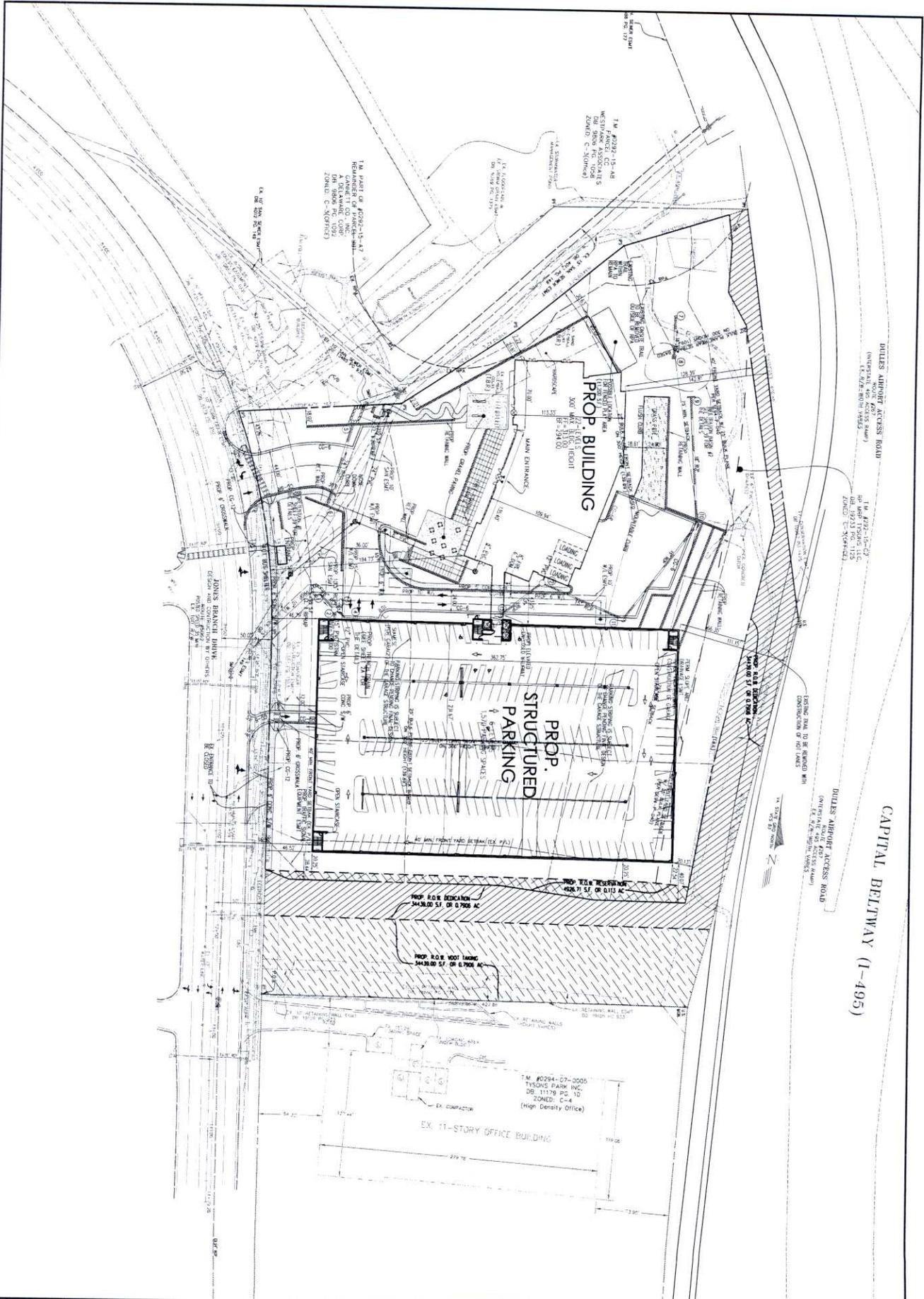
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
8  
OF  
58  
DATE: 8/1/07  
MJS:KAB



CAPITAL BELTWAY (I-495)

DULLES AIRPORT ACCESS ROAD

DULLES AIRPORT ACCESS ROAD

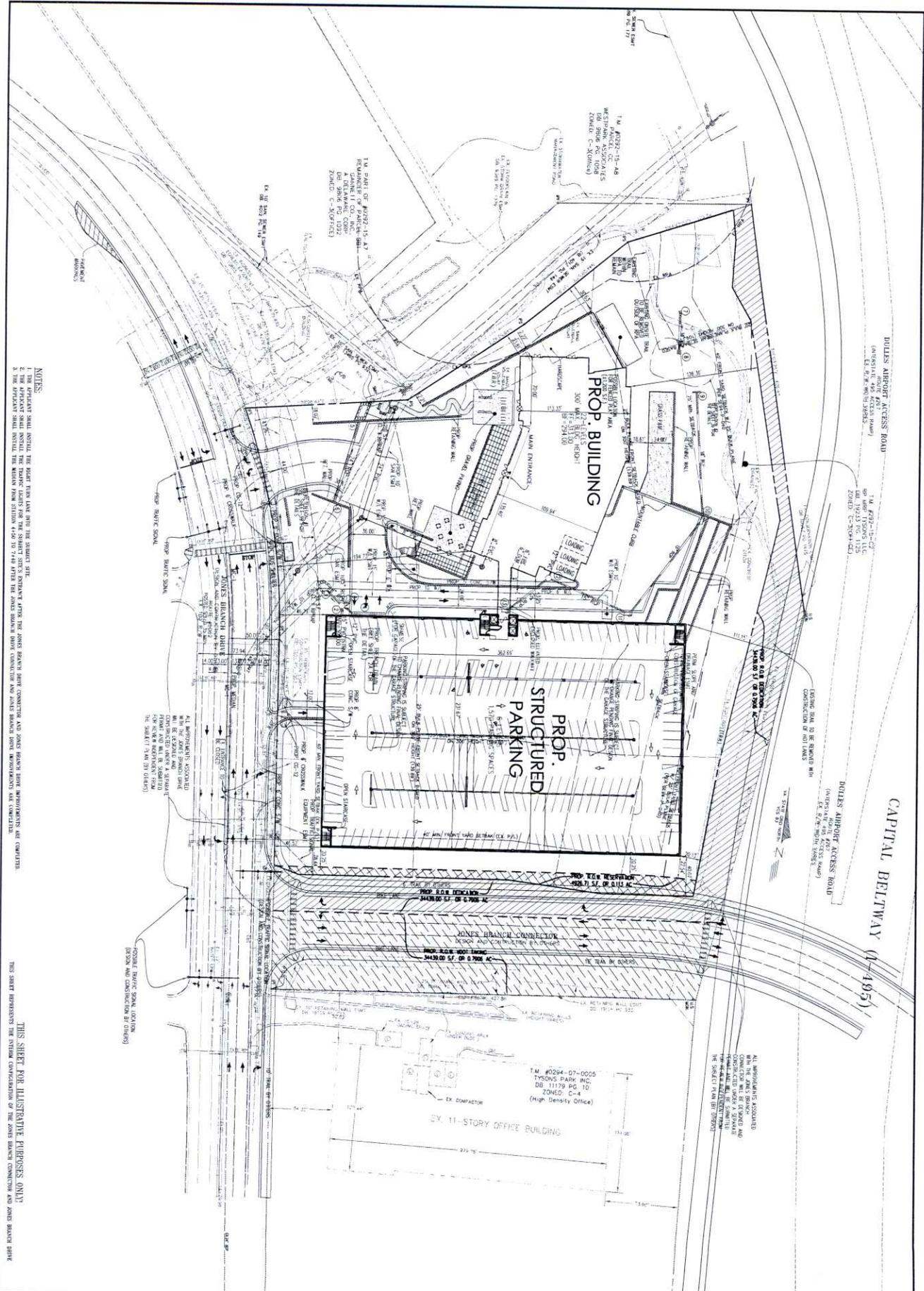
SPECIAL EXCEPTION AMENDMENT PLAT (OPTION 1) - LAYOUT  
 7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.  
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 7716 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 842-8080

PLAN DATE		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			
NO.	DATE	DESCRIPTION	REV BY	APPROVED BY	DATE





**NOTES**

1. LOCATE AND INSTALL THE SIGN FROM THE EAST SIDE OF THE DRIVEWAY.
2. THE APPLICANT SHALL INSTALL THE TRAFFIC LIGHTS FOR THE SHARED SIGN'S ELEMENT AFTER THE JONES BRANCH DRIVE CONSTRUCTION AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETE.
3. THE APPLICANT SHALL INSTALL THE MIDWAY SIGN SHOWN 4+50 TO 7+40 AFTER THE JONES BRANCH DRIVE CONSTRUCTION AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETE.

ALL IMPROVEMENTS ASSOCIATED WITH THE JONES BRANCH DRIVE CONSTRUCTION SHALL BE COMPLETED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS ASSOCIATED WITH THE JONES BRANCH DRIVE CONSTRUCTION AND JONES BRANCH DRIVE IMPROVEMENTS.

THIS SHEET REPRESENTS THE INTERIM CONSTRUCTION OF THE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE.

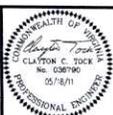
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY.

INTERIM JONES BRANCH CONNECTOR AND JONES BRANCH DR. (OPTION 1)

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      CI = N/A      DATE: AUGUST, 2007



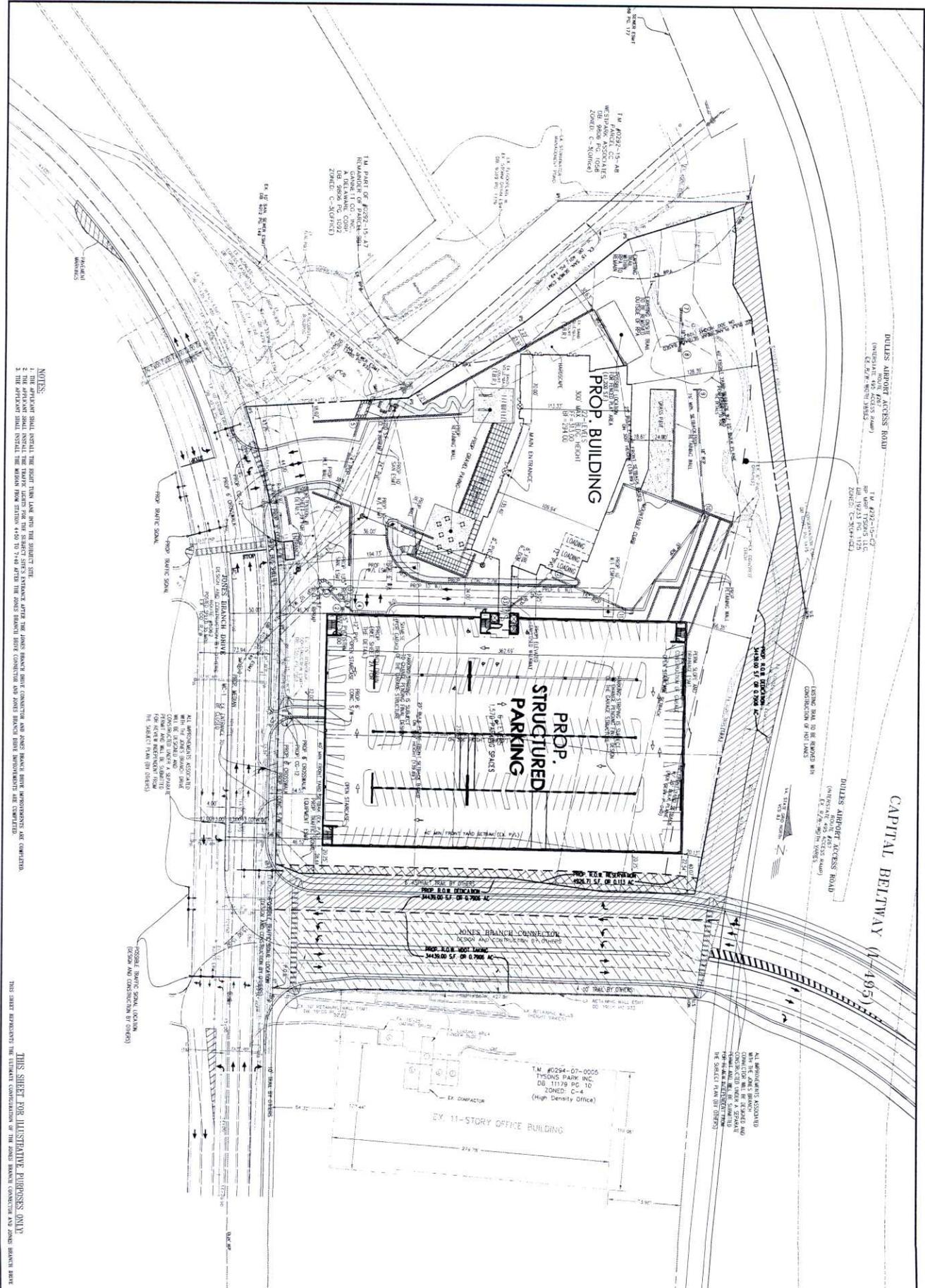
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7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-0080

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

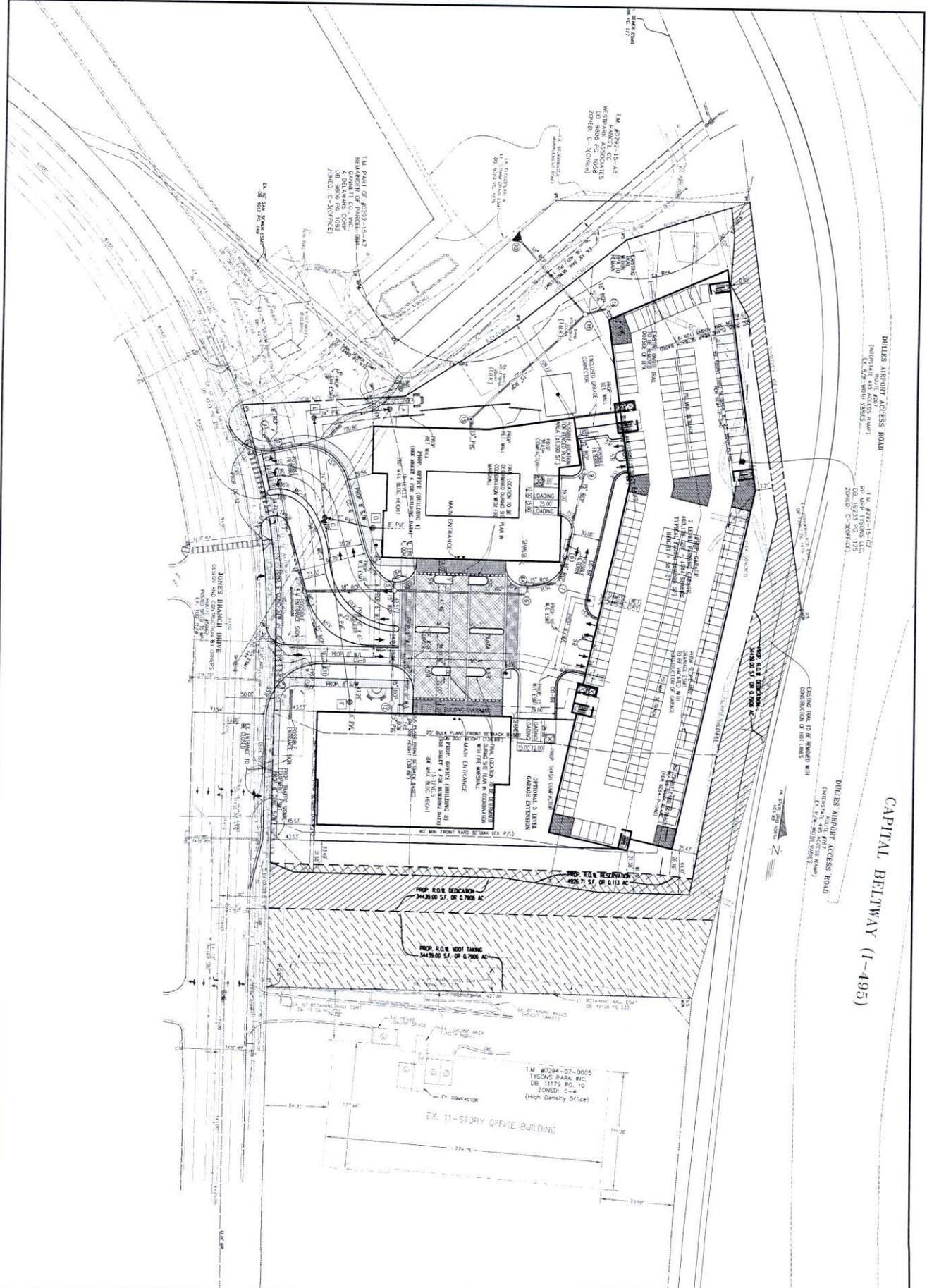
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



- NOTES:
1. THE APPLICANT SHALL INSTALL THE SIGNS THAT ARE THE SUBJECT OF THIS SHEET.
  2. THE APPLICANT SHALL INSTALL THE TRAFFIC SIGNS FOR THE SUBJECT DRIVE AT THE INTERSECTION WITH JONES BRANCH DRIVE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
  3. THE APPLICANT SHALL INSTALL THE SIGNS FROM STATION 4+98 TO 7+48 AFTER THE JONES BRANCH DRIVE CONSTRUCTION AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETED.

THIS SHEET REPRESENTS THE TENTATIVE CONSIDERATION OF THE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS. THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY.

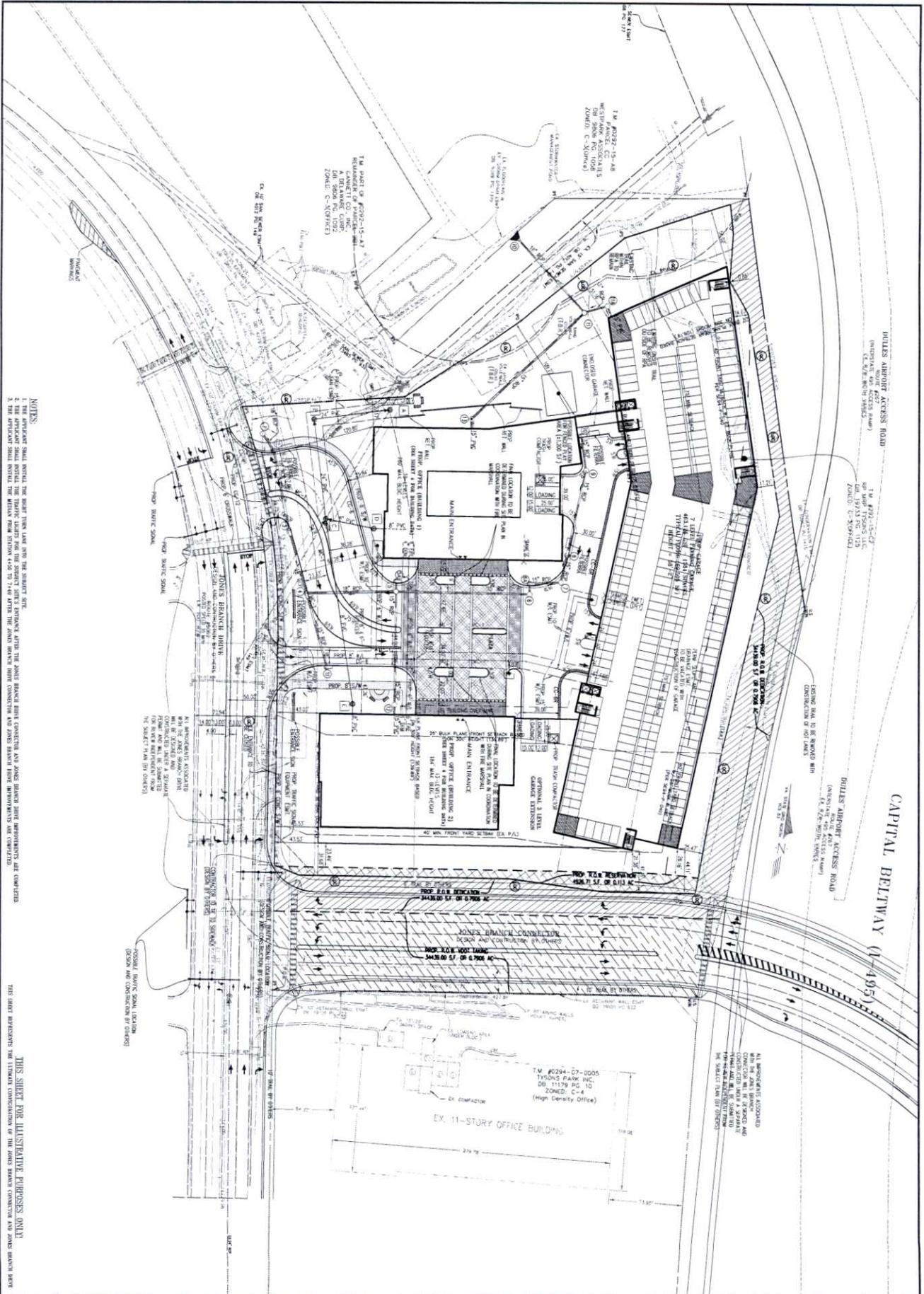
<p>ULTIMATE JONES BRANCH CONNECTOR AND JONES BRANCH DR. (OPTION 1)</p> <p><b>7940 JONES BRANCH DRIVE</b></p> <p>PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=40'      CL = N/A      DATE: AUGUST, 2007</p>		<p><b>URBAN ENGINEERING &amp; ASSOC., INC.</b></p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p>7212 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE						
NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE										



CAPITAL BELTWAY (I-495)

SPECIAL EXCEPTION AMENDMENT PLAT (OPTION 2A)				PLAN DATE	
7940 JONES BRANCH DRIVE				CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS	7716 LITTLE RIVER TURNPIKE
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA					
SCALE: 1"=40'	CL - N/A	DATE: AUGUST, 2007			
SHEET 13 OF 28					
MISC. 1809					
				NO. DATE	DESCRIPTION
				REVISION	APPROVED BY DIVISION OF DESIGN REVIEW





**NOTES:**

1. THE APPLICANT SHALL INSTALL THE ROOF TRENCH INTO THE SURVEY SITE.
2. THE APPLICANT SHALL INSTALL THE TRAFFIC LIGHTS FOR THE SIGNALY SITE'S ENTRANCE AFTER THE JONES BRANCH DRIVE CONNECTION AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETED.
3. THE APPLICANT SHALL INSTALL THE BRUSH PILES WITH 15' TO 20' SPACING ALONG THE DRIVE BRANCH DRIVE CONNECTION AND IMPROVEMENTS AND CONSTRUCTION.

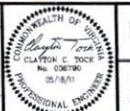
THIS SHEET BEING ILLUSTRATIVE PURPOSES ONLY  
 THIS SHEET REPRESENTS THE TENTATIVE CONSTRUCTION OF THE JONES BRANCH DRIVE AND JONES BRANCH DRIVE

ULTIMATE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE (OPTION 2A)

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



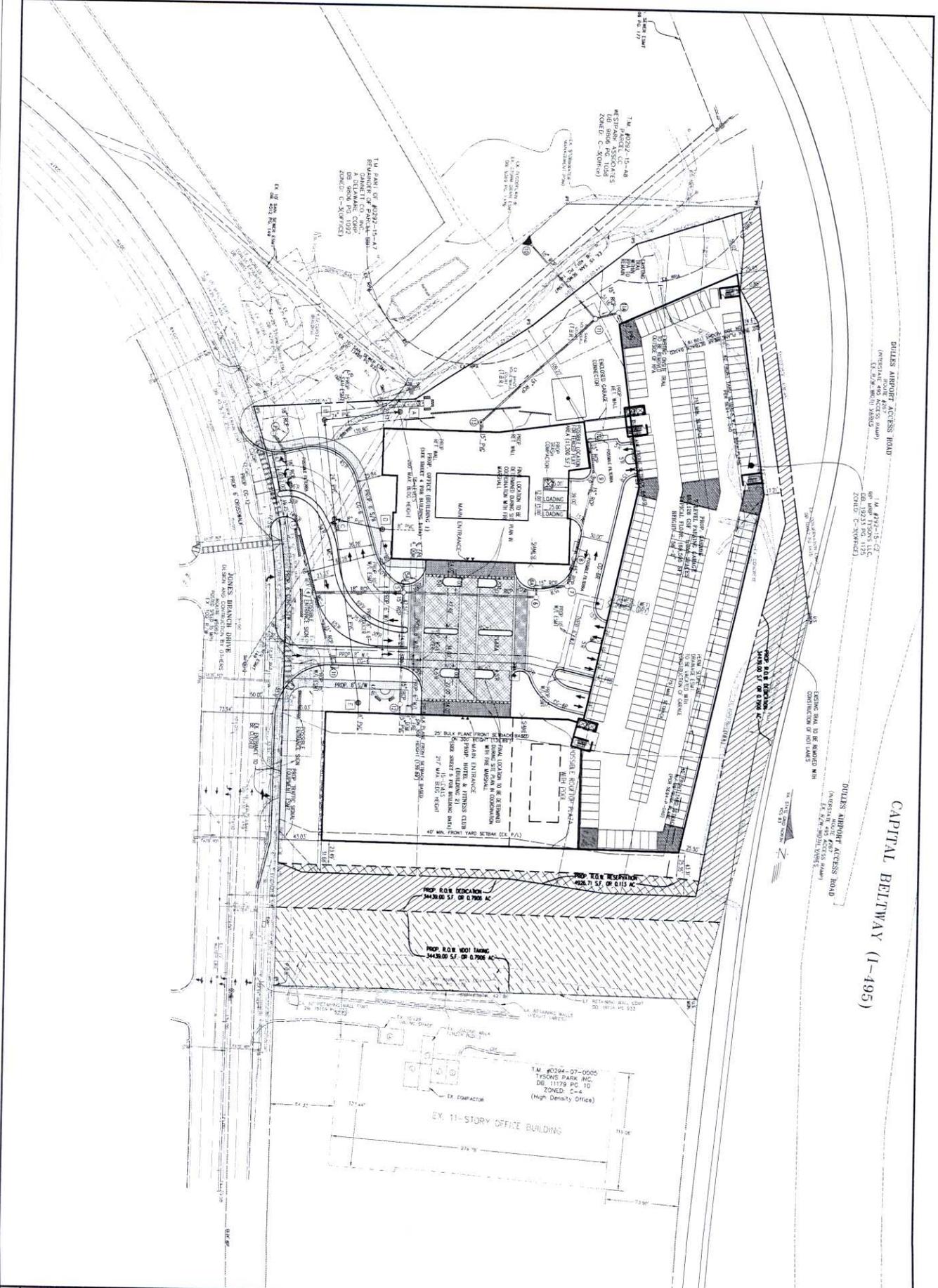
**URBAN ENGINEERING & ASSOC., INC.**

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22005 (703) 642-0080

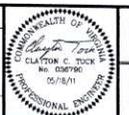
NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



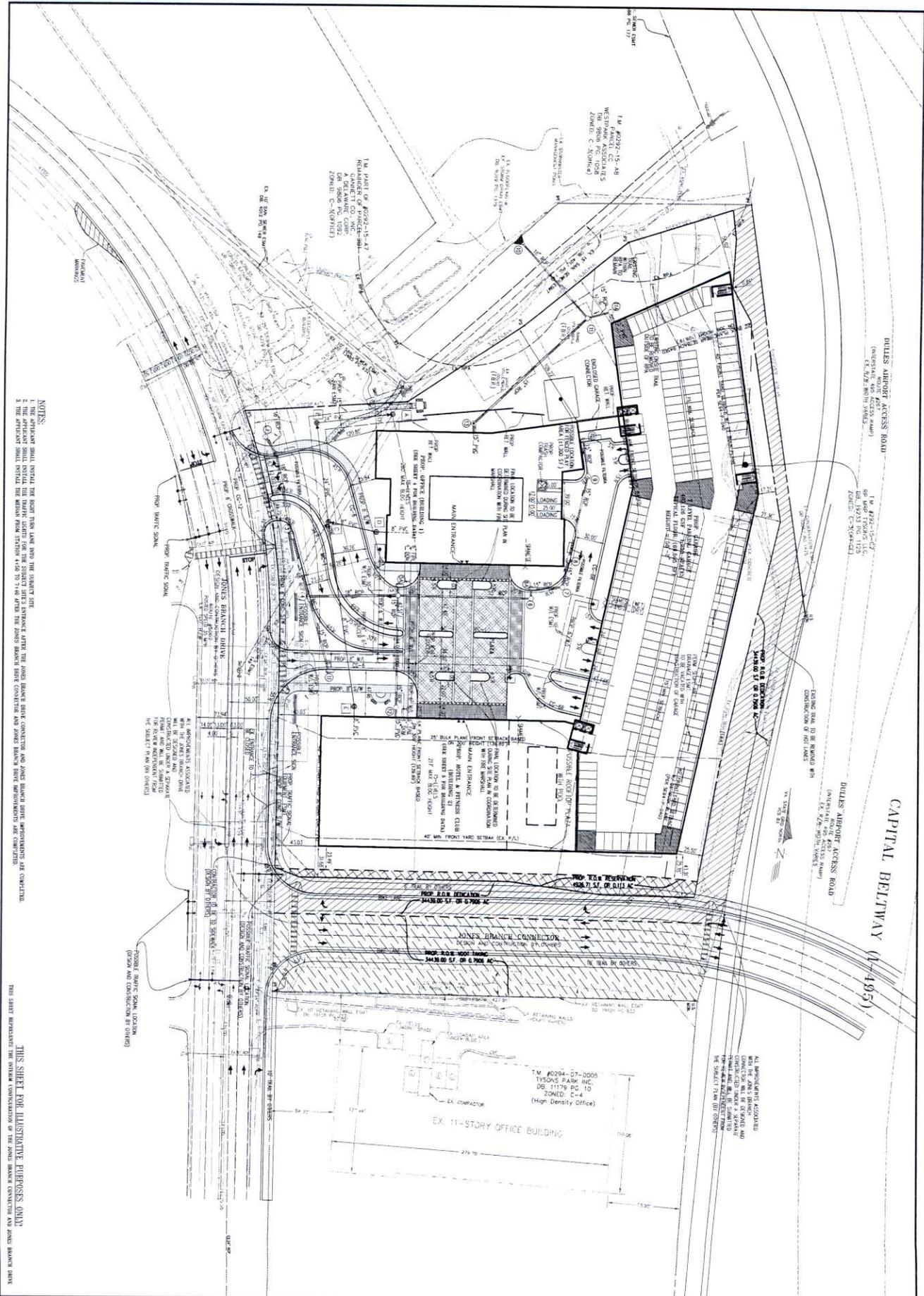
DATE	11/09/08
SCALE	1"=81'
PROJECT	7940 JONES BRANCH DRIVE
CLIENT	PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

**SPECIAL EXCEPTION AMENDMENT PLAT (OPTION 2B)**  
**7940 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=81' CL = N/A DATE: AUGUST, 2007



**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE	11/09/08
REVISION	1. DATE: 11/09/08
	2. DESCRIPTION: [REDACTED]
	3. REV. BY: [REDACTED]
	4. DATE: [REDACTED]
REVISION APPROVED BY DIVISION OF DESIGN REVIEW	

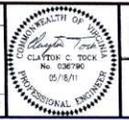


- NOTES**
1. THE APPLICANT SHALL INSTALL THE RIGHT TURN LANE JUNE THE SHARED SITE.
  2. THE APPLICANT SHALL INSTALL THE RAISED CURB FOR THE SHARED SITE'S DRIVEWAY AND THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS AS COMPLETED.
  3. THE APPLICANT SHALL INSTALL THE RAISED CURB STATION 4+08 TO 7+48 AFTER THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETED.

THIS SHEET REPRESENTS THE INTERIM CONSTRUCTION OF THE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE.

**THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY.**

<p>INTERIM JONES BRANCH CONNECTOR AND JONES BRANCH DR. (OPTION 2B)</p> <p><b>7940 JONES BRANCH DRIVE</b></p> <p>PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: AUGUST, 2007</p>
<p>SCALE: 1"=40'</p>	<p>CL = N/A</p>	<p>DATE: AUGUST, 2007</p>

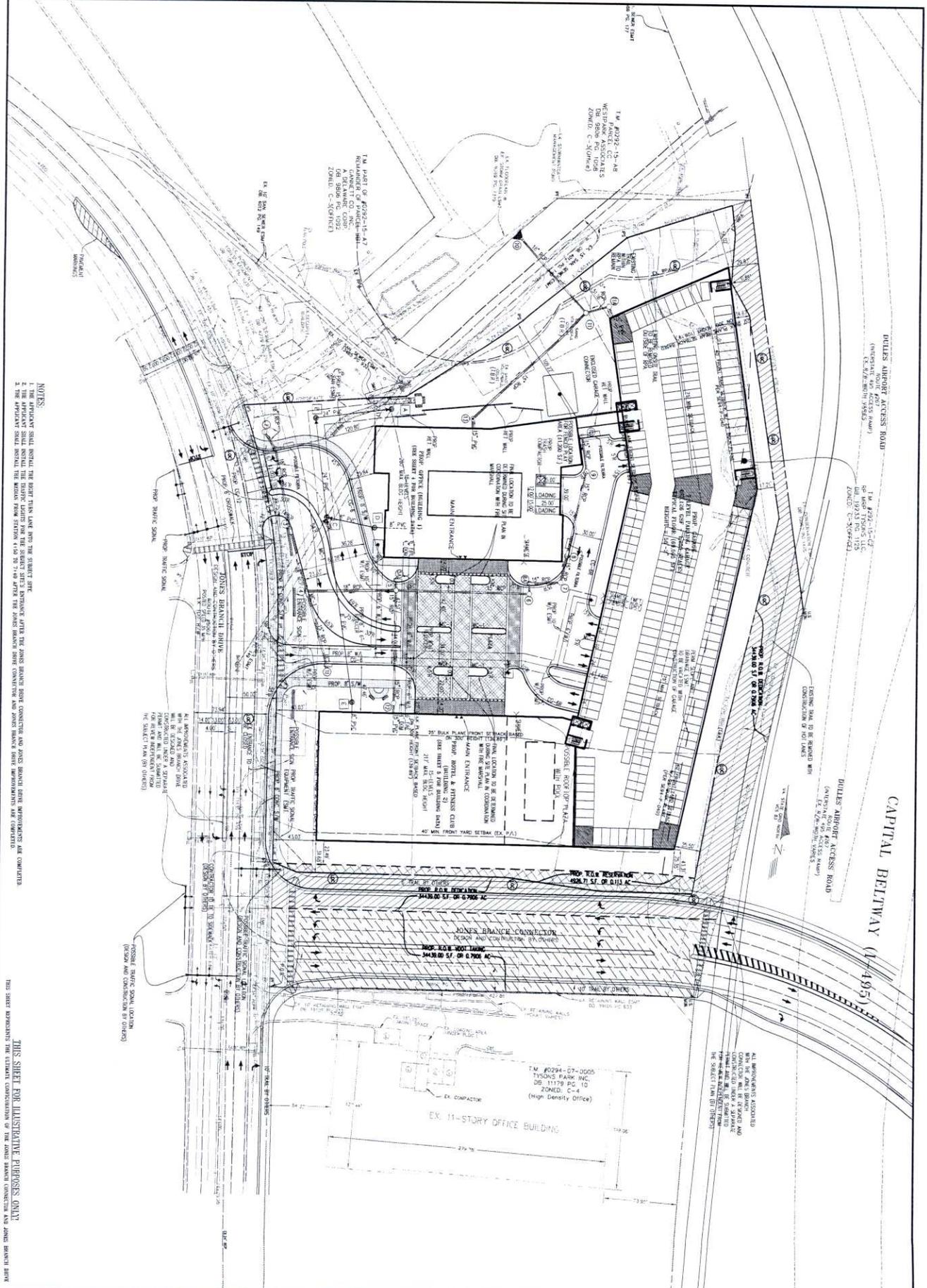


**URBAN ENGINEERING & ASSOC., INC.**

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					



- NOTES**
1. THE APPLICANT SHALL INSTALL THE BERRY TRIM LINE WITH THE STREET SITE.
  2. THE APPLICANT SHALL INSTALL THE DRIVE LIGHTS FOR THE SUBJECT SITE'S ENTRANCE AFTER THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETED.
  3. THE APPLICANT SHALL INSTALL THE SIGNAGE FROM STATION 1+29.50 TO 1+30.00 AFTER THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS ARE COMPLETED.

THIS SHEET REPRESENTS THE CLIENT'S CONTRIBUTION OF THE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS. ALL IMPROVEMENTS ASSOCIATED WITH THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS SHALL BE COMPLETED AND SEPARATE FROM THE JONES BRANCH DRIVE IMPROVEMENTS. THE SUBJECT PLAN (BY OTHERS).

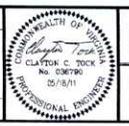
THIS SHEET REPRESENTS THE CLIENT'S CONTRIBUTION OF THE JONES BRANCH CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS. ALL IMPROVEMENTS ASSOCIATED WITH THE JONES BRANCH DRIVE CONNECTOR AND JONES BRANCH DRIVE IMPROVEMENTS SHALL BE COMPLETED AND SEPARATE FROM THE JONES BRANCH DRIVE IMPROVEMENTS. THE SUBJECT PLAN (BY OTHERS).

ULTIMATE JONES BRANCH CONNECTOR AND JONES BRANCH DR. (OPTION 2B)

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



**URBAN ENGINEERING & ASSOC., INC.**

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

**RPA ENROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF 100' OFFSET OF EX-RPA RESTORATION REQUIREMENTS (PER SEC 116-3-310) OF CPO:

LANDSCAPE PROVIDED

SHRUBS (108 PLANTS AC)

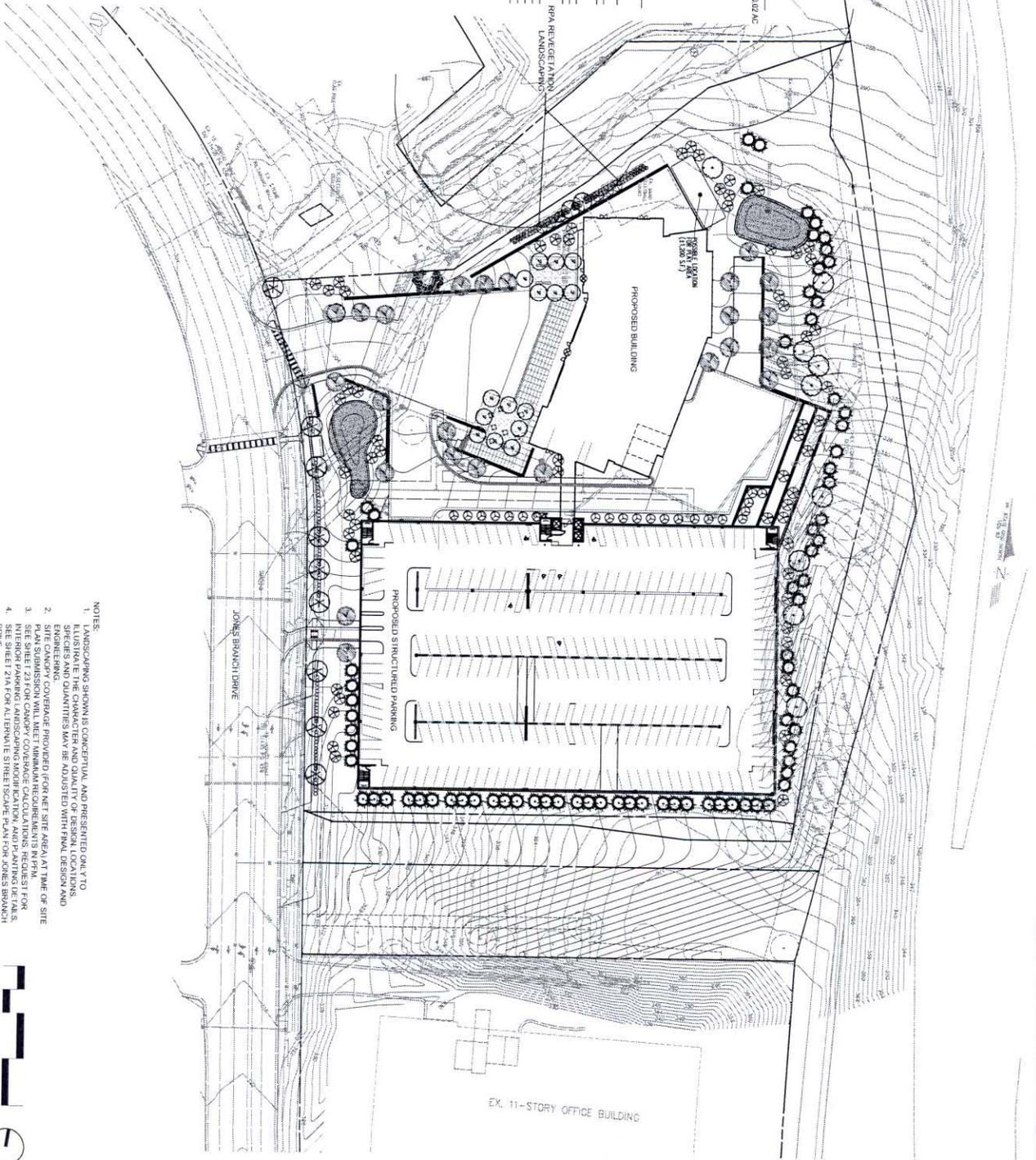
3 TREES  
4 TREES  
22 SHRUBS  
41 SHRUBS

**RPA ENROACHMENT PLANT LIST**

NO.	PLANT NAME	COMMON NAME	SIZE	TYPE	QUANTITY
1	SPRING BURNING BUSH	VIBURNUM	4'-6"	SHRUB	41
2	DOGWOOD	DOGWOOD	12"	TREE	3
3	DOGWOOD	DOGWOOD	12"	TREE	4
4	DOGWOOD	DOGWOOD	12"	TREE	22

**LEGEND**

- PROPOSED PLANTINGS**
- CAT. IV DECIDUOUS TREES (ON SITE)
  - ⊗ STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - ⊗ CATEGORY IV DECIDUOUS CANOPY TREES
  - ⊗ CATEGORY III DECIDUOUS SM-CANOPY TREES
  - ⊗ CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - ⊗ CATEGORY I DECIDUOUS COLUMNAR TREES
  - ⊗ CATEGORY II EVERGREEN TREES
  - ⊗ RAIN GARDEN
  - ⊗ LOW EVERGREEN HEDGE
  - ⊗ TREES RELOCATED FROM GANGED LEVEL LOT CALCULATED FOR INTERIOR PARKING (SEE SHEET 23)
  - ⊗ TREES RELOCATED FROM GANGED LEVEL LOT CALCULATED FOR EXTERIOR PARKING (SEE SHEET 23)



- NOTES:**
- LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO SPECIES AND QUANTITIES MAY BE MODIFIED WITH FINAL DESIGN AND ENGINEERING.
  - SITE CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE.
  - SEE SHEET 23 FOR CANOPY COVERAGE AND PLANTING DETAILS FOR INTERIOR PARKING LANDSCAPING MODIFICATION, AND PLANTING DETAILS.
  - SEE SHEET 21A FOR ALTERNATE STREETSCOPE PLAN FOR JONES BRANCH DRIVE.



SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 1

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      C.I. = N/A      DATE: MAY, 2011



**LSG LANDSCAPE ARCHITECTURE**

1919 GALLONS ROAD, SUITE 110  
WIRSWICK, VIRGINIA 22142  
703-462-2865

PLAN DATE:	05-13-2011				
NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

**RPA ENROACHMENT CALCULATIONS**

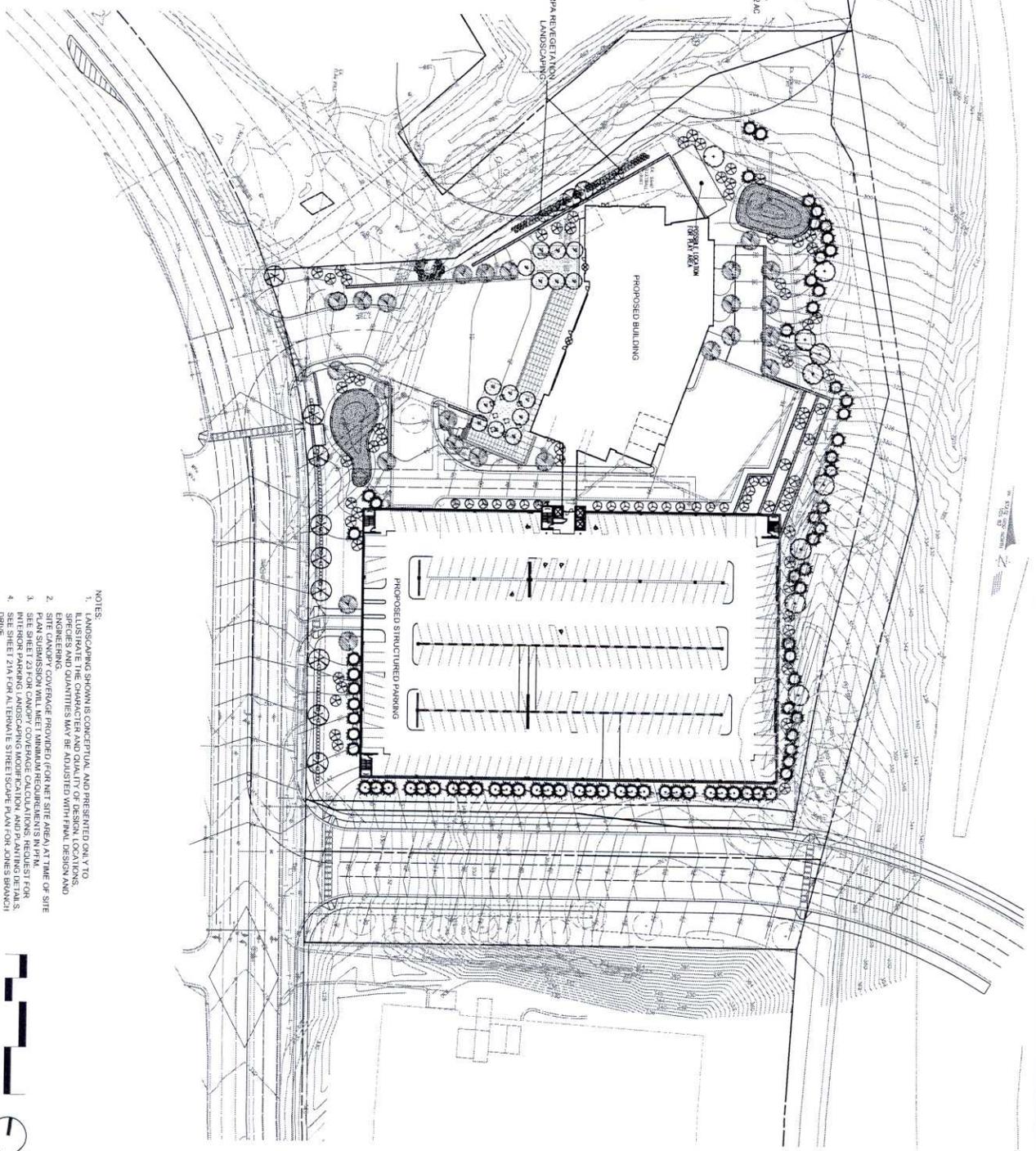
PROPOSED DISTURBANCE OF 100' OFFSET OF EX-RPA RESTORATION REQUIREMENTS (PER SEC 118-3-310 OF CHAP. 118-3 OVERSTORY TREES (100 TREES AC) UNDERSTORY TREES (200 TREES AC) SHRUBS (100 PLANTS AC) LANDSCAPE PROVIDED SHRUBS (100 PLANTS AC)

**RPA ENROACHMENT PLANT LIST**

NO.	SYMBOL	COMMON NAME	SIZE	QUANTITY
1	(Symbol)	DOGWOOD	1" DB	41
2	(Symbol)	DOGWOOD	2" DB	4
3	(Symbol)	DOGWOOD	3" DB	4
4	(Symbol)	DOGWOOD	4" DB	4
5	(Symbol)	DOGWOOD	5" DB	4
6	(Symbol)	DOGWOOD	6" DB	4
7	(Symbol)	DOGWOOD	7" DB	4
8	(Symbol)	DOGWOOD	8" DB	4
9	(Symbol)	DOGWOOD	9" DB	4
10	(Symbol)	DOGWOOD	10" DB	4
11	(Symbol)	DOGWOOD	11" DB	4
12	(Symbol)	DOGWOOD	12" DB	4
13	(Symbol)	DOGWOOD	13" DB	4
14	(Symbol)	DOGWOOD	14" DB	4
15	(Symbol)	DOGWOOD	15" DB	4
16	(Symbol)	DOGWOOD	16" DB	4
17	(Symbol)	DOGWOOD	17" DB	4
18	(Symbol)	DOGWOOD	18" DB	4
19	(Symbol)	DOGWOOD	19" DB	4
20	(Symbol)	DOGWOOD	20" DB	4
21	(Symbol)	DOGWOOD	21" DB	4
22	(Symbol)	DOGWOOD	22" DB	4
23	(Symbol)	DOGWOOD	23" DB	4
24	(Symbol)	DOGWOOD	24" DB	4
25	(Symbol)	DOGWOOD	25" DB	4
26	(Symbol)	DOGWOOD	26" DB	4
27	(Symbol)	DOGWOOD	27" DB	4
28	(Symbol)	DOGWOOD	28" DB	4
29	(Symbol)	DOGWOOD	29" DB	4
30	(Symbol)	DOGWOOD	30" DB	4
31	(Symbol)	DOGWOOD	31" DB	4
32	(Symbol)	DOGWOOD	32" DB	4
33	(Symbol)	DOGWOOD	33" DB	4
34	(Symbol)	DOGWOOD	34" DB	4
35	(Symbol)	DOGWOOD	35" DB	4
36	(Symbol)	DOGWOOD	36" DB	4
37	(Symbol)	DOGWOOD	37" DB	4
38	(Symbol)	DOGWOOD	38" DB	4
39	(Symbol)	DOGWOOD	39" DB	4
40	(Symbol)	DOGWOOD	40" DB	4
41	(Symbol)	DOGWOOD	41" DB	4

**LEGEND**

- (Symbol) CAT. IV DECIDUOUS TREES (ON SITE)
  - (Symbol) STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - (Symbol) CATEGORY IV DECIDUOUS CANOPY TREES
  - (Symbol) CATEGORY III DECIDUOUS SM-CANOPY TREES
  - (Symbol) CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - (Symbol) CATEGORY I DECIDUOUS COLUMNAR TREES
  - (Symbol) CATEGORY II EVERGREEN TREES
  - (Symbol) RAIN GARDEN
  - (Symbol) LOW EVERGREEN HEDGE
- TREES RELAYED FROM GARAGED LEVEL TO LOT CALCULATION (SEE NOTE CONCERNING PARKING LOT CALCULATIONS TABLE ON SHEET 23).



- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE CANOPY COVERAGE. SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION ONLY.
  3. SEE SHEET 23 FOR CANOPY COVERAGE CALCULATIONS. REQUEST FOR INTERIOR PARKING LANDSCAPING MODIFICATION AND PLANTING DETAILS.
  4. SHEET 23A FOR ALTERNATE STREETSCAPE PLAN FOR JONES BRANCH DRIVE.



INTERIM LANDSCAPE PLAN - OPTION 1

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      CL = N/A      DATE: MAY, 2011



**LSG LANDSCAPE ARCHITECTURE**  
1100 CALLOWAY ROAD, SUITE 110  
DUNN, VIRGINIA 22026  
703-426-2044

PLAN DATE  
05-13-2011

NO.	DATE	DESCRIPTION	REV. BY	APPROVED BY	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

TITLE NO.  
MISC-1809

SHEET  
20  
OF  
58

**RPA ENROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF 100' OFFSET OF EX-RPA RESTORATION REQUIREMENTS (PER SEC 18-4-310) OF CAPCO

UNRESTORED TREES (100 TREES AC)  
UNRESTORED TREES (200 TREES AC)  
LANDSCAPE PROVIDED  
SHRUBS (100 PLANTS AC)  
SHRUBS (200 PLANTS AC)

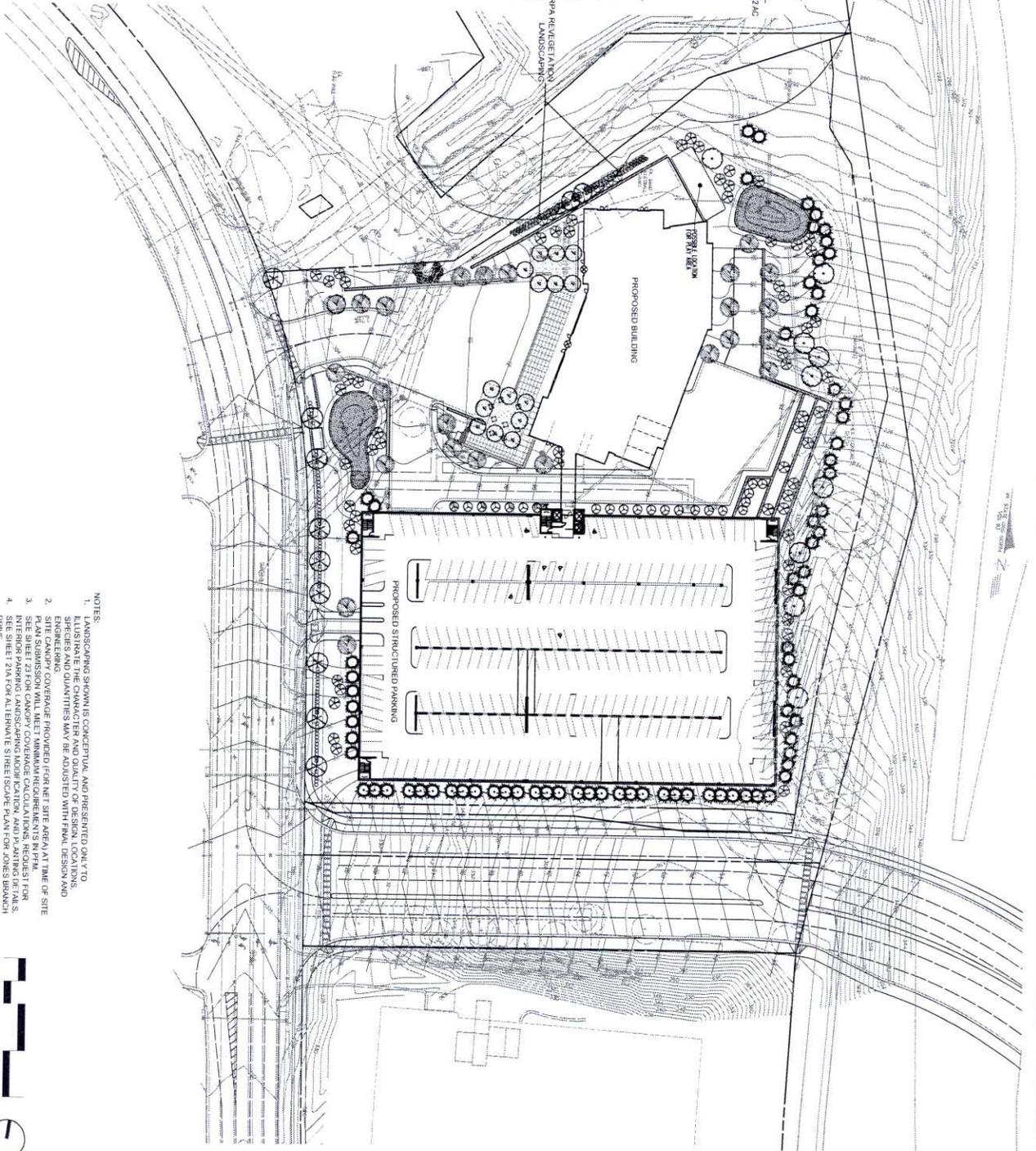
262 SF OR 0.02 AC  
1 TREES  
4 TREES  
22 SHRUBS  
41 SHRUBS

**RPA ENROACHMENT PLANT LIST**

NO.	SYMBOL	COMMON NAME	SIZE	QUANTITY
1	(Symbol)	UNRESTORED TREES	1" DBH	100
2	(Symbol)	UNRESTORED TREES	2" DBH	200
3	(Symbol)	LANDSCAPE PROVIDED	1" DBH	1
4	(Symbol)	LANDSCAPE PROVIDED	2" DBH	4
5	(Symbol)	LANDSCAPE PROVIDED	1" DBH	22
6	(Symbol)	LANDSCAPE PROVIDED	1" DBH	41

**LEGEND**

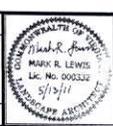
- PROPOSED PLANTINGS
- CAT. IV DECIDUOUS TREES (ON SITE)
- STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
- CATEGORY IV DECIDUOUS CANOPY TREES
- CATEGORY III DECIDUOUS SM-CANOPY TREES
- CATEGORY II DECIDUOUS ORNAMENTAL TREES
- CATEGORY I DECIDUOUS COLUMNAR TREES
- CATEGORY II EVERGREEN TREES
- RAIN GARDEN
- LOW EVERGREEN HEDGE
- TREES NOT LOCATED FROM GARAGED LEVEL LOT CALCULATION FOR INTERIOR PARKING (SEE SHEET 23)
- TREES NOT LOCATED FROM GARAGED LEVEL LOT CALCULATION FOR EXTERIOR PARKING (SEE SHEET 23)



- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE GENERAL CONCEPTS. SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. SITE CANOPY COVERAGE PROVIDED FROM NET SITE AREA AT TIME OF SITE DESIGN.
  3. SEE SHEET 23 FOR CANOPY COVERAGE CALCULATION AND PLANTING DETAILS FOR INTERIOR PARKING LANDSCAPING MODIFICATION AND PLANTING DETAILS.
  4. SEE SHEET 24 FOR ALTERNATE STREET SCOPE PLAN FOR JONES BRANCH DRIVE.



ULTIMATE LANDSCAPE PLAN - OPTION 1  
**7940 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40' C.I. = N/A DATE: MAY, 2011



**LSG LANDSCAPE ARCHITECTURE**  
 1918 GALLERY ROAD, SUITE 110  
 FARMINGTON, VIRGINIA 22031  
 703.621.2443

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

PLAN DATE: 05-13-2011  
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 21 OF 58  
 FILE NO. MDC-1809

**RPA ENCROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF 10% GROSS OF EX. RPA RESTORATION REQUIREMENTS PER SEC. 11B-330(1) OF CODE.

LANDSCAPE REQUIRED:  
 QUANTITIES (TWO TREES/AC)  
 SHRUBS (0889 PLANTS/AC)  
 SHRUBS (0889 PLANTS/AC)

LANDSCAPE PROVIDED:  
 SHRUBS (0889 PLANTS/AC)

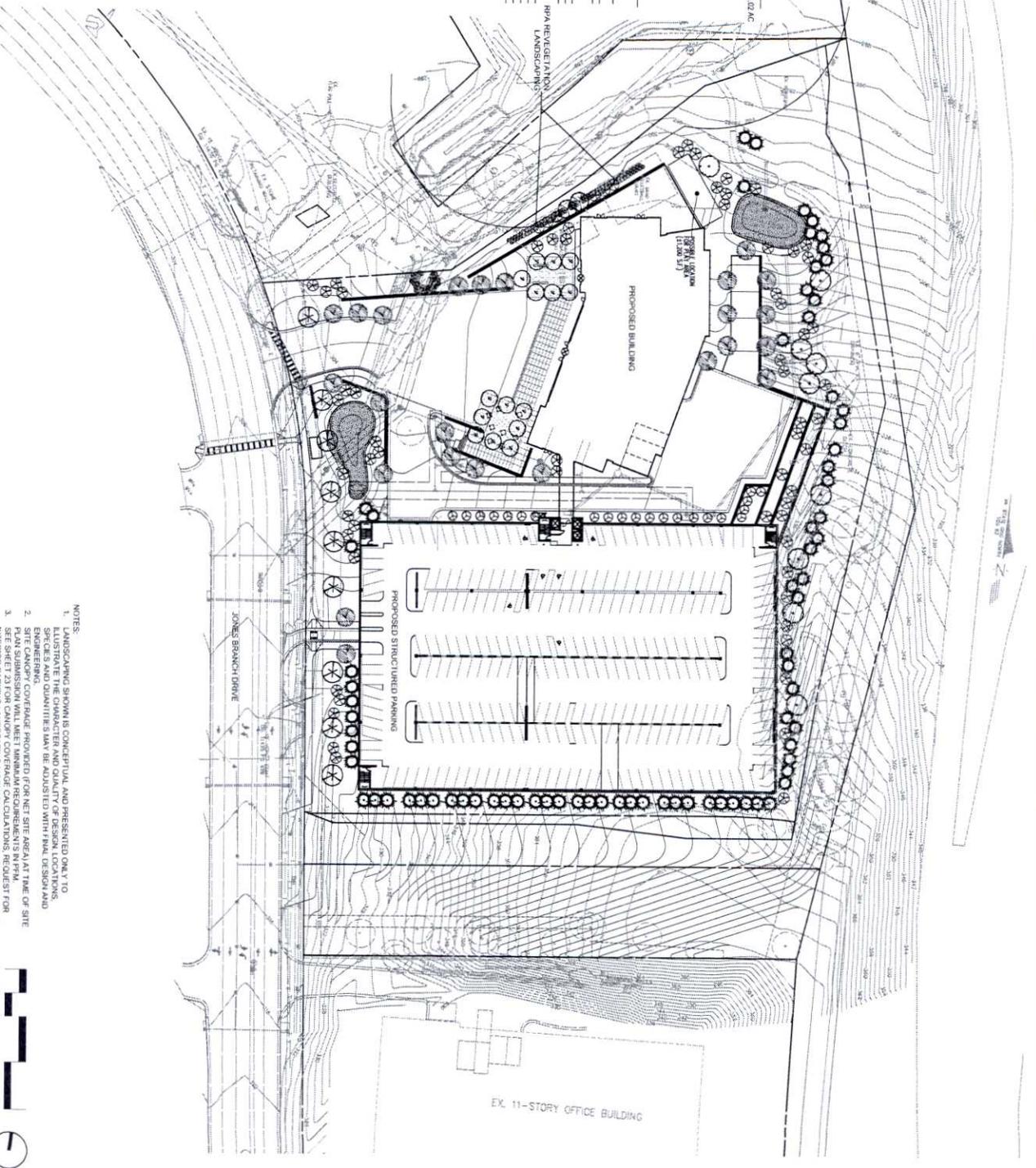
202 SF. OR 0.02 AC  
 2 TREES  
 22 SHRUBS  
 41 SHRUBS

**RPA ENCROACHMENT PLANT LIST**

NO.	PLANT SPECIES	QUANTITY	REMARKS
1	STREET TREES	2	2 TREES
2	SHRUBS	22	22 SHRUBS
3	SHRUBS	41	41 SHRUBS

**LEGEND**

- PROPOSED PLANTINGS**
- CAT. IV/ DECIDUOUS TREES (ON SITE)
  - STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - CATEGORY IV/ DECIDUOUS CANOPY TREES
  - CATEGORY III/ DECIDUOUS SHADY CANOPY TREES
  - CATEGORY II/ DECIDUOUS ORNAMENTAL TREES
  - CATEGORY I/ DECIDUOUS COLUMNAR TREES
  - CATEGORY II/ EVERGREEN TREES
  - RAIN GARDEN
  - LOW EVERGREEN HEDGE
- TREES RELOCATED FROM GARAGED LEVEL TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION (SEE NOTE ON INTERIOR SHEET 23)

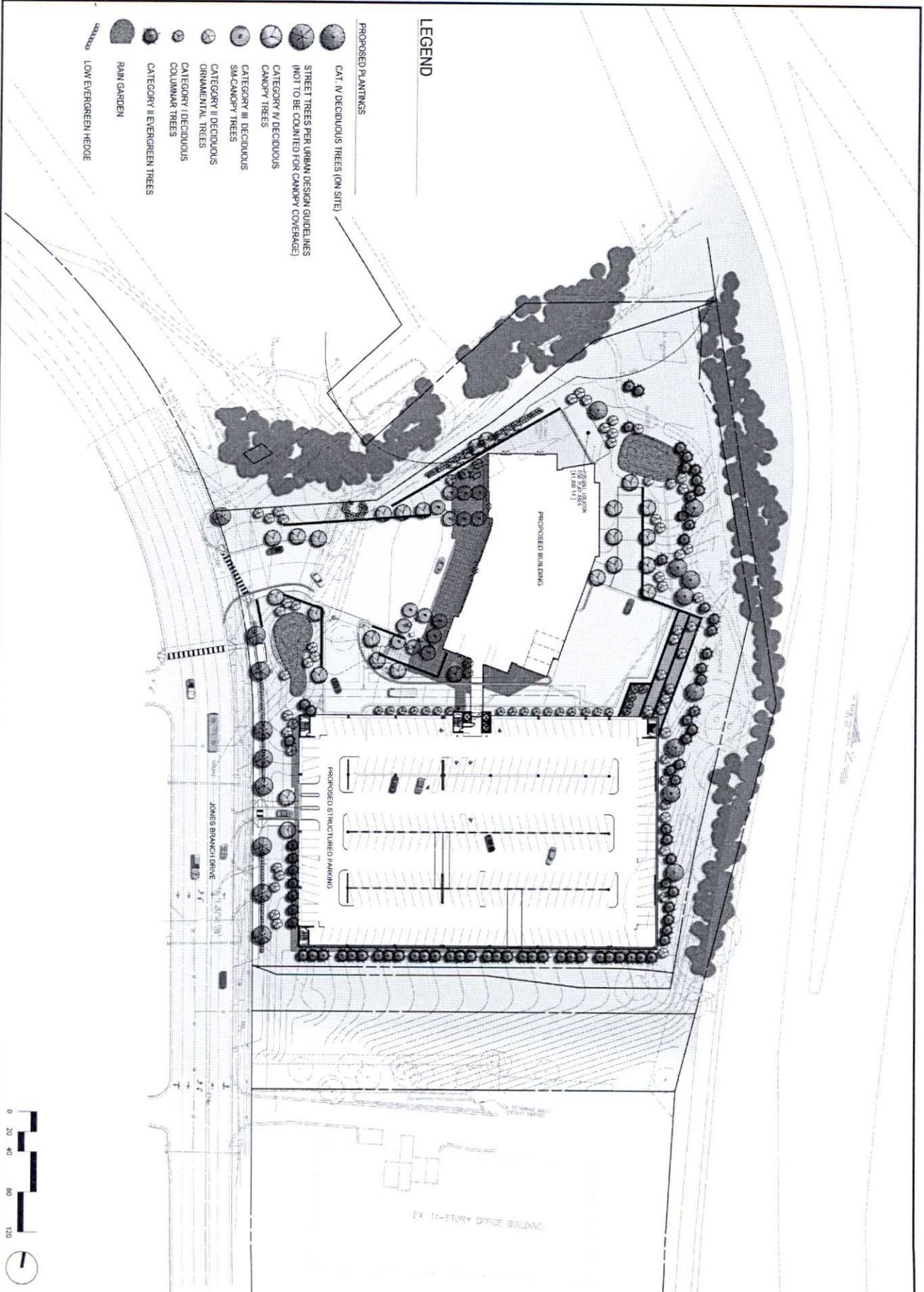


- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND SITE CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL MEET MINIMUM REQUIREMENTS IN PFM.
  2. SEE SHEET 23 FOR CANOPY COVERAGE CALCULATIONS, REQUEST FOR INTERIOR PARKING LANDSCAPING MODIFICATION, AND PLANTING DETAILS.



SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 1 ALT. STREETSCAPE				PLAN DATE	05-13-2011				
<b>7940 JONES BRANCH DRIVE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA				LSG LANDSCAPE ARCHITECTURE 1015 GALLONS ROAD, SUITE 110 VENTNA, VIRGINIA 22082	NO.	DATE	DESCRIPTION	REV. BY	APPROVE
SCALE: 1"=60'		CL: N/A	DATE: MAY, 2011	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

- LEGEND**
- PROPOSED PLANTINGS**
- CAT. IV DECIDUOUS TREES (ON SITE)
  - STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - CATEGORY IV DECIDUOUS CANOPY TREES
  - CATEGORY III DECIDUOUS SIM-CANOPY TREES
  - CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - CATEGORY I DECIDUOUS COLUMNAR TREES
  - CATEGORY II EVERGREEN TREES
  - RAIN GARDEN
  - LOW EVERGREEN HEDGE



ILLUSTRATIVE LANDSCAPE PLAN - OPTION 1  
**7940 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      CI = N/A      DATE: MAY, 2011



**LSG LANDSCAPE ARCHITECTURE**  
 1818 GALLOWAY FORD, SUITE 110  
 VERONA, VIRGINIA 22182  
 TEL: 703.441.1100

PLAN DATE 06-13-2011	NO.	DATE	DESCRIPTION	REV. BY	APPROVER	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW						

SHEET 22 OF 48  
 MISC-1809



**RPA ENROACHMENT CALCULATIONS**

PROPOSED DISTANCE OF "W" OFFSET OF EX RPA  
 WESTWARD REQUIRMENTS (RPA SEC. 116-5-310) OF CPO.  
 DIVISION TREES (100 TREES/AC)  
 URBAN TREES (200 TREES/AC)  
 SHRUBS (1000 PLANTS/AC)  
 LANDSCAPE PROVIDED  
 SHRUBS (1000 PLANTS/AC)

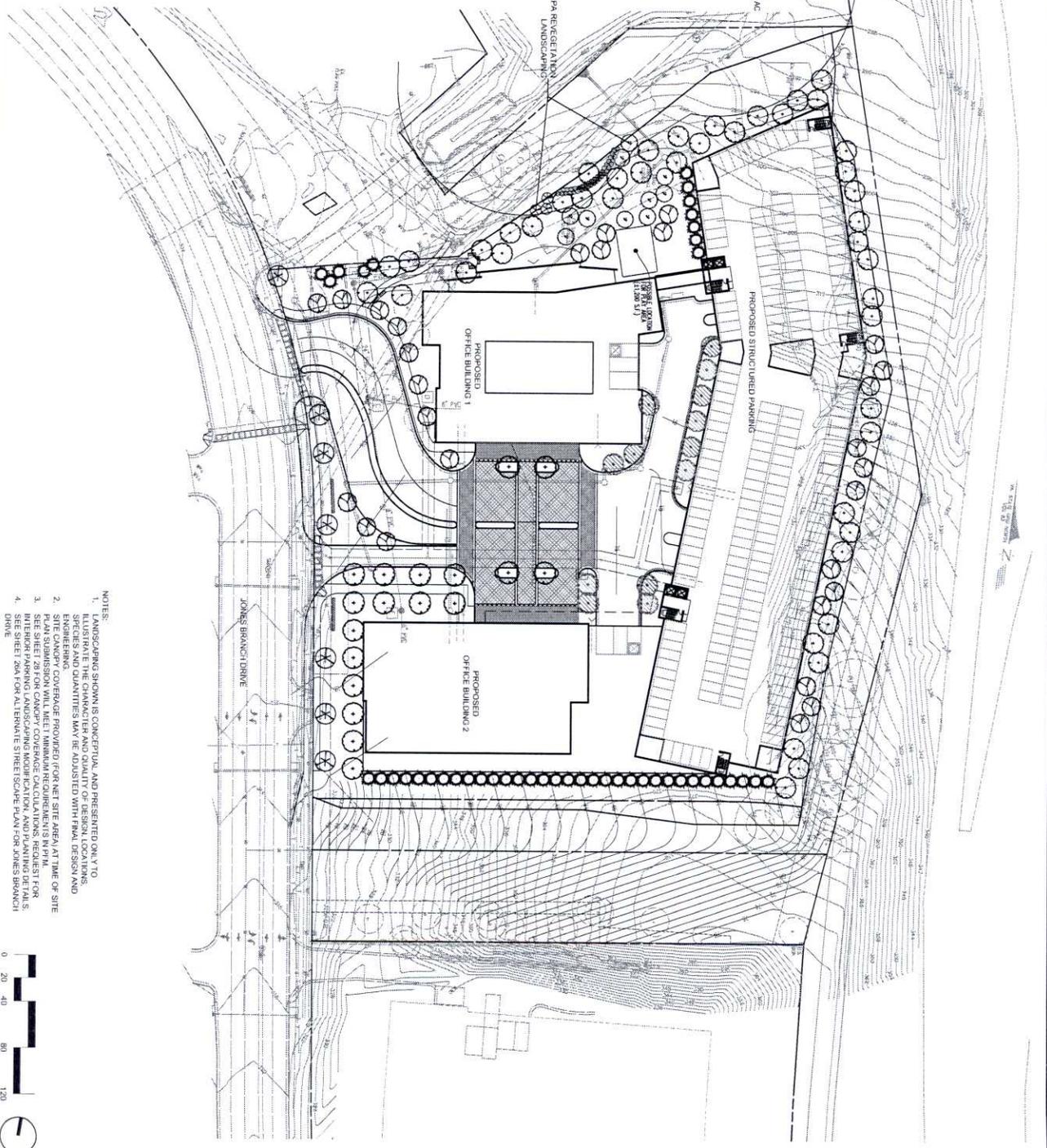
282 SF OR 0.02 AC  
 3 TREES  
 5 TREES  
 22 SHRUBS  
 41 SHRUBS

**RPA ENROACHMENT PLANT LIST**

NO.	SYMBOL	COMMON NAME	HT.	TYPE	REMARKS
1	(Symbol)	DOGWOOD	7'-10'	DEC.	
2	(Symbol)	DOGWOOD	7'-10'	DEC.	
3	(Symbol)	DOGWOOD	7'-10'	DEC.	
4	(Symbol)	DOGWOOD	7'-10'	DEC.	
5	(Symbol)	DOGWOOD	7'-10'	DEC.	
6	(Symbol)	DOGWOOD	7'-10'	DEC.	
7	(Symbol)	DOGWOOD	7'-10'	DEC.	
8	(Symbol)	DOGWOOD	7'-10'	DEC.	
9	(Symbol)	DOGWOOD	7'-10'	DEC.	
10	(Symbol)	DOGWOOD	7'-10'	DEC.	
11	(Symbol)	DOGWOOD	7'-10'	DEC.	
12	(Symbol)	DOGWOOD	7'-10'	DEC.	
13	(Symbol)	DOGWOOD	7'-10'	DEC.	
14	(Symbol)	DOGWOOD	7'-10'	DEC.	
15	(Symbol)	DOGWOOD	7'-10'	DEC.	
16	(Symbol)	DOGWOOD	7'-10'	DEC.	
17	(Symbol)	DOGWOOD	7'-10'	DEC.	
18	(Symbol)	DOGWOOD	7'-10'	DEC.	
19	(Symbol)	DOGWOOD	7'-10'	DEC.	
20	(Symbol)	DOGWOOD	7'-10'	DEC.	
21	(Symbol)	DOGWOOD	7'-10'	DEC.	
22	(Symbol)	DOGWOOD	7'-10'	DEC.	
23	(Symbol)	DOGWOOD	7'-10'	DEC.	
24	(Symbol)	DOGWOOD	7'-10'	DEC.	
25	(Symbol)	DOGWOOD	7'-10'	DEC.	
26	(Symbol)	DOGWOOD	7'-10'	DEC.	
27	(Symbol)	DOGWOOD	7'-10'	DEC.	
28	(Symbol)	DOGWOOD	7'-10'	DEC.	
29	(Symbol)	DOGWOOD	7'-10'	DEC.	
30	(Symbol)	DOGWOOD	7'-10'	DEC.	
31	(Symbol)	DOGWOOD	7'-10'	DEC.	
32	(Symbol)	DOGWOOD	7'-10'	DEC.	
33	(Symbol)	DOGWOOD	7'-10'	DEC.	
34	(Symbol)	DOGWOOD	7'-10'	DEC.	
35	(Symbol)	DOGWOOD	7'-10'	DEC.	
36	(Symbol)	DOGWOOD	7'-10'	DEC.	
37	(Symbol)	DOGWOOD	7'-10'	DEC.	
38	(Symbol)	DOGWOOD	7'-10'	DEC.	
39	(Symbol)	DOGWOOD	7'-10'	DEC.	
40	(Symbol)	DOGWOOD	7'-10'	DEC.	
41	(Symbol)	DOGWOOD	7'-10'	DEC.	

**LEGEND**

- PROPOSED PLANTINGS**
- (Symbol) CAT. IV DECIDUOUS TREES (ON SITE)
  - (Symbol) STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - (Symbol) CATEGORY IV DECIDUOUS CANOPY TREES
  - (Symbol) CATEGORY III DECIDUOUS SM-CANOPY TREES
  - (Symbol) CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - (Symbol) CATEGORY I DECIDUOUS COLUMNAR TREES
  - (Symbol) CATEGORY II EVERGREEN TREES
  - (Symbol) LOW EVERGREEN HEDGE
  - (Symbol) TREES RELOCATED FROM GARAGED LEVEL TO THE GROUND LEVEL (SEE NOTE ON INTERIOR LOT CALCULATION (SEE NOTE ON INTERIOR PARKING LOT CALCULATIONS TABLE ON SHEET 28))



- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL, AND PRESENTED ONLY TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIRED LOCATIONS. QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. SITE CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL MEET MINIMUM REQUIREMENTS IN P.M. INTENTION PARKING LANDSCAPING MODIFICATION AND DETAILS FOR SEE SHEET 28A FOR ALTERNATE STREETSCAPE PLAN FOR JONES BRANCH DRIVE.



<p>SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 2A ALT. STREETSCAPE</p> <p style="text-align: center;"><b>7940 JONES BRANCH DRIVE</b></p> <p style="text-align: center;">PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=40'      C.I. = N/A      DATE: MAY, 2011</p>		<p>L&amp;G LANDSCAPE ARCHITECTURE</p> <p>170 GALLONS ROAD, SUITE 110 VIENNA, VIRGINIA 22182 703-471-2042</p>	<p>PLAN DATE: 05-13-2011</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV. BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE							<p>SHEET OF 58</p> <p>FILE NO. MISC-1809</p>
No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE											

**RPA ENCROACHMENT CALCULATIONS**

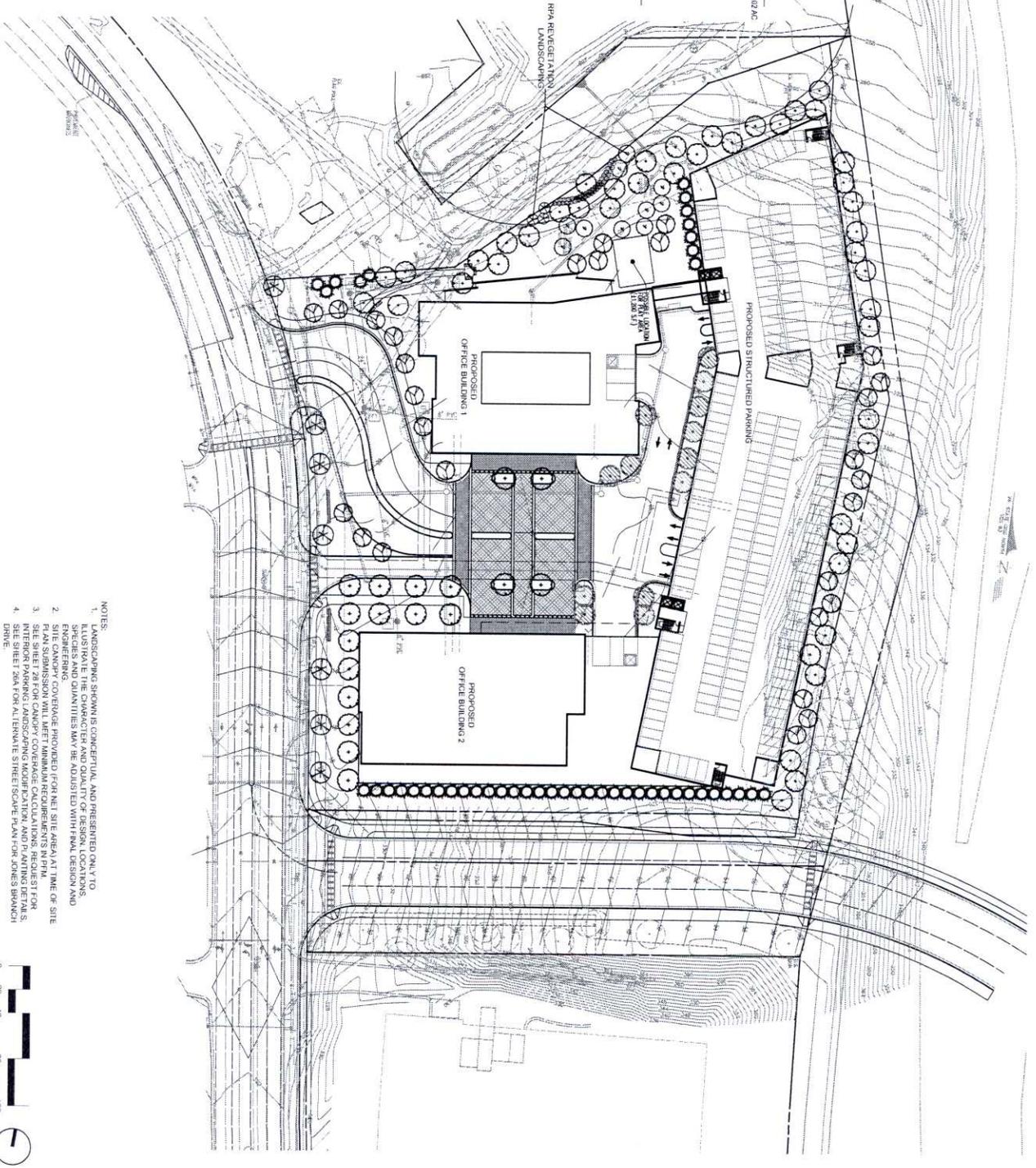
PROPOSED DISTURBANCE OF 100' OFFSET OF EX. RPA LANDSCAPE RECORDED  
 LANDSCAPE RECORDED  
 OVERSTORY TREES (100 TREES/AC)  
 UNDERSTORY TREES (200 TREES/AC)  
 SHRUBS (200 PLANTS/AC)  
 LANDSCAPE (200 PLANTS/AC)  
 SHRUBS (200 PLANTS/AC)

**RPA ENCROACHMENT PLANT LIST**

NO.	QTY	SYMBOL	COMMON NAME	HT.	TYPE	REMARKS
1	3	(Symbol)	OVERSTORY TREES	20-30'	DECIDUOUS	
2	22	(Symbol)	UNDERSTORY TREES	10-15'	DECIDUOUS	
3	22	(Symbol)	SHRUBS	6-8'	DECIDUOUS	
4	41	(Symbol)	LANDSCAPE	4-6'	DECIDUOUS	

**LEGEND**

- PROPOSED PLANTINGS**
- (Symbol) CAT. IV DECIDUOUS TREES (ON SITE)
  - (Symbol) STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - (Symbol) CATEGORY IV DECIDUOUS CANOPY TREES
  - (Symbol) CATEGORY III DECIDUOUS SH-CANOPY TREES
  - (Symbol) CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - (Symbol) CATEGORY I DECIDUOUS COLUMNAR TREES
  - (Symbol) CATEGORY II EVERGREEN TREES
  - (Symbol) LOW EVERGREEN HEDGE
- (Symbol) TREES RELOCATED FROM CARAGED AREA TO BE COUNTED FOR INTERIOR PARKING PLANNING (SEE NOTE ON INTERIOR PARKING LOT CALCULATIONS TABLE ON SHEET 25).



- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE GENERAL IDEAS AND CONCEPTS. SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. PLANTING QUANTITIES PROVIDED FOR THE SITE AREA AT TIME OF SITE PLAN SUBMISSION. QUANTITIES FOR INTERIOR PARKING ARE NOT INCLUDED.
  3. SEE SHEET 28 FOR CANOPY COVERAGE CALCULATIONS, REQUEST FOR INTERIOR PARKING LANDSCAPING MODIFICATION, AND PLANTING DETAILS.
  4. SEE SHEET 29 FOR ALTERNATE STREET ISCAPE PLAN FOR JONES BRANCH DRIVE.



INTERIM LANDSCAPE PLAN - OPTION 2A  
**7940 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



**LSG LANDSCAPE ARCHITECTURE**  
 1100 GALLONS ROAD, SUITE 110  
 WRESTLING, VIRGINIA 22180  
 PHONE: 703-404-0040

PLAN DATE:  
 05-13-2011

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
 27  
 OF  
 58  
 T.I.F. No.  
 MDC-18099

SCALE: 1"=40' C.I. = N/A DATE: MAY, 2011

**RPA ENCROACHMENT CALCULATIONS**

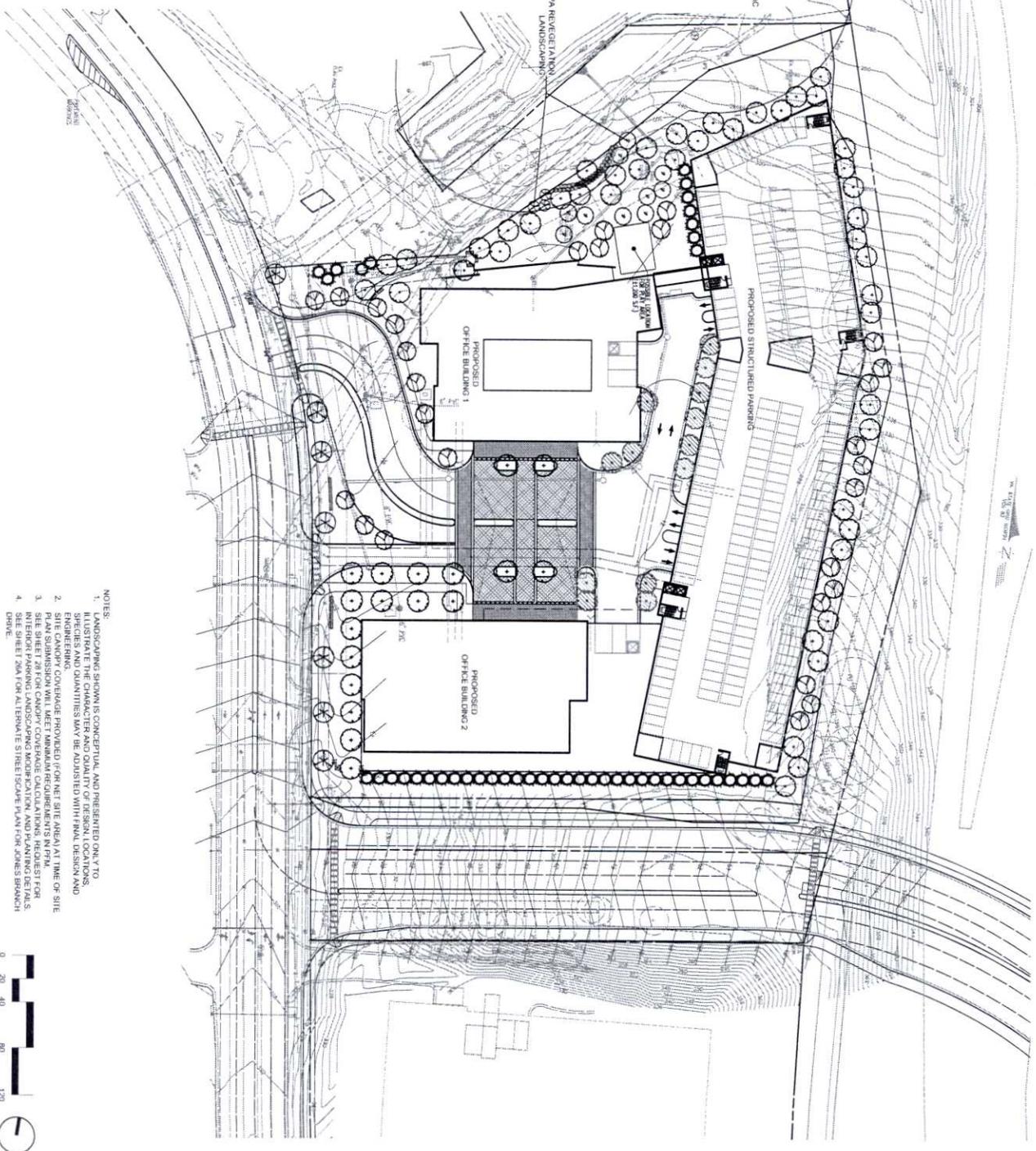
PROPOSED DISTURBANCE OF 100' OFFSET OF EX. RPA  
 LANDSCAPE REQUIRED  
 OVERSTORY TREES (100 TREES AC)  
 UNDERSTORY TREES (200 TREES AC)  
 LANDSCAPE (100 PLANTS AC)  
 SHRUBS (100 PLANTS AC)

**RPA ENCROACHMENT PLANT LIST**

NO.	COMMON NAME	SIZE	QUANTITY
1	OVERSTORY TREE	100'	100
2	UNDERSTORY TREE	20'	200
3	LANDSCAPE PLANT	10'	100
4	SHRUB	10'	100

**LEGEND**

- CAT. IV DECIDUOUS TREES (ON SITE)
- STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
- CATEGORY IV DECIDUOUS CANOPY TREES
- CATEGORY III DECIDUOUS SHADY TREES
- CATEGORY II DECIDUOUS ORNAMENTAL TREES
- CATEGORY I DECIDUOUS COLUMNAR TREES
- CATEGORY II EVERGREEN TREES
- LOW EVERGREEN HEDGE
- TREES NOT COATED FROM GARAGED LEVEL TO BE COUNTED FOR INTERIOR PARKING (SEE CALCULATION TABLE ON SHEET 20)



- NOTES**
1. LANDSCAPING SHOWING IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING CONCEPTS PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL MEET MINIMUM REQUIREMENTS IN FINAL INTERIOR PARKING CALCULATIONS AND PLANNING DETAILS.
  2. SEE SHEET 20 FOR CANOPY COVERAGE CALCULATIONS AND PLANNING DETAILS.
  3. SEE SHEET 28 FOR CANOPY COVERAGE CALCULATIONS AND PLANNING DETAILS.
  4. TREE PLACEMENTS SHOWN ON THIS SHEET ARE FOR CONCEPTUAL DESIGN ONLY.



ULTIMATE LANDSCAPE PLAN - OPTION 2A

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CI: N/A DATE: MAY, 2011



LSG LANDSCAPE ARCHITECTURE  
 1919 GALLONS ROAD, SUITE 110  
 BEVERLY HILLS, VIRGINIA 22020  
 PHONE: 703-438-3000

PLAN DATE:  
 05-13-2011

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

SHEET 26 OF 30  
 LANS-1099

**RPA ENCROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF NET OFFSET OF EX. RPA  
 RESTORATION REQUIREMENTS (PER SEC 118-5-310 OF CODE)  
 OVERSTORY TREES (100 TREES/AC)  
 UNDERSTORY TREES (200 TREES/AC)  
 SHRUBS (1000 PLANTS/AC)  
 LANDSCAPE PROVIDED  
 SHRUBS (1000 PLANTS/AC)

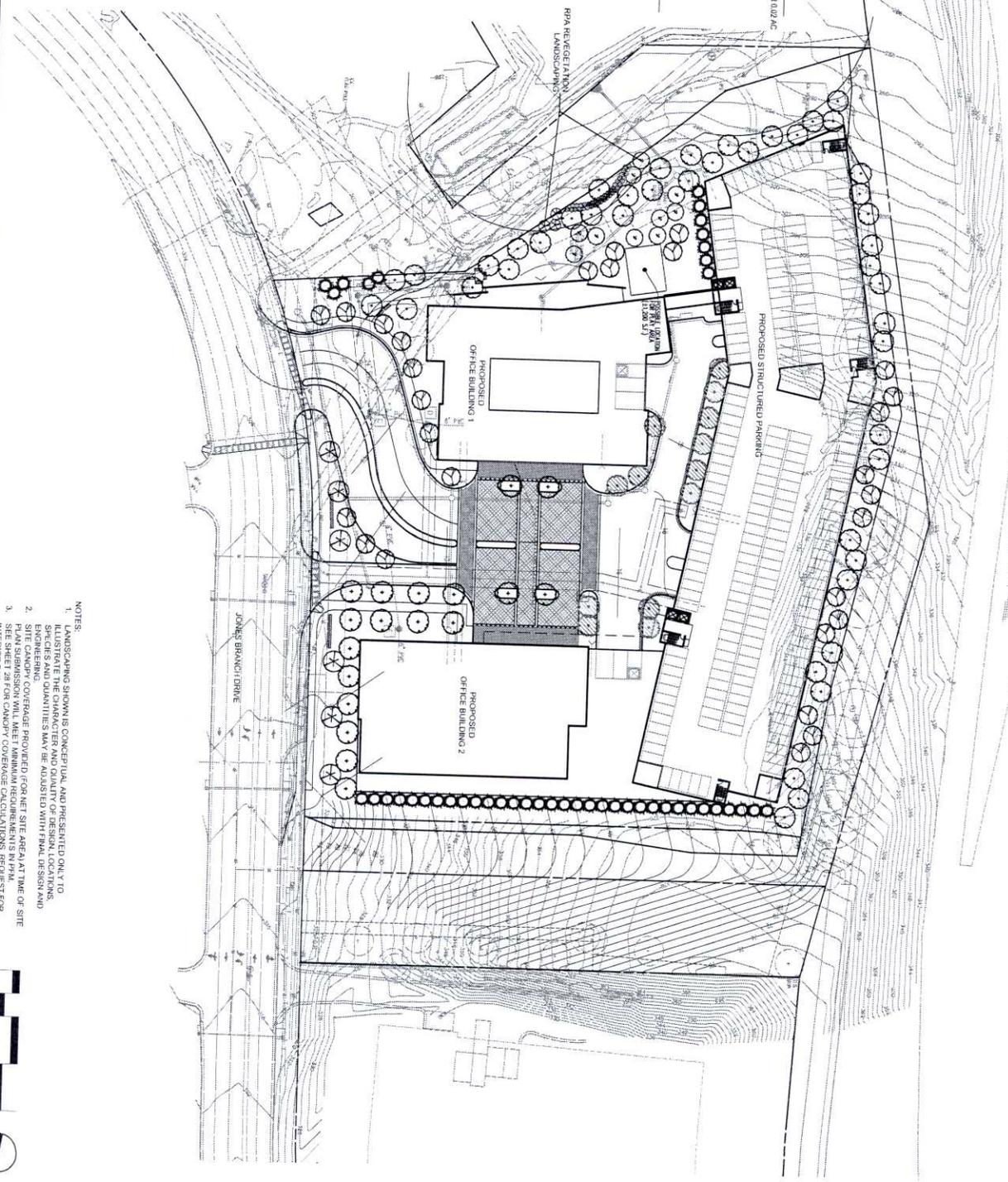
282 SF. OR 0.02 AC  
 3 TREES  
 22 SHRUBS  
 41 SHRUBS

**RPA ENCROACHMENT PLANT LIST**

NO.	SYM.	COMMON NAME	DBH	TYPE	REMARKS
1	○	ORNAMENTAL TREES	1" - 4"	DECIDUOUS	
2	○	ORNAMENTAL TREES	5" - 8"	DECIDUOUS	
3	○	ORNAMENTAL TREES	9" - 12"	DECIDUOUS	
4	○	ORNAMENTAL TREES	13" - 16"	DECIDUOUS	
5	○	ORNAMENTAL TREES	17" - 20"	DECIDUOUS	
6	○	ORNAMENTAL TREES	21" - 24"	DECIDUOUS	
7	○	ORNAMENTAL TREES	25" - 28"	DECIDUOUS	
8	○	ORNAMENTAL TREES	29" - 32"	DECIDUOUS	
9	○	ORNAMENTAL TREES	33" - 36"	DECIDUOUS	
10	○	ORNAMENTAL TREES	37" - 40"	DECIDUOUS	
11	○	ORNAMENTAL TREES	41" - 44"	DECIDUOUS	
12	○	ORNAMENTAL TREES	45" - 48"	DECIDUOUS	
13	○	ORNAMENTAL TREES	49" - 52"	DECIDUOUS	
14	○	ORNAMENTAL TREES	53" - 56"	DECIDUOUS	
15	○	ORNAMENTAL TREES	57" - 60"	DECIDUOUS	
16	○	ORNAMENTAL TREES	61" - 64"	DECIDUOUS	
17	○	ORNAMENTAL TREES	65" - 68"	DECIDUOUS	
18	○	ORNAMENTAL TREES	69" - 72"	DECIDUOUS	
19	○	ORNAMENTAL TREES	73" - 76"	DECIDUOUS	
20	○	ORNAMENTAL TREES	77" - 80"	DECIDUOUS	
21	○	ORNAMENTAL TREES	81" - 84"	DECIDUOUS	
22	○	ORNAMENTAL TREES	85" - 88"	DECIDUOUS	
23	○	ORNAMENTAL TREES	89" - 92"	DECIDUOUS	
24	○	ORNAMENTAL TREES	93" - 96"	DECIDUOUS	
25	○	ORNAMENTAL TREES	97" - 100"	DECIDUOUS	

**LEGEND**

- PROPOSED PLANTINGS**
- CAT. IV DECIDUOUS TREES (ON SITE)
  - STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - CATEGORY IV DECIDUOUS CANOPY TREES
  - CATEGORY III DECIDUOUS SM-CANOPY TREES
  - CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - CATEGORY I DECIDUOUS COLUMNAR TREES
  - CATEGORY II EVERGREEN TREES
  - LOW EVERGREEN HEDGE
  - TREES RELOCATED FROM GARAGED LEVEL LOT CALCULATED FOR MINIMUM PARKING (SEE CALCULATION TABLE ON SHEET 28)



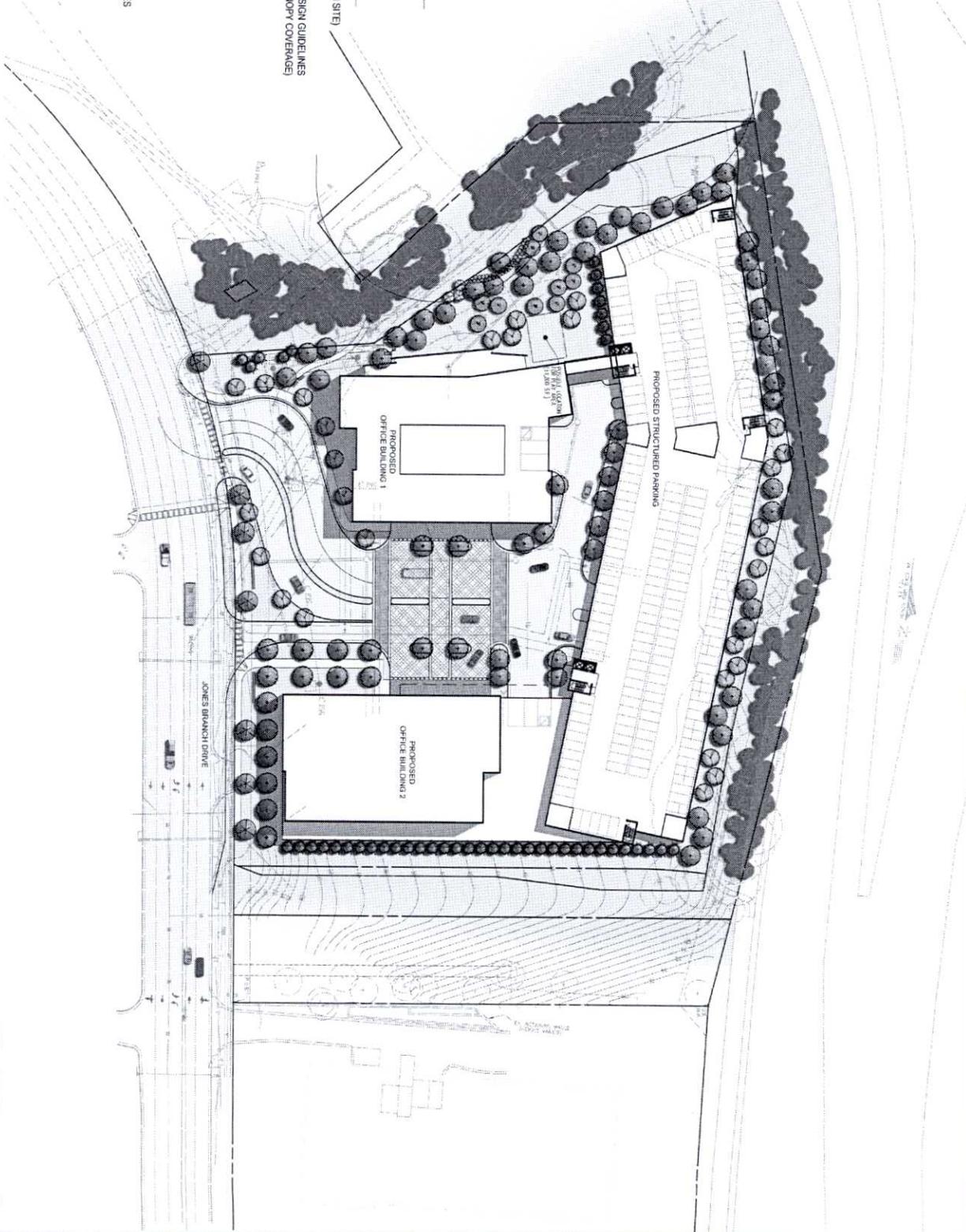
- NOTES**
- LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND SITE CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL MEET MINIMUM REQUIREMENTS. REQUEST FOR INTERIM PARKING LANDSCAPING MODIFICATION AND PLANTING DETAILS.



SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 2A ALT STREETSCAPE				PLAN DATE	05-13-2011		
7940 JONES BRANCH DRIVE PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA				NO.	DATE	DESCRIPTION	REV. BY
SCALE: 1"=60' C.I. = N/A DATE: MAY, 2011		LSG LANDSCAPE ARCHITECTURE 1919 GALLOWAY ROAD, SUITE 110 VIRGINIA, VIRGINIA 22162 (703) 441-1899		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

**LEGEND**

- 
**PROPOSED PLANTINGS**
- 
**CAT. IV DECIDUOUS TREES (ON SITE)**
- 
**STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)**
- 
**CATEGORY IV DECIDUOUS CANOPY TREES**
- 
**CATEGORY III DECIDUOUS SM-CANOPY TREES**
- 
**CATEGORY II DECIDUOUS ORNAMENTAL TREES**
- 
**CATEGORY I DECIDUOUS COLUMNAR TREES**
- 
**CATEGORY II EVERGREEN TREES**
- 
**LOW EVERGREEN HEDGE**



ILLUSTRATIVE LANDSCAPE PLAN - OPTION 2A

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      CL = N/A      DATE: MAY, 2011



**LSG LANDSCAPE ARCHITECTURE**  
 1015 GOLF COURSE ROAD, SUITE 110  
 VENTNA, VIRGINIA 22083  
 703-871-2000

PLAN DATE  
05-13-2011

NO.	DATE	DESCRIPTION	REVIEW APPROVER	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

SHEET  
27  
OF  
58  
FILE NO.  
MISC-1889



**RPA ENCROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF 100' OFFSET OF EX. RPA RESTORATION REQUIREMENTS PER SEC. 11B-330(C) OF G.P.C.:

LANDSCAPE REQUIRED (100' OFFSET):

- 3 TREES
- 22 SHRUBS
- 41 SHRUBS

LANDSCAPE PROVIDED:

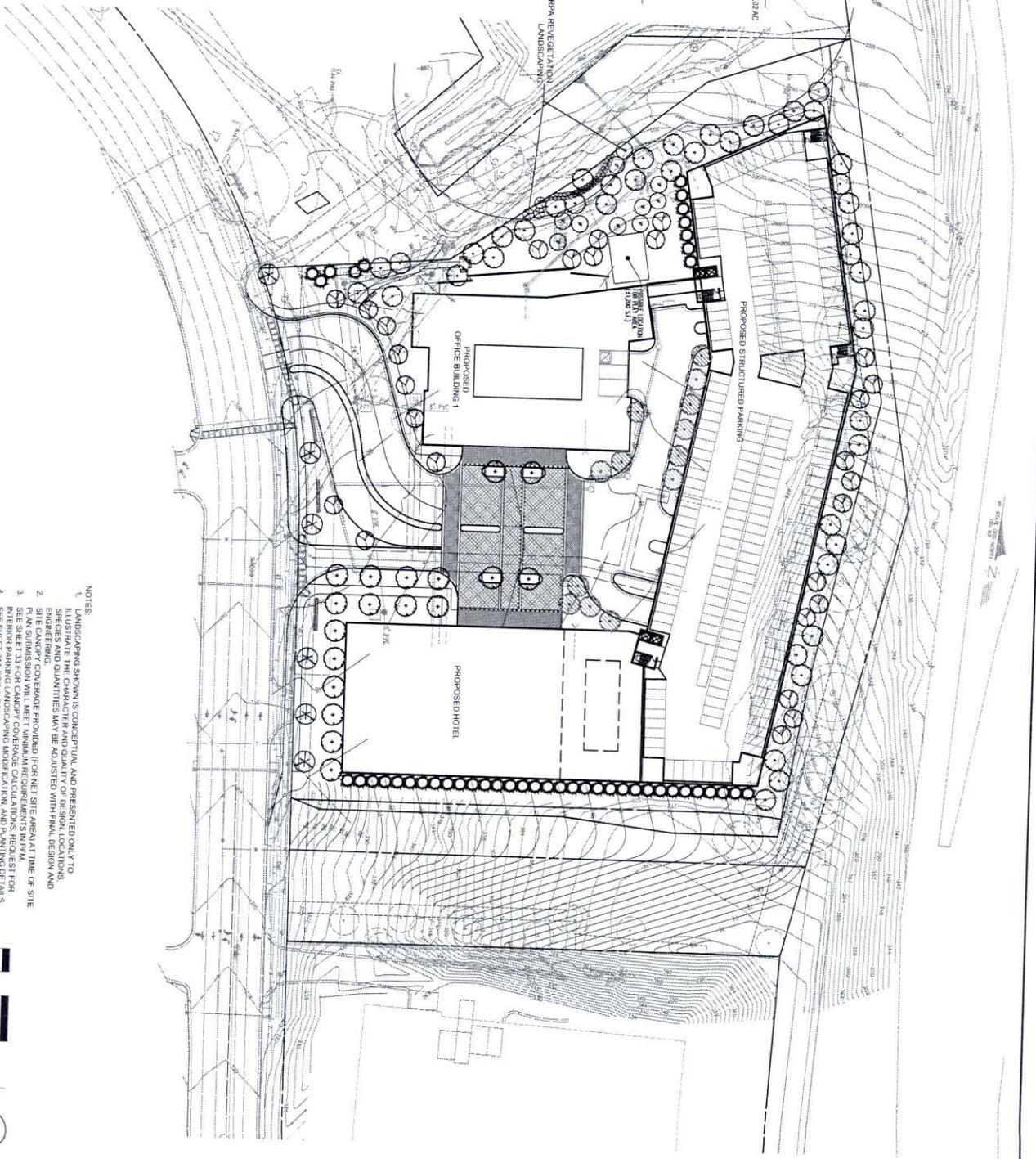
- 3 TREES
- 22 SHRUBS
- 41 SHRUBS

**RPA ENCROACHMENT PLANT LIST**

NO.	DESCRIPTION	QUANTITY	SIZE	TYPE	REMARKS
1	STREET TREES	3	12"	TR	
2	STREET TREES	22	12"	SR	
3	STREET TREES	41	12"	SR	
4	STREET TREES	3	12"	TR	
5	STREET TREES	22	12"	SR	
6	STREET TREES	41	12"	SR	

**LEGEND**

- PROPOSED PLANTINGS**
- CAT. IV DECIDUOUS TREES (ON SITE)
  - STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - CATEGORY IV DECIDUOUS CANOPY TREES
  - CATEGORY III DECIDUOUS SM-CANOPY TREES
  - CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - CATEGORY DECIDUOUS COLUMNAR TREES
  - CATEGORY II EVERGREEN TREES
  - LOW EVERGREEN HEDGE
- TREES NOT OBTAINED FROM CATALOG LEVEL TO BE COUNTED FOR INTERIOR PLANTING (SEE NOTE ON INTERIOR PLANTING LOT CALCULATIONS TABLE ON SHEET 13).



- NOTES**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ON X.T.O. TO INDICATE THE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES, AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. SITE CANOPY COVERAGE PROVIDED FROM NE SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL MEET MINIMUM REQUIREMENTS IN FINAL INTERIOR PARKING LANDSCAPE PLAN. PLANTING DETAILS SEE SHEET 31A FOR ALTERNATE STREETSCAPE PLAN FOR JONES BRANCH DRIVE.



SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 2B				PLAN DATE	05-13-2011			
<b>7940 JONES BRANCH DRIVE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=40' CI. #N/A DATE: MAY, 2011				NO.	DATE	DESCRIPTION	REV. BY	APPROVED
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW						

**RPA ENCROACHMENT CALCULATIONS**

PROPOSED DISTURBANCE OF 100 PERCENT OF EX. RPA RESTORATION REQUIREMENTS PER SEC. 17B-510 OF C.R.P.C. LANDSCAPE REQUIRED (30 TREES/AC) UNDERSTORY TREES (200 SHRUBS (1088 PLANTS/AC) LANDSCAPE PROVIDED SHRUBS (1088 PLANTS/AC)

**RPA ENCROACHMENT PLANT LIST**

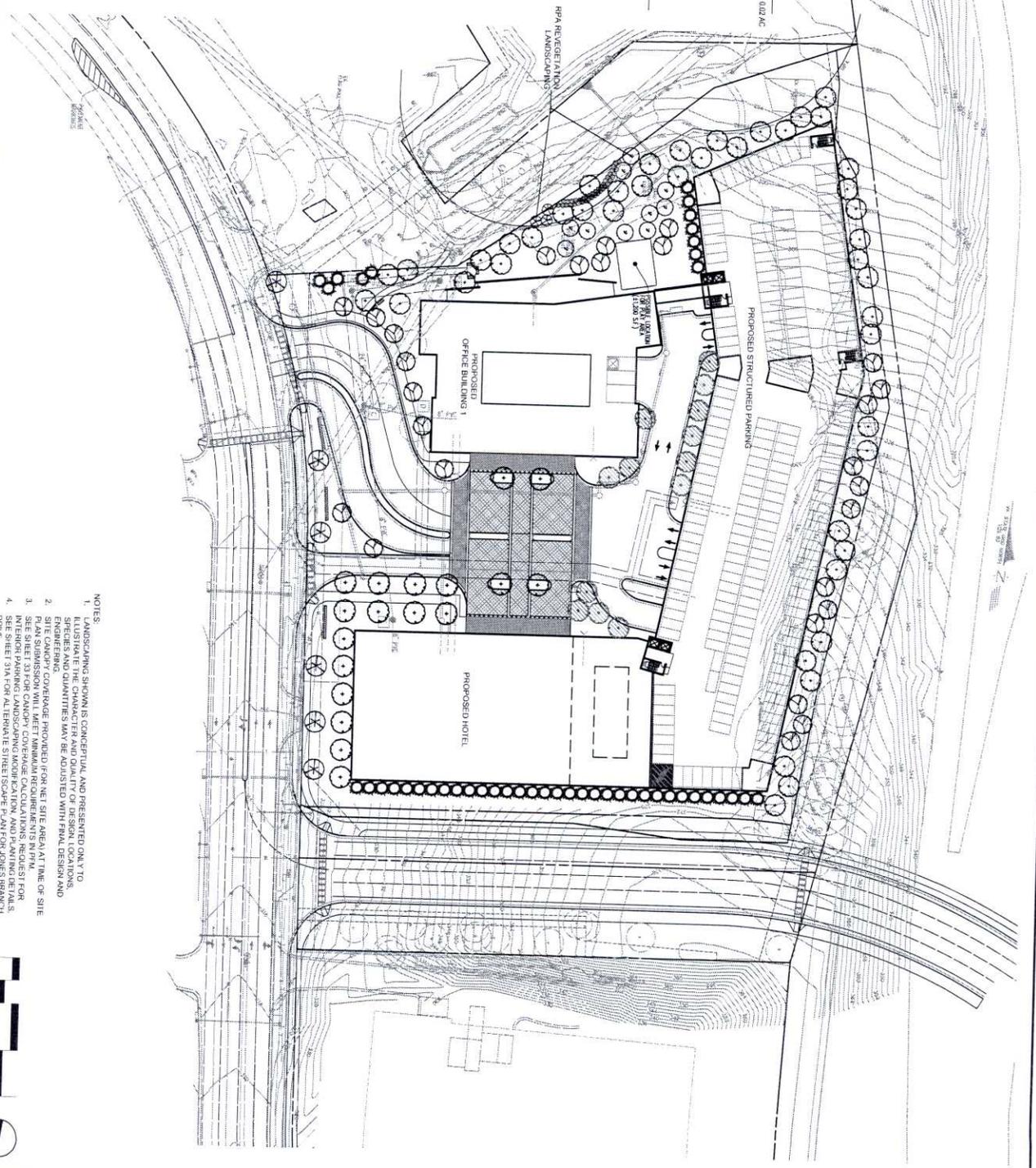
3 TREES
52 SHRUBS
41 SHRUBS

NO.	SYM.	COMMON NAME	SIZE	TYPE	REMARKS
1	○	STREET TREE	12" DBH	DECIDUOUS	
2	○	STREET TREE	12" DBH	DECIDUOUS	
3	○	STREET TREE	12" DBH	DECIDUOUS	
4	○	STREET TREE	12" DBH	DECIDUOUS	
5	○	STREET TREE	12" DBH	DECIDUOUS	
6	○	STREET TREE	12" DBH	DECIDUOUS	
7	○	STREET TREE	12" DBH	DECIDUOUS	
8	○	STREET TREE	12" DBH	DECIDUOUS	
9	○	STREET TREE	12" DBH	DECIDUOUS	
10	○	STREET TREE	12" DBH	DECIDUOUS	
11	○	STREET TREE	12" DBH	DECIDUOUS	
12	○	STREET TREE	12" DBH	DECIDUOUS	
13	○	STREET TREE	12" DBH	DECIDUOUS	
14	○	STREET TREE	12" DBH	DECIDUOUS	
15	○	STREET TREE	12" DBH	DECIDUOUS	
16	○	STREET TREE	12" DBH	DECIDUOUS	
17	○	STREET TREE	12" DBH	DECIDUOUS	
18	○	STREET TREE	12" DBH	DECIDUOUS	
19	○	STREET TREE	12" DBH	DECIDUOUS	
20	○	STREET TREE	12" DBH	DECIDUOUS	
21	○	STREET TREE	12" DBH	DECIDUOUS	
22	○	STREET TREE	12" DBH	DECIDUOUS	
23	○	STREET TREE	12" DBH	DECIDUOUS	
24	○	STREET TREE	12" DBH	DECIDUOUS	
25	○	STREET TREE	12" DBH	DECIDUOUS	
26	○	STREET TREE	12" DBH	DECIDUOUS	
27	○	STREET TREE	12" DBH	DECIDUOUS	
28	○	STREET TREE	12" DBH	DECIDUOUS	
29	○	STREET TREE	12" DBH	DECIDUOUS	
30	○	STREET TREE	12" DBH	DECIDUOUS	
31	○	STREET TREE	12" DBH	DECIDUOUS	
32	○	STREET TREE	12" DBH	DECIDUOUS	
33	○	STREET TREE	12" DBH	DECIDUOUS	
34	○	STREET TREE	12" DBH	DECIDUOUS	
35	○	STREET TREE	12" DBH	DECIDUOUS	
36	○	STREET TREE	12" DBH	DECIDUOUS	
37	○	STREET TREE	12" DBH	DECIDUOUS	
38	○	STREET TREE	12" DBH	DECIDUOUS	
39	○	STREET TREE	12" DBH	DECIDUOUS	
40	○	STREET TREE	12" DBH	DECIDUOUS	
41	○	STREET TREE	12" DBH	DECIDUOUS	
42	○	STREET TREE	12" DBH	DECIDUOUS	
43	○	STREET TREE	12" DBH	DECIDUOUS	
44	○	STREET TREE	12" DBH	DECIDUOUS	
45	○	STREET TREE	12" DBH	DECIDUOUS	
46	○	STREET TREE	12" DBH	DECIDUOUS	
47	○	STREET TREE	12" DBH	DECIDUOUS	
48	○	STREET TREE	12" DBH	DECIDUOUS	
49	○	STREET TREE	12" DBH	DECIDUOUS	
50	○	STREET TREE	12" DBH	DECIDUOUS	
51	○	STREET TREE	12" DBH	DECIDUOUS	
52	○	STREET TREE	12" DBH	DECIDUOUS	
53	○	STREET TREE	12" DBH	DECIDUOUS	
54	○	STREET TREE	12" DBH	DECIDUOUS	
55	○	STREET TREE	12" DBH	DECIDUOUS	
56	○	STREET TREE	12" DBH	DECIDUOUS	
57	○	STREET TREE	12" DBH	DECIDUOUS	
58	○	STREET TREE	12" DBH	DECIDUOUS	
59	○	STREET TREE	12" DBH	DECIDUOUS	
60	○	STREET TREE	12" DBH	DECIDUOUS	
61	○	STREET TREE	12" DBH	DECIDUOUS	
62	○	STREET TREE	12" DBH	DECIDUOUS	
63	○	STREET TREE	12" DBH	DECIDUOUS	
64	○	STREET TREE	12" DBH	DECIDUOUS	
65	○	STREET TREE	12" DBH	DECIDUOUS	
66	○	STREET TREE	12" DBH	DECIDUOUS	
67	○	STREET TREE	12" DBH	DECIDUOUS	
68	○	STREET TREE	12" DBH	DECIDUOUS	
69	○	STREET TREE	12" DBH	DECIDUOUS	
70	○	STREET TREE	12" DBH	DECIDUOUS	
71	○	STREET TREE	12" DBH	DECIDUOUS	
72	○	STREET TREE	12" DBH	DECIDUOUS	
73	○	STREET TREE	12" DBH	DECIDUOUS	
74	○	STREET TREE	12" DBH	DECIDUOUS	
75	○	STREET TREE	12" DBH	DECIDUOUS	
76	○	STREET TREE	12" DBH	DECIDUOUS	
77	○	STREET TREE	12" DBH	DECIDUOUS	
78	○	STREET TREE	12" DBH	DECIDUOUS	
79	○	STREET TREE	12" DBH	DECIDUOUS	
80	○	STREET TREE	12" DBH	DECIDUOUS	
81	○	STREET TREE	12" DBH	DECIDUOUS	
82	○	STREET TREE	12" DBH	DECIDUOUS	
83	○	STREET TREE	12" DBH	DECIDUOUS	
84	○	STREET TREE	12" DBH	DECIDUOUS	
85	○	STREET TREE	12" DBH	DECIDUOUS	
86	○	STREET TREE	12" DBH	DECIDUOUS	
87	○	STREET TREE	12" DBH	DECIDUOUS	
88	○	STREET TREE	12" DBH	DECIDUOUS	
89	○	STREET TREE	12" DBH	DECIDUOUS	
90	○	STREET TREE	12" DBH	DECIDUOUS	
91	○	STREET TREE	12" DBH	DECIDUOUS	
92	○	STREET TREE	12" DBH	DECIDUOUS	
93	○	STREET TREE	12" DBH	DECIDUOUS	
94	○	STREET TREE	12" DBH	DECIDUOUS	
95	○	STREET TREE	12" DBH	DECIDUOUS	
96	○	STREET TREE	12" DBH	DECIDUOUS	
97	○	STREET TREE	12" DBH	DECIDUOUS	
98	○	STREET TREE	12" DBH	DECIDUOUS	
99	○	STREET TREE	12" DBH	DECIDUOUS	
100	○	STREET TREE	12" DBH	DECIDUOUS	

**LEGEND**

- CAT. IV DECIDUOUS TREES (ON SITE)
- STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
- CATEGORY IV/DECIDUOUS
- CANOPY TREES
- CATEGORY III/DECIDUOUS
- SM.CANOPY TREES
- CATEGORY II/DECIDUOUS
- ORNAMENTAL TREES
- CATEGORY I/DECIDUOUS
- COLUMNAR TREES
- CATEGORY II EVERGREEN TREES
- LOW EVERGREEN HEDGE

TREES ARE CALLED FROM SANGREDO LEVEL TO BE COUNTED FOR RESTORATION REQUIREMENTS. SEE NOTE ON INTERIOR PARKING LOT CALCULATIONS TABLE ON SHEET 301.



- NOTES:**
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
  2. SITE CANOPY COVERAGE PROVIDED FOR NET SITE AREA AT TIME OF SITE.
  3. SEE SHEET 31 FOR CANOPY COVERAGE REQUIREMENTS IN P.P.M.
  4. INTERIOR PARKING LANDSCAPING MODIFICATION AND REQUEST FOR S. SEE SHEET 31A FOR ALTERNATE STREETSCAPE PLAN FOR JONES BRANCH DRIVE.



INTERIM LANDSCAPE PLAN - OPTION 2B <b>7940 JONES BRANCH DRIVE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA				LSG LANDSCAPE ARCHITECTURE 1919 GALLOWAY ROAD, SUITE 110 VENNA, VIRGINIA 22180 (703) 441-1000	PLAN DATE 05-13-2011												
SCALE: 1"=40' C.I. = N/A DATE: MAY, 2011	SHEET 30 OF 38 MISC-1809	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REV. BY</th> <th>APPROVE. #</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION	REV. BY	APPROVE. #	DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					
NO.	DATE	DESCRIPTION	REV. BY	APPROVE. #	DATE												
REVISION APPROVED BY DIVISION OF DESIGN REVIEW																	



**RPA ENCROACHMENT CALCULATIONS**

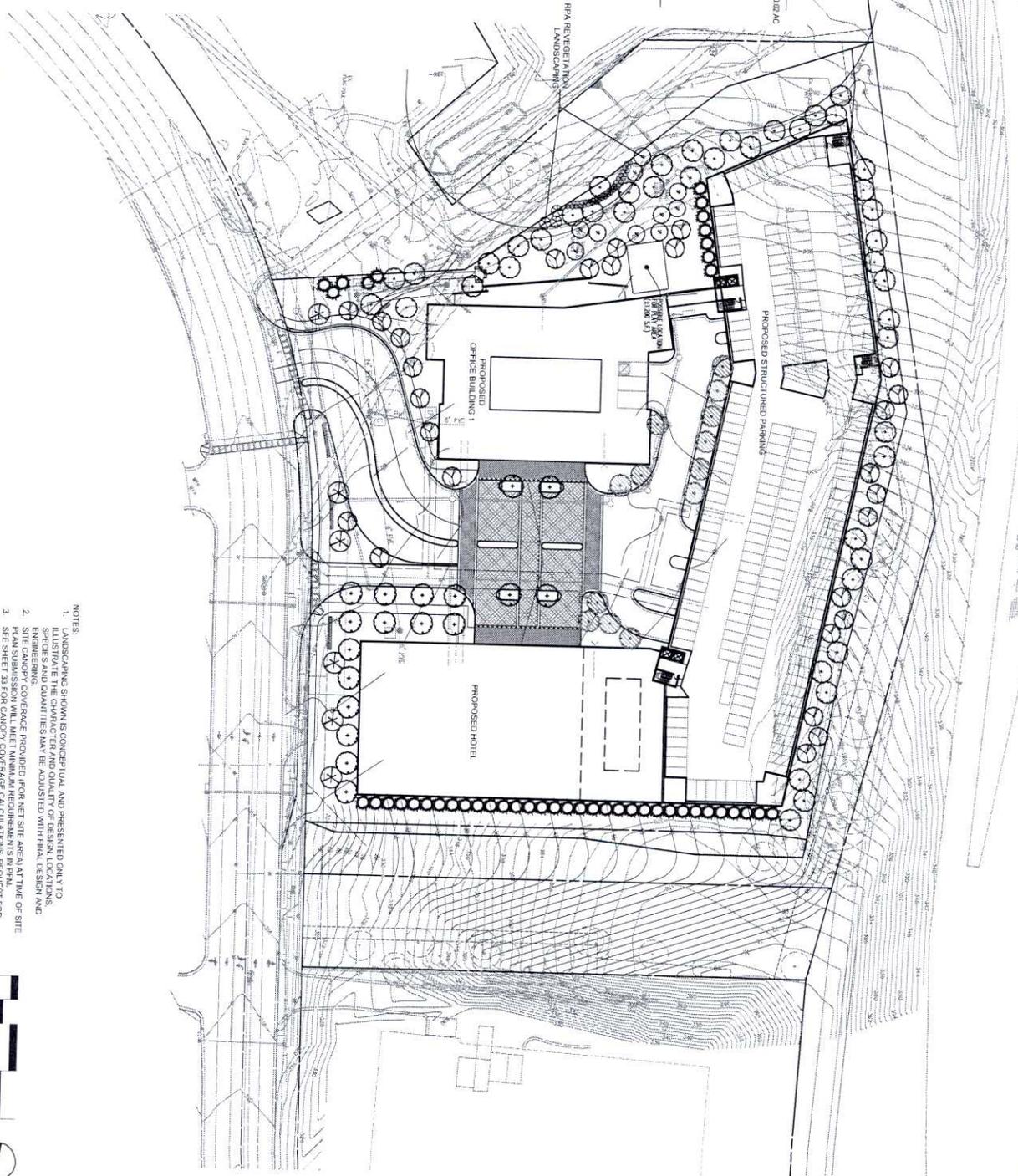
PROPOSED DISTURBANCE OF THE GREATEST TO EX. RPA RESTORATION REQUIREMENTS (PER SEC. 110-5-21) OF CODE:  
 LANDSCAPE REQUIRED (3 TREES/1000 TRES/A)  
 SHRUBS (1000 PLANTS/A)  
 LANDSCAPE PROVIDED:  
 SHRUBS (1000 PLANTS/A)  
 3 TREES  
 5 TREES  
 22 SHRUBS  
 41 SHRUBS

**RPA ENCROACHMENT PLANT LIST**

NO.	SYM.	COMMON NAME	SIZE	QUANTITY
1	○	COMMON YEW	7' - 8' H	41
2	○	COMMON YEW	7' - 8' H	41
3	○	COMMON YEW	7' - 8' H	41
4	○	COMMON YEW	7' - 8' H	41
5	○	COMMON YEW	7' - 8' H	41
6	○	COMMON YEW	7' - 8' H	41
7	○	COMMON YEW	7' - 8' H	41
8	○	COMMON YEW	7' - 8' H	41
9	○	COMMON YEW	7' - 8' H	41
10	○	COMMON YEW	7' - 8' H	41
11	○	COMMON YEW	7' - 8' H	41
12	○	COMMON YEW	7' - 8' H	41
13	○	COMMON YEW	7' - 8' H	41
14	○	COMMON YEW	7' - 8' H	41
15	○	COMMON YEW	7' - 8' H	41
16	○	COMMON YEW	7' - 8' H	41
17	○	COMMON YEW	7' - 8' H	41
18	○	COMMON YEW	7' - 8' H	41
19	○	COMMON YEW	7' - 8' H	41
20	○	COMMON YEW	7' - 8' H	41
21	○	COMMON YEW	7' - 8' H	41
22	○	COMMON YEW	7' - 8' H	41
23	○	COMMON YEW	7' - 8' H	41
24	○	COMMON YEW	7' - 8' H	41
25	○	COMMON YEW	7' - 8' H	41
26	○	COMMON YEW	7' - 8' H	41
27	○	COMMON YEW	7' - 8' H	41
28	○	COMMON YEW	7' - 8' H	41
29	○	COMMON YEW	7' - 8' H	41
30	○	COMMON YEW	7' - 8' H	41
31	○	COMMON YEW	7' - 8' H	41
32	○	COMMON YEW	7' - 8' H	41
33	○	COMMON YEW	7' - 8' H	41
34	○	COMMON YEW	7' - 8' H	41
35	○	COMMON YEW	7' - 8' H	41
36	○	COMMON YEW	7' - 8' H	41
37	○	COMMON YEW	7' - 8' H	41
38	○	COMMON YEW	7' - 8' H	41
39	○	COMMON YEW	7' - 8' H	41
40	○	COMMON YEW	7' - 8' H	41
41	○	COMMON YEW	7' - 8' H	41

**LEGEND**

- PROPOSED PLANTINGS**
- CAT. IV DECIDUOUS TREES (ON SITE)
  - STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  - CATEGORY IV DECIDUOUS CANOPY TREES
  - CATEGORY III DECIDUOUS SM-CANOPY TREES
  - CATEGORY II DECIDUOUS ORNAMENTAL TREES
  - CATEGORY I DECIDUOUS COLUMNAR TREES
  - CATEGORY II EVERGREEN TREES
  - LOW EVERGREEN HEDGE
- TREES RELAYED FROM DAMAGED LEVEL LOT CALCULATED ON INTERIOR PARKING
- PARKING LOT CALCULATIONS TABLE ON SHEET 30.



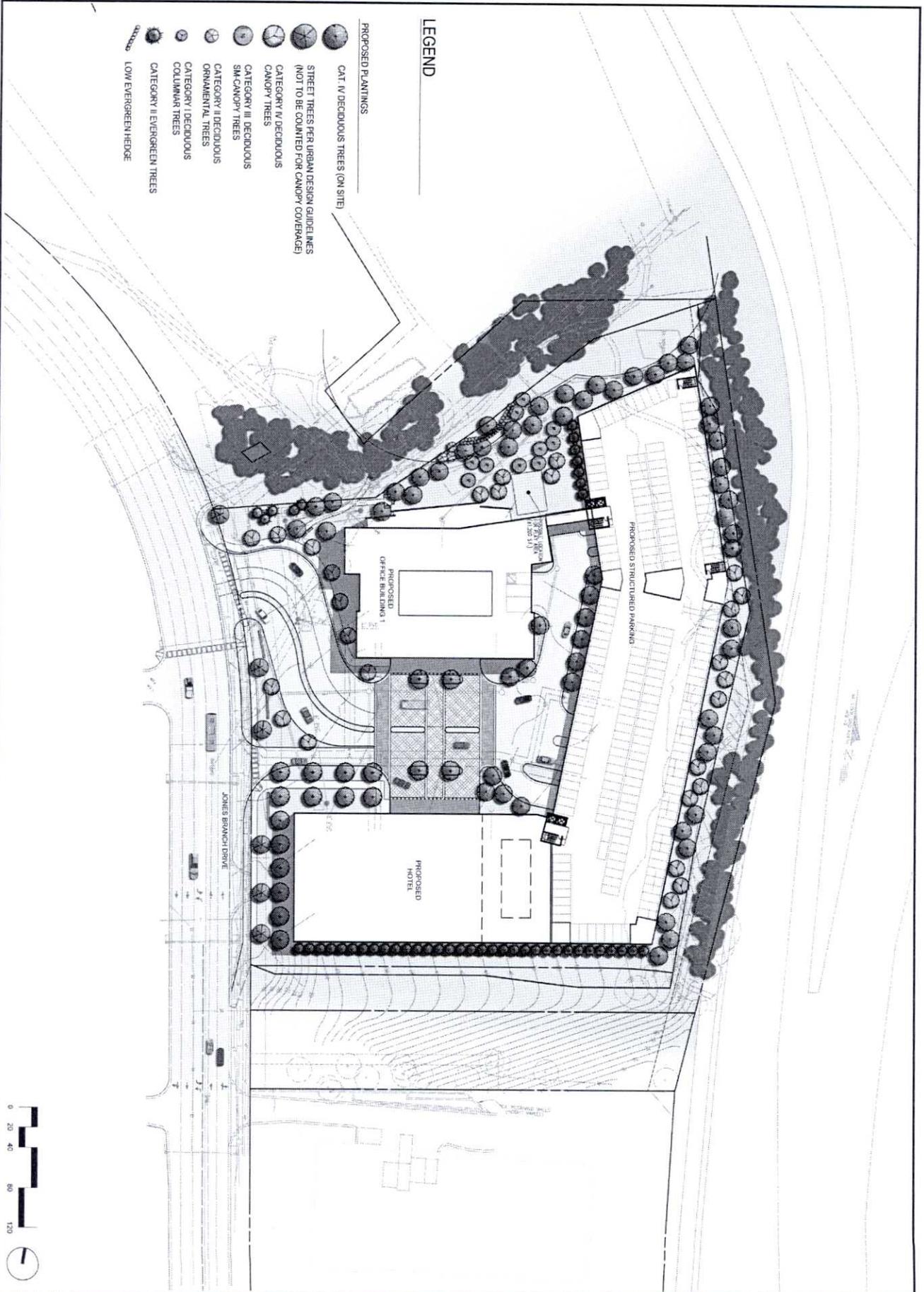
- NOTES**
1. LANDSCAPING SYMBOLS, CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE THE CHARACTER OF THE PROPOSED PLANTINGS. SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING COLLEGE PROVIDED FOR NET SITE AREA AT TIME OF SITE PLAN SUBMISSION WILL BE LEFT TO THE DISCRETION OF THE ENGINEER. SEE SHEET 33 FOR CANOPY COVERAGE CALCULATIONS AND DETAILS FOR INTERIOR PARKING LANDSCAPING MODIFICATION AND PLANTING DETAILS.



SPECIAL EXCEPTION AMENDMENT LANDSCAPE PLAN - OPTION 2B ALT. STREETSCAPE				PLAN DATE	05-13-2011	
7940 JONES BRANCH DRIVE PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA				NO.	DATE	DESCRIPTION
SCALE: 1"=60' C.I. = N/A DATE: MAY, 2011		REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

**LEGEND**

- PROPOSED PLANTINGS**
-  CAT. IV DECIDUOUS TREES (ON SITE)
  -  STREET TREES PER URBAN DESIGN GUIDELINES (NOT TO BE COUNTED FOR CANOPY COVERAGE)
  -  CATEGORY IV DECIDUOUS CANOPY TREES
  -  CATEGORY III DECIDUOUS SIM CANOPY TREES
  -  CATEGORY II DECIDUOUS ORNAMENTAL TREES
  -  CATEGORY I DECIDUOUS COLUMNAR TREES
  -  CATEGORY II EVERGREEN TREES
  -  LOW EVERGREEN HEDGE



ILLUSTRATIVE LANDSCAPE PLAN - OPTION 2B

**7940 JONES BRANCH DRIVE**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'      C.I. = N/A      DATE: MAY, 2011



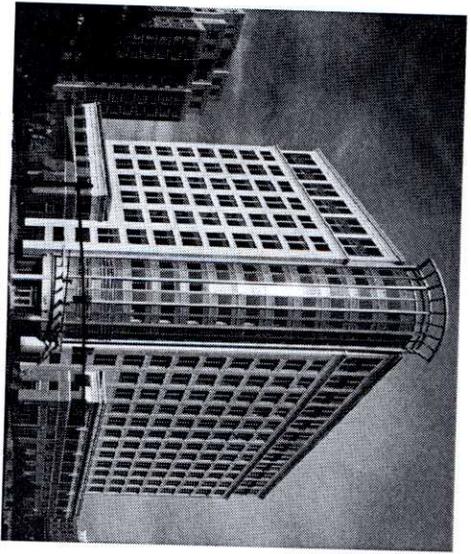
**LSG LANDSCAPE ARCHITECTURE**  
1010 GALLONS FERRY ROAD, SUITE 110  
LEWISVILLE, VIRGINIA 22066  
703-871-2046

PLAN DATE  
05-13-2011

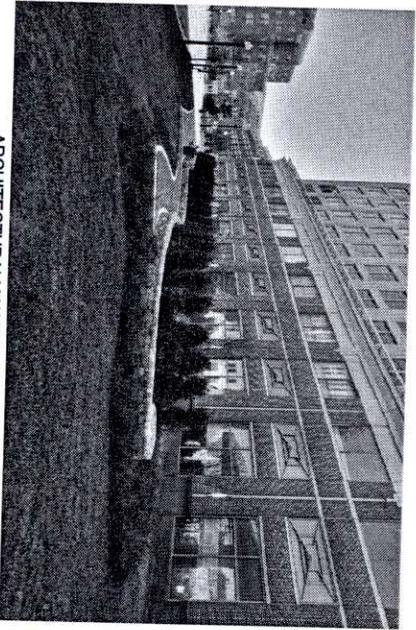
NO.	DATE	DESCRIPTION	REVISY APPROVED BY	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

SHEET  
32  
OF  
58  
FILE NO.  
MNC-18109

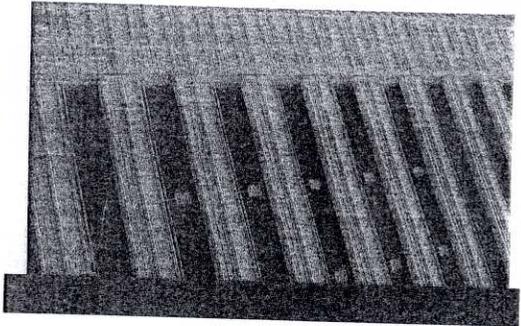




ARCHITECTURALLY WRAPPED GARAGE LEVELS 1-3 FOR OPTIONS 2A & 2B (SEE NOTE)

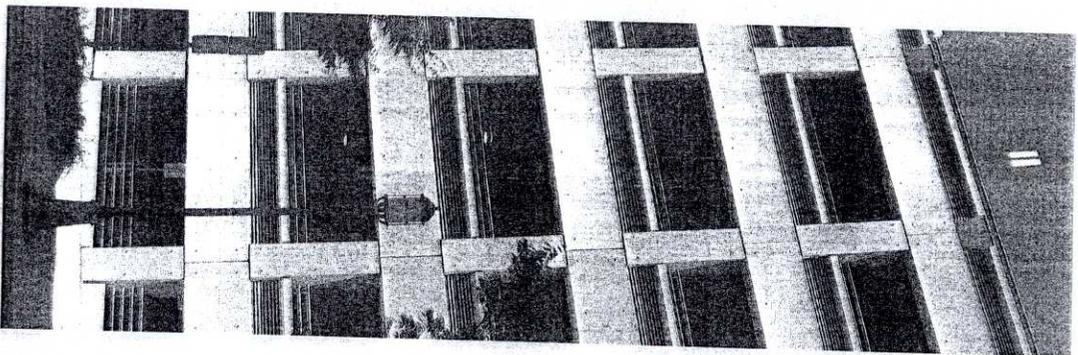


ARCHITECTURALLY WRAPPED GARAGE LEVELS 1-3 FOR OPTIONS 2A & 2B (SEE NOTE)



PRECAST SPANDREL PANELS

NOTE: IN OPTIONS 2A & 2B THAT PORTION OF THE GARAGE UNDER THE BUILDING SHALL BE WRAPPED WITH A FACADE CONSISTING OF PREDOMINANTLY STONE AND GLASS.



RIBBED PRECAST PANELS AND COLUMNS WITH METAL RAILINGS

ILLUSTRATIVE

RP MRP Tysons LLC  
 7940 Jones Branch Drive  
 McLean, VA 22108

**Gensler**  
 2020 K Street, NW  
 Washington, DC 20006  
 Telephone: 202.771.5500  
 Facsimile: 202.771.5239

Issue	Date & Issue Description	By	Checked
1	February 29, 2008		
	Revised March 14, 2008		
	Revised April 27, 2008		
	Revised April 27, 2008		
	Revised May 15, 2008		
	Revised October 21, 2008		
	Revised November 21, 2008		
	REVISED FEBRUARY 17, 2011		
	REVISED MAY 14, 2011		
	REVISED MAY 16, 2011		

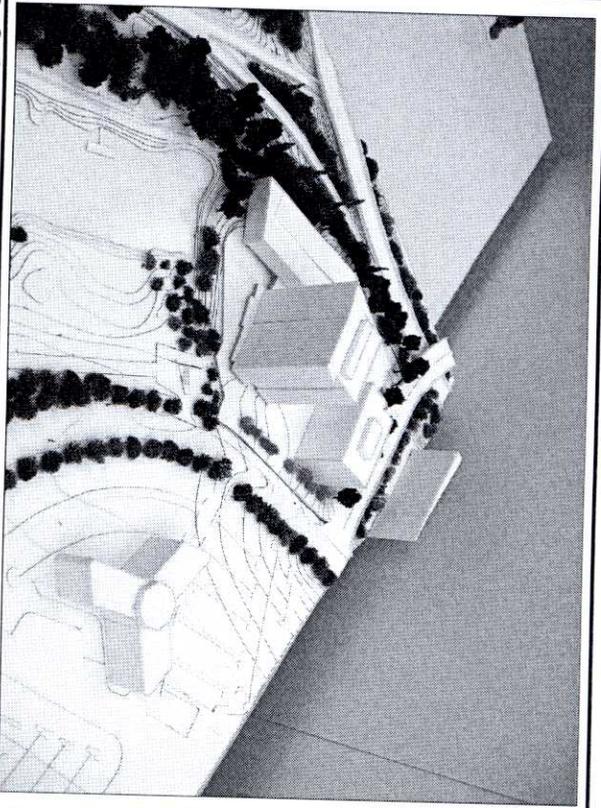
Revised March 14, 2008

Project Name: 7940 Jones Branch Drive  
 Project Number: 08.026.000  
 Date: 02/29/08  
 Designer: [Blank]  
 Designer (Design Example Project): Not for Construction

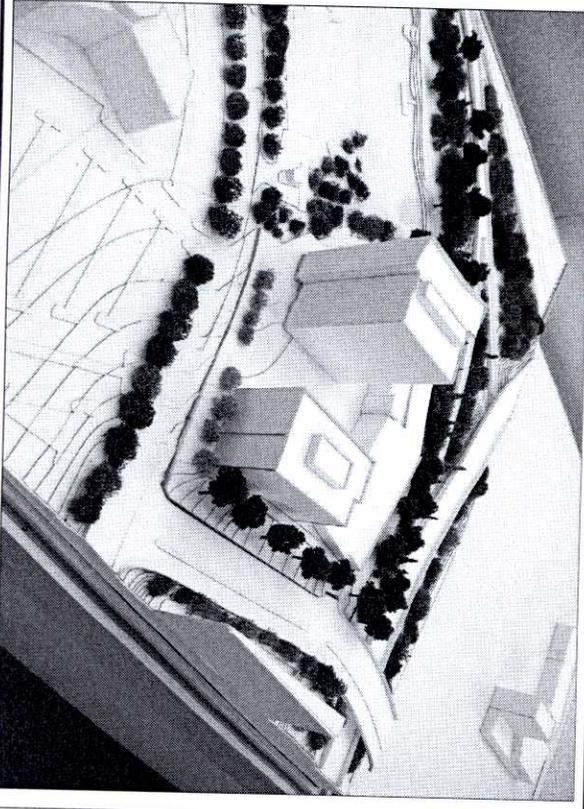
SHEET  
 34 OF 58

Other Issues:

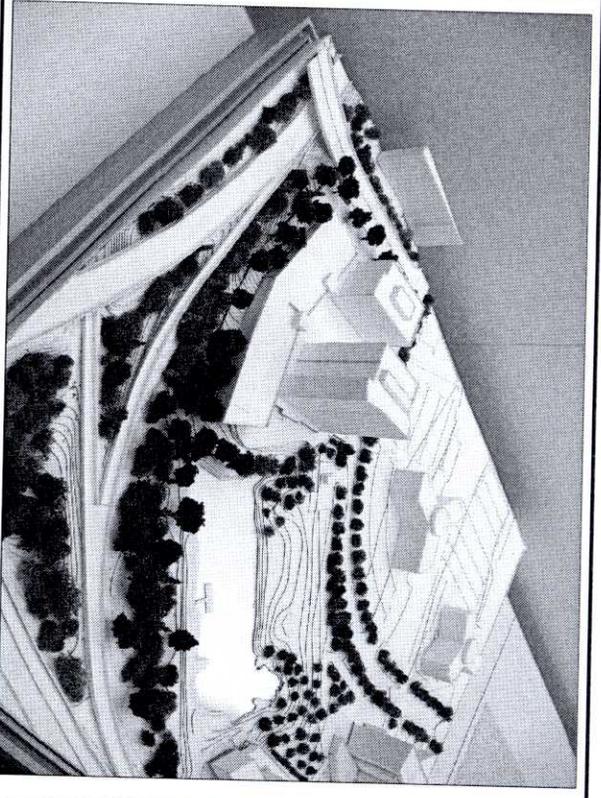




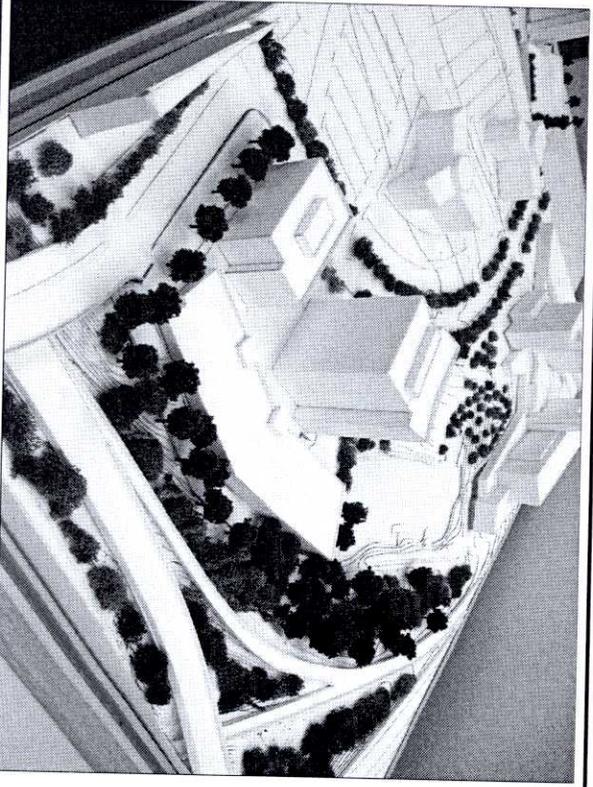
**3** Option 2a - View from North-West Corner  
SCALE: N.T.S.



**4** Option 2a - View from South-West Corner  
SCALE: N.T.S.



**1** Option 2a - View from North-East Corner  
SCALE: N.T.S.



**2** Option 2a - View from South-East Corner  
SCALE: N.T.S.

**RP MRP Tysons LLC**  
7940 Jones Branch Drive  
McLean, VA 22108

**Gensler**

2020 K Street, N.W.  
Suite 2000  
Washington, DC 20006  
Telephone: 202.872.4300  
Facsimile: 202.872.4397

By	Date	Drawn & Issue Description
	August 10, 2007	Initial
	September 1, 2007	Revised
	October 11, 2007	Revised
	November 13, 2007	Revised
	December 15, 2007	Revised
	January 5, 2008	Revised
	February 26, 2008	Revised
	March 27, 2008	Revised
	April 2, 2008	Revised
	April 21, 2008	Revised
	July 15, 2008	Revised
	October 24, 2008	Revised
	November 11, 2011	REVISED PER PLAN 11-011
	November 11, 2011	REVISED PER PLAN 11-011
	November 11, 2011	REVISED PER PLAN 11-011

Project Name  
7940 Jones Branch Drive

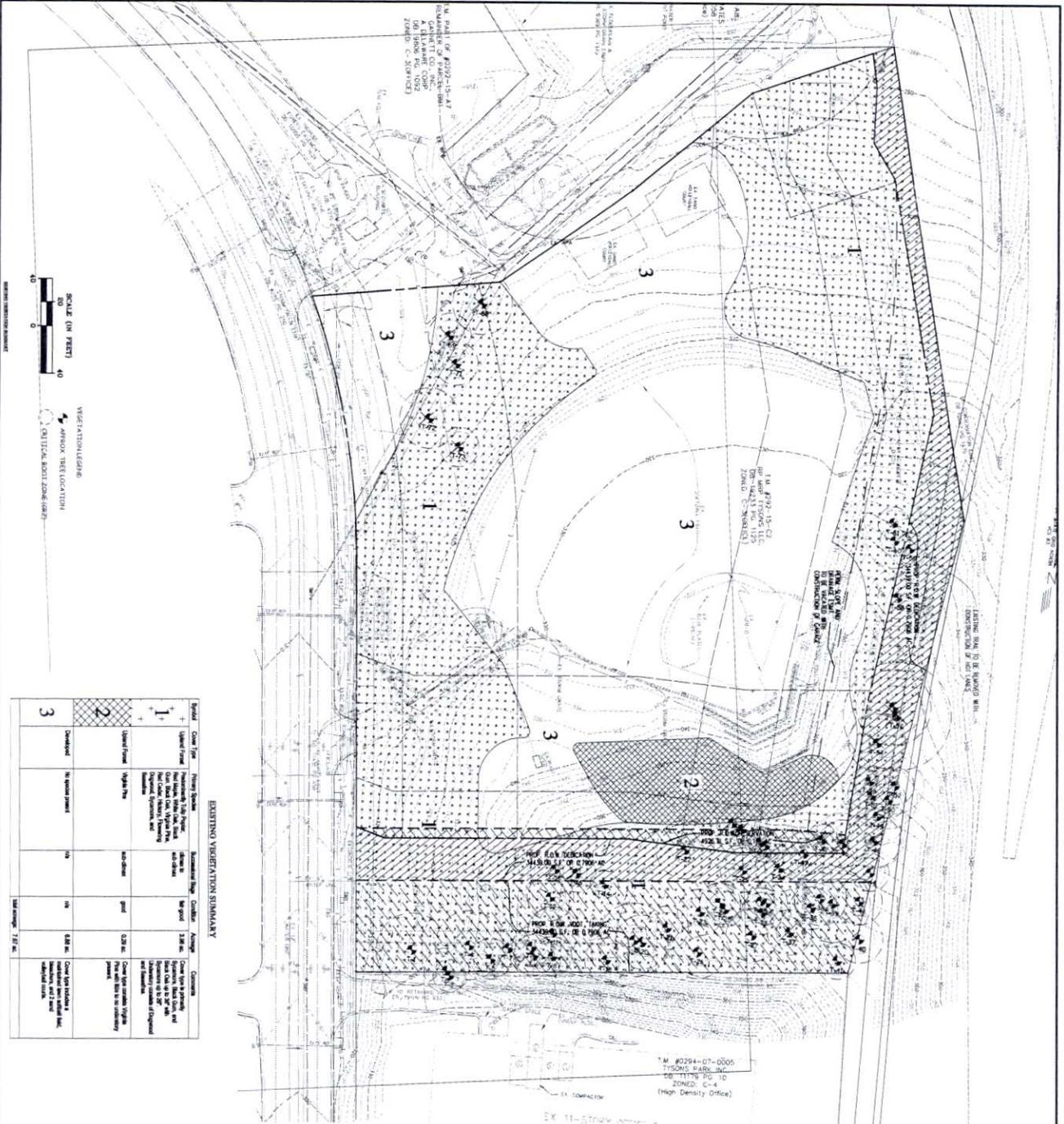
Project Number  
2007041000

Scale  
N.T.S.

Drawn By  
CHRIS ZA - LANDSCAPE

Sheet  
36 OF 58

Date  
2011



**EXISTING VEGETATION SUMMARY**

Symbol	Code Type	Plant System	Management Reg.	Condition	Average	Comments
1	Unimproved Forest	Hardwood 1/2 Hardwood	Native	Good	2.5 ft	Remove this vegetation and plant with native species.
2	Unimproved Forest	Hardwood 1/2 Hardwood	Native	Good	2.5 ft	Remove this vegetation and plant with native species.
3	Developed	No species present	None	None	0.0 ft	Remove this vegetation and plant with native species.

Tree Number	Common Name	Size (dbh)	Critical Root Zone (feet)
1	Red Maple	31.2	31.2
2	Red Oak	19.5	19.5
3	American Beech	14.1	14.1
4	Black Oak	29.6	29.6
5	White Oak	17.7	17.7
6	Black Gum	16.2	16.2
7	Black Gum	17.0	17.0
8	Black Gum	17.1	17.1
9	Black Gum	17.1	17.1
10	Black Oak	32.1	32.1
11	Black Gum	30.3	30.3
12	Black Gum	12.2	12.2
13	Black Gum	21.8	21.8
14	Black Gum	16.8	16.8
15	Black Gum	16.8	16.8
16	Black Gum	16.8	16.8
17	Black Gum	19.9	19.9
18	Black Gum	31.6	31.6
19	Black Gum	23.1	23.1
20	Black Gum	18.5	18.5
21	Black Gum	29.2	29.2
22	Black Gum	19.8	19.8
23	Black Gum	15.8	15.8
24	Black Gum	23.2	23.2
25	Black Gum	22.5	22.5
26	Black Gum	18.5	18.5
27	Black Gum	18.5	18.5
28	Black Gum	19.5	19.5
29	Black Gum	19.4	19.4
30	Black Gum	18.5	18.5
31	Black Gum	13.4	13.4
32	Black Gum	14.5	14.5
33	Black Gum	20.8	20.8
34	Black Gum	11.9	11.9
35	Black Gum	18.3	18.3
36	Black Gum	18.2	18.2
37	Black Gum	32.7	32.7
38	Black Gum	22.8	22.8
39	Black Gum	20.4	20.4
40	Black Gum	16.1	16.1
41	Black Gum	19.8	19.8
42	Black Gum	16.6	16.6
43	Black Gum	20.4	20.4
44	Black Gum	13.6	13.6
45	Black Gum	17.7	17.7
46	Black Gum	13.4	13.4
47	Black Gum	13.4	13.4
48	Black Gum	13.4	13.4
49	Black Gum	13.4	13.4
50	Black Gum	13.4	13.4
51	Black Gum	13.4	13.4
52	Black Gum	13.4	13.4
53	Black Gum	13.4	13.4
54	Black Gum	13.4	13.4
55	Black Gum	13.4	13.4
56	Black Gum	13.4	13.4
57	Black Gum	13.4	13.4
58	Black Gum	13.4	13.4
59	Black Gum	13.4	13.4
60	Black Gum	13.4	13.4
61	Black Gum	13.4	13.4
62	Black Gum	13.4	13.4
63	Black Gum	13.4	13.4
64	Black Gum	13.4	13.4
65	Black Gum	13.4	13.4
66	Black Gum	13.4	13.4
67	Black Gum	13.4	13.4
68	Black Gum	13.4	13.4
69	Black Gum	13.4	13.4
70	Black Gum	13.4	13.4
71	Black Gum	13.4	13.4
72	Black Gum	13.4	13.4
73	Black Gum	13.4	13.4

\* TREES TO BE REMOVED

<p>EXISTING VEGETATION MAP</p> <p><b>7940 JONES BRANCH DRIVE</b></p> <p>PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=40' CL = 2' DATE: AUGUST 2007</p>			<p><b>URBAN ENGINEERING &amp; ASSOC., INC.</b></p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p>7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<p>PLAN DATE: 8/1/07</p> <p>FILE NO: 1806-E</p> <p>DATE: 8/1/07</p>	<p>NO. DATE DESCRIPTION REVISION APPROVED BY DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
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**BIORETENTION FILTER NOTES:**

1. THE BIORETENTION FILTERS SHOWN ON THE GRADING PLAN HAVE BEEN SIZED TO TREAT THE FIRST 2.5" OF RAINFALL, THEREBY PROVIDING A LOW REMOVAL RATE OF 50% FOR LETTER TO THICKNESS OF 1.1 DATED COARSE SAND ON 1,000 SQUARE FEET PER ACRE OF THE BIORETENTION AREA SHOULD BE A MINIMUM OF 2.5% OF THE IMPERVIOUS AREA ON 1,000 SQUARE FEET PER ACRE.
2. BIORETENTION FILTERS MUST BE CONSTRUCTED AFTER THE SITE WORK IS COMPLETE AND STABILIZATION MEASURES HAVE BEEN AND MAINTAINED IN PLACE. 3" OF PROTECTIVE SOIL MUST BE PLACED OVER THE PROTECTIVE MESHES MUST BE INSTALLED. PROTECTIVE MESHES MUST BE INSTALLED FOR REMOVAL AND PROTECTED BY PROTECTIVE MESHES. PROTECTIVE MESHES MUST BE INSTALLED FOR REMOVAL AND PROTECTED BY PROTECTIVE MESHES. PROTECTIVE MESHES MUST BE INSTALLED FOR REMOVAL AND PROTECTED BY PROTECTIVE MESHES.
3. BIORETENTION FILTERS MUST BE ASSURELY PROTECTED FROM THE EXPOSURE AND WEATHER OF THE FILTERS. THE PROTECTIVE MESHES MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
4. A GRASS FILTER STRIP MUST BE PLACED IMMEDIATELY UPSTREAM OF THE BIORETENTION FILTER TO PROVIDE A PRETREATMENT OF THE RAINFALL ENTERING THE BIORETENTION FILTER. SEE GRADING PLAN FOR LOCATION OF GRASS STRIPS.
5. THE MAXIMUM PONDING DEPTH IS 1.0'. SEE GRADING PLAN FOR LOCATION AND ELEVATION OF OVERFLOW STRUCTURE.
6. THE SLOPE ELEVATION AT THE BOTTOM OF THE FILTERS SHOULD REFLECT THE TOP ELEVATION OF THE MESH LAYER. THE MESH LAYER SHOULD BE 1" IS MEASURED FROM THE TOP OF MESH LAYER TO THE OVERFLOW STRUCTURE.
7. THE MESH LAYER SHOULD BE 1" IS MEASURED FROM THE TOP OF MESH LAYER TO THE OVERFLOW STRUCTURE.
8. THE SAND DRAINAGE LAYER SHALL BE ASYR C-30 CONCRETE SAND AND FREE OF DEBRIS/STONES MATERIAL.
9. PLANTING SOIL MUST HAVE A SLOTTED SAND, LOAM SOIL, OR LOAM TEXTURE. C-30 CONCRETE IN THE PLANTING SOIL MAY NOT EXCEED 5%. THE PER OF THE PLANTING SOIL SHALL BE BETWEEN 8.5 AND 9.5.
10. SOIL SHALL BE INSTALLED IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED BY TAMPING.
11. PLANTING SOILS SHALL BE BOUND AROUND THE EXPOSED TREE ROOT BALL, HOWEVER, THE ROOT BALL SHALL NEVER TO COME IN CONTACT WITH PLANTING SOIL. THE ROOT BALL MAY ONLY BE COVERED WITH THE REQUESTED MULCH LAYER.
12. THE MULCH LAYER SHALL BE MAINTAINED IN PLACE AT A DEPTH OF 2" TO 3".
13. THE MAINTENANCE ACTIVITIES AND SCHEDULE LISTED BELOW IS REQUIRED TO MAINTAIN THE EFFICIENCY OF THE FILTERS:

**BIORETENTION BASIN COMPUTATIONS**

BIORETENTION BASIN	DRAINAGE AREA (AC)	NO. OF PLANTS	BASIN CAPACITY (CU YD)
1	1.50	2700	2700
2	1.50	2700	2700

**BIORETENTION BASIN #1**

ONE (1) 25% (0.14 AC) OF THE TOTAL DRAINAGE AREA (2.99 AC) HAS BEEN SET-ASIDE FOR WATER QUALITY BY THE REQUESTED BIORETENTION GARDEN IN THE REST OF THE DRAINAGE AREA (2.79 AC) HAS BEEN SET-ASIDE BY THE EXISTING 50% SLOPE.

50% PERFORMANCE EFFICIENCY HAS BEEN ASSUMED. THE REMOVAL EFFICIENCY OF THE BIORETENTION BASIN MUST COMPARE AND MEET FIRST RUN QUALITY (FRQ) PERFORMANCE AND 10% IMPERVIOUS AREA PROVIDED TO THE BASIN GARDEN IS 24.50% OF AND THEN VALUE QUALITY VALUE (QV).

QV = 24.50% OF IMPERVIOUS AREA X 0.50%

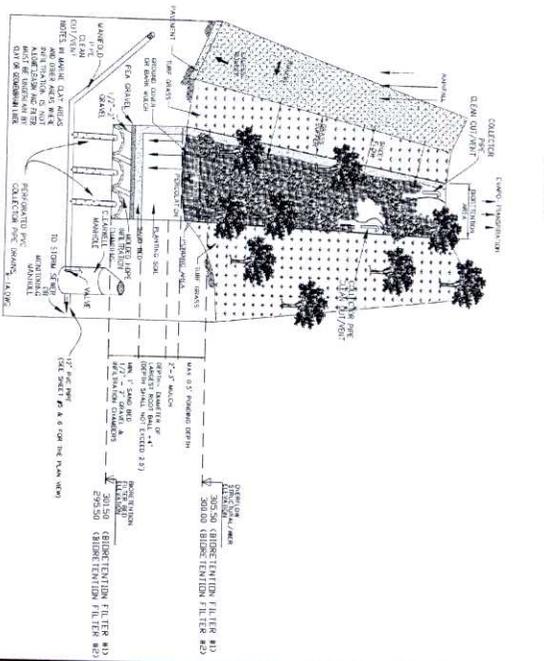
REQUIRED SURFACE AREA FOR THE BASIN = 1.50 / 25% PONDING DEPTH

**BIORETENTION BASIN #2**

50% PERFORMANCE EFFICIENCY HAS BEEN ASSUMED. THE REMOVAL EFFICIENCY OF THE BIORETENTION BASIN MUST COMPARE AND MEET FIRST RUN QUALITY (FRQ) PERFORMANCE AND 10% IMPERVIOUS AREA PROVIDED TO THE BASIN GARDEN IS 24.50% OF AND THEN VALUE QUALITY VALUE (QV).

ONE (1) 25% (0.14 AC) OF THE TOTAL DRAINAGE AREA (2.99 AC) HAS BEEN SET-ASIDE FOR WATER QUALITY BY THE REQUESTED BIORETENTION GARDEN IN THE REST OF THE DRAINAGE AREA (2.79 AC) HAS BEEN SET-ASIDE BY THE EXISTING 50% SLOPE.

**TYPICAL BIORETENTION FILTER DETAIL**



**BIORETENTION FILTER MAINTENANCE ACTIVITIES AND SCHEDULE**

Description	Method	Frequency	Time of the year
<b>SOIL</b>			
Inspect and repair erosion	Visual	Monthly	Monthly
<b>ORGANIC LAYER</b>			
Remove any weed grass	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
<b>PLANTS</b>			
Removal and replacement of all dead and stressed plants	See planting specifications	Twice a year	1/15 to 4/30 and 10/1 to 1/30
Trim all dead/diseased trees	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Warning of plant material shall take place at the end of each day for fourteen consecutive days after completion	By hand	Immediately after completion of project	N/A
Remove stakes after one year	By hand	Once a year	Only remove stakes in the spring
Remove any additional stakes or wires	By hand	N/A	Whenever needed
Check for accumulated debris	Visual	Monthly	Monthly

**BIORETENTION DETAILS AND COMPUTATIONS**

7940 JONES BRANCH DRIVE  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



**URBAN ENGINEERING & ASSOC., INC.**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
7712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PLAN DATE	NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
08/01/07	1					
08/01/07	2					
08/01/07	3					
08/01/07	4					
08/01/07	5					
08/01/07	6					
08/01/07	7					
08/01/07	8					
08/01/07	9					
08/01/07	10					

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 42 OF 58  
FILE NO. MHC-1800







THIS MAP IS FOR INFORMATION PURPOSES ONLY

FILE NO. 08-183P-58  
LETTERS

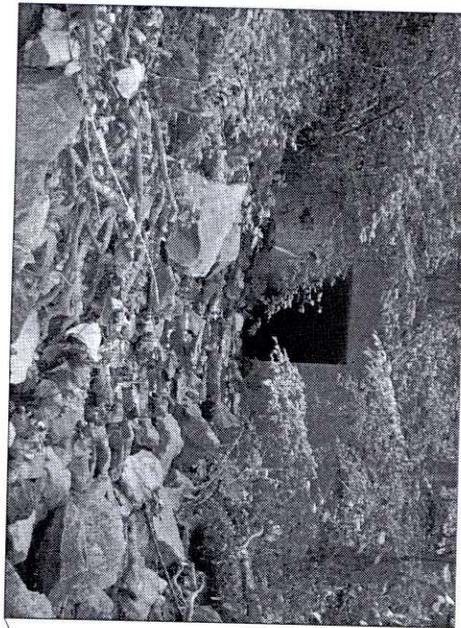
**OUTFALL ANALYSIS**  
**7940 JONES BRANCH DRIVE**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40'      CI. = N/A      DATE: AUGUST, 2007



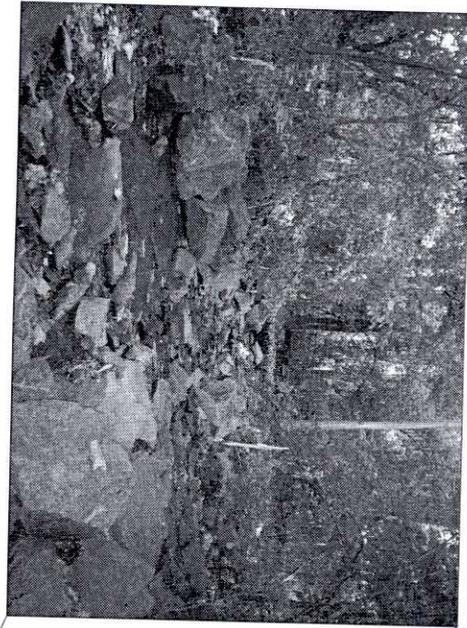
**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



OUTFALL CONDITION PICTURE #2



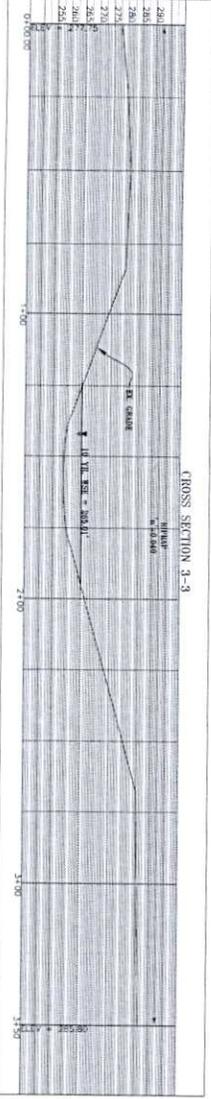
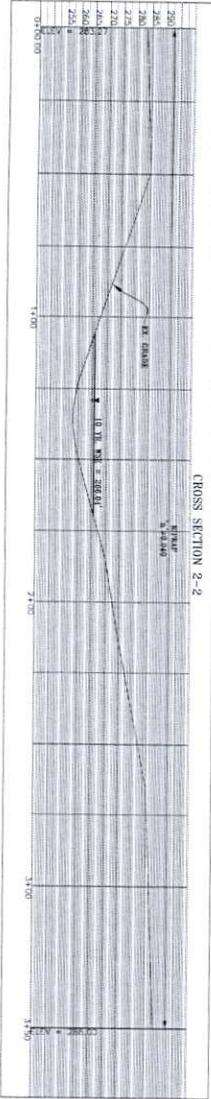
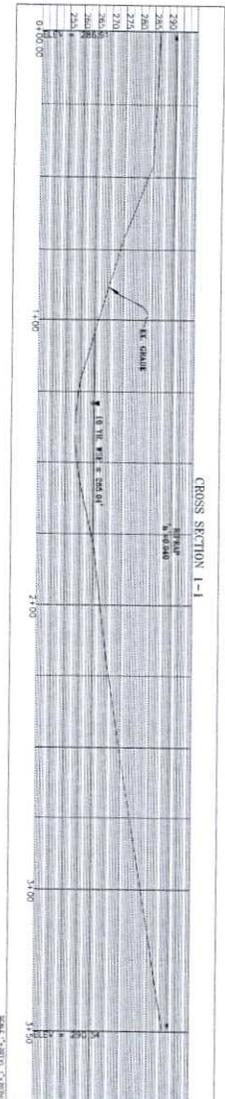
OUTFALL CONDITION PICTURE #1



ENLARGEMENT FOR THE CROSS SECTIONS

NOTE  
PLEASE REFER TO SHEET 44 FOR THE OUTFALL  
ANALYSIS AND THE CROSS SECTIONS

<p>OUTFALL ANALYSIS</p> <p>7940 JONES BRANCH DRIVE</p> <p>PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1"=87'      CI - N/A      DATE: AUGUST, 2007</p>			<p><b>URBAN ENGINEERING &amp; ASSOC., INC.</b></p> <p>CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS</p> <p>7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<p>PLAN DATE</p> <p>NO. DATE DESCRIPTION REV BY APPROVED DATE</p> <p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
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NOTE:  
PLEASE REFER TO SHEET 35 FOR THE  
OUTFALL NARRATIVE

POST DEVELOPMENT CONDITIONS  
CROSS SECTION 1-1  
DA & LAMB AC  
C FACTOR = 0.90  
1.0 = 2.02  
1.0 = 2.12  
C = 2.12  
Q2 = 1,805.28 CFS  
CHANNEL SLICE = 0.77  
M = 0.04  
V2 = 7.52 FPS  
800 = 6.54 FT

\*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.

POST DEVELOPMENT CONDITIONS  
CROSS SECTION 2-2  
DA & LAMB AC  
C FACTOR = 0.90  
1.0 = 2.02  
1.0 = 2.12  
C = 2.12  
Q2 = 1,805.28 CFS  
CHANNEL SLICE = 0.77  
M = 0.04  
V2 = 7.52 FPS  
800 = 6.54 FT

\*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.

POST DEVELOPMENT CONDITIONS  
CROSS SECTION 3-3  
DA & LAMB AC  
C FACTOR = 0.90  
1.0 = 2.02  
1.0 = 2.12  
C = 2.12  
Q2 = 1,805.28 CFS  
CHANNEL SLICE = 0.77  
M = 0.04  
V2 = 7.52 FPS  
800 = 6.54 FT

\*PERMISSIBLE VELOCITY IS 10 FPS PER TABLE 5-22 OF VESCH, THIRD EDITION.

Time of Concentration		
SHEET FLOW	Segment ID	A-B
1 Surface description (Table 3-1)		rough water
2 Manning's Roughness Coeff. n (Table 3-1)		0.011
3 Flow Length, L (Table 3-1)		150
4 Two-Yr 24-hour Rainfall (P)		3.2
5 Land slope, s		0.0036
6 $f = 0.0007 / L^{0.87}$ / $P^{0.5} * 0.4$		0.027
SHALLOW CONCENTRATED FLOW		
7 Surface description (Paved or Unpaved)		Paved
8 Manning's Roughness Coeff. n		0.012
9 Channel slope, s		0.02
10 Kinematic viscosity, $\nu$ (Figure 3-1)		1.12E-05
11 $f = L / (3600 \nu)$		0.507
CHANNEL FLOW		
12 Cross sectional flow area, a		174.5
13 Wetted perimeter, pd		66.63
14 Hydraulic Radius, $r = a / pd$		2.61846417
15 Channel slope, s		0.015
16 Manning's roughness coefficient, n		0.015
17 $V = (1.49 / n) * r^{2/3} * s^{1/2}$		6.67
18 Flow length, L		2728
19 $T = L / (3600 V)$		0.807
20 Total Watershed Time of Concentration		0.8273730 min.

<p>OUTFALL ANALYSIS</p> <p>7940 JONES BRANCH DRIVE</p> <p>PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>			<p>URBAN ENGINEERING &amp; ASSOC., INC.</p> <p>CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS</p> <p>7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<p>PLAN DATE</p> <p>NO. DATE DESCRIPTION REVISION APPROVED BY DIVISION OF DESKIN REVIEW</p>
<p>SHEET 47 OF 58</p> <p>DATE: AUGUST, 2007</p> <p>SCALE: 1"=40'</p> <p>CL = N/A</p>	<p>DATE: AUGUST, 2007</p>			

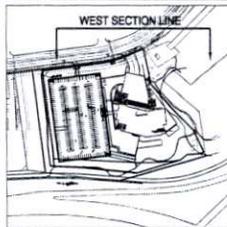
**SHEET NOTES**

**RP MRP Tysons LLC**

7940 Jones Branch Drive  
McLean, VA 22108

**Gensler**

2020 K Street, Northeast  
Washington, DC 20006  
Telephone: 202.771.2500  
Facsimile: 202.872.8383

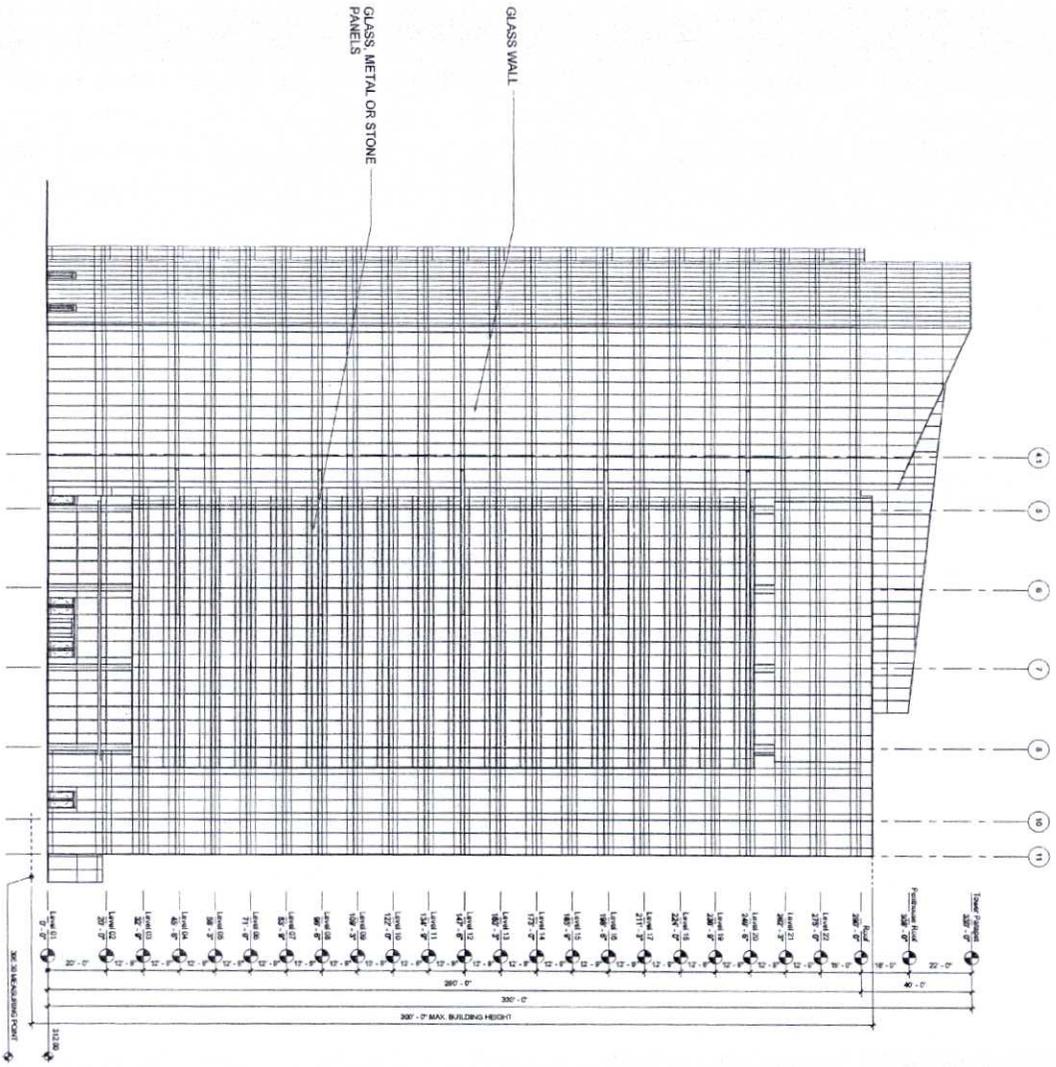


**GENERAL NOTES**

1. **Materials:**

GLASS WALL

GLASS METAL OR STONE  
PANELS



**West Elevation**

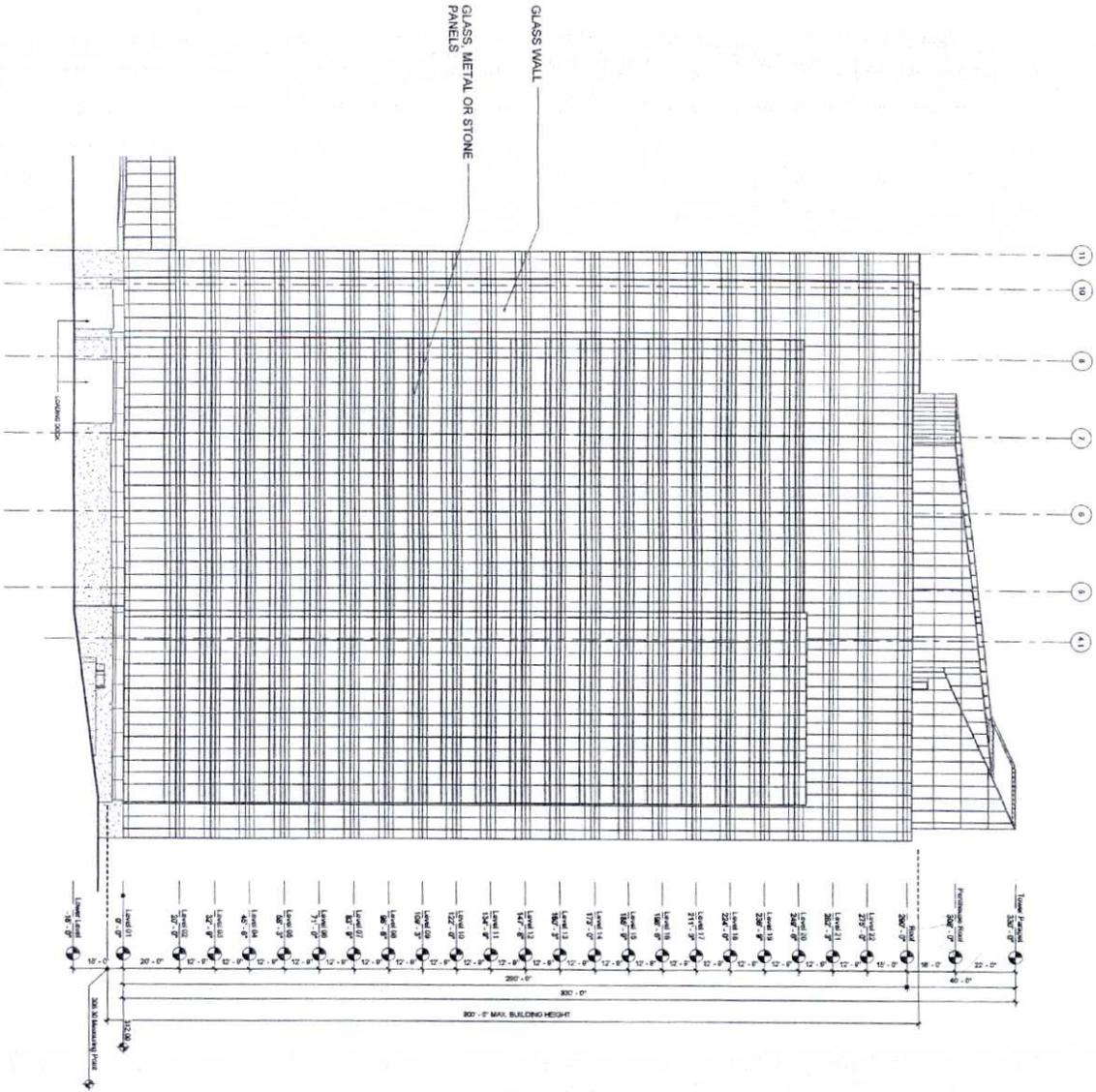
SCALE: 1" = 30'-0"

8:09:02 00012020\New-Sect\County Submission of 0711151\Tower Elevation - County Submission 04172001.rvt

**OPTION 1**

48 OF 58

© 2021 Gensler

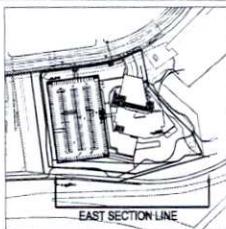


**East Elevation**  
SCALE: 1" = 20'-0"

S:\18\085\0303\CON\Ketchum\_Spec\Garrett Jones Branch\DP\1806-ILLUSTRATIONS AND ELEVATIONS - Cover\Submission\18172006.rvt

**SHEET NOTES**

**RP MRP Tysons LLC**  
7940 Jones Branch Drive  
McLean, VA 22108



**GENERAL NOTES**

OPTION 1

**Gensler**  
2400 K Street, Northwest  
Washington, DC 20006  
Telephone: 202.771.5300  
Facsimile: 202.872.8500

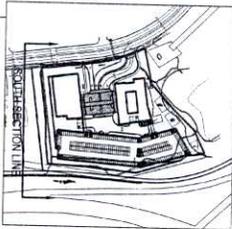
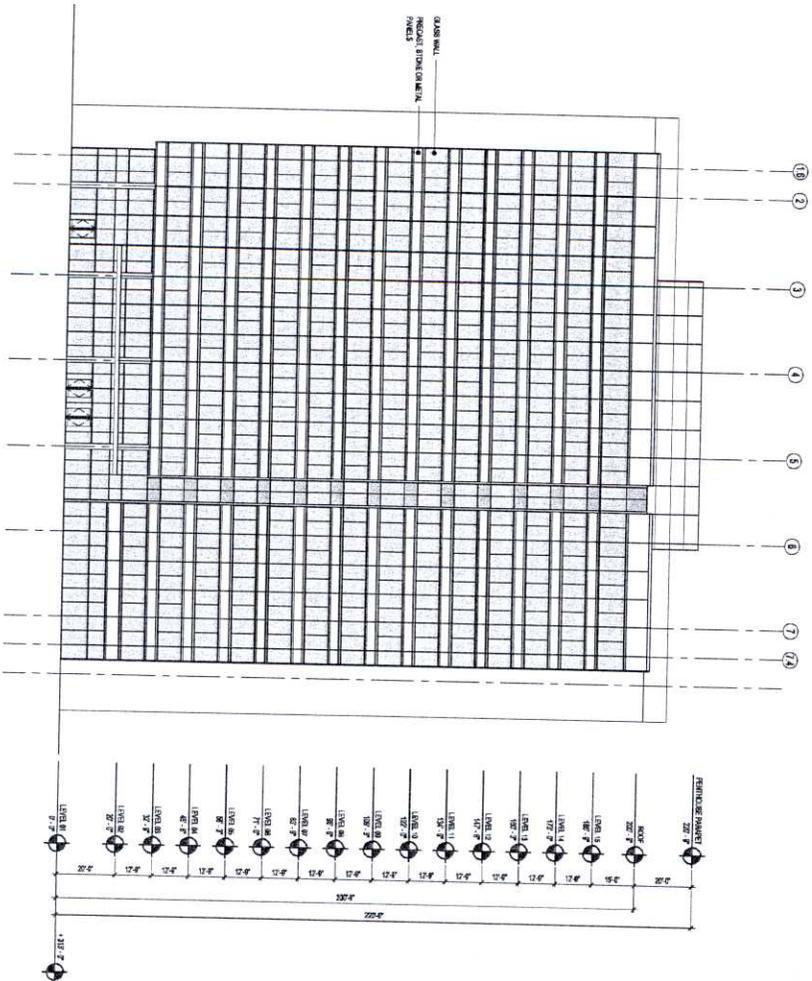
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01	August 03, 2007		
	Prepared: September 3, 2007		
	Revised: November 13, 2007		
	Revised: February 05, 2008		
	Revised: February 05, 2008		
	Revised: March 14, 2008		
	Revised: March 21, 2008		
	Revised: April 07, 2008		
	Revised: December 22, 2008		
	Revised: January 14, 2011		
	Revised: May 14, 2011		
	Revised: May 14, 2011		

Project Name	7940 Jones Branch Drive
Project Number	1810200601
Discipline	Building Exterior Elevations
Scale	1" = 20'-0"
SHEET	49 OF 58
DATE	0/2011/0000



**1 South Elevation**

SCALE: 1" = 20'-0"



RP MRP Tysons LLC  
 7940 Jones Branch Drive  
 McLean, VA 22108

**Gensler**

2020 K Street, NW  
 Washington, DC 20006  
 Telephone: 202.771.2200  
 Facsimile: 202.771.2297

Task	Author/Designer	By	Check
Final Schematic 5, 2007	Robert		
Final Schematic 10, 2007	Robert		
Final Schematic 15, 2007	Robert		
Final Schematic 20, 2007	Robert		
Final Schematic 25, 2007	Robert		
Final Schematic 30, 2007	Robert		
Final Schematic 35, 2007	Robert		
Final Schematic 40, 2007	Robert		
Final Schematic 45, 2007	Robert		
Final Schematic 50, 2007	Robert		
Final Schematic 55, 2007	Robert		
Final Schematic 60, 2007	Robert		
Final Schematic 65, 2007	Robert		
Final Schematic 70, 2007	Robert		
Final Schematic 75, 2007	Robert		
Final Schematic 80, 2007	Robert		
Final Schematic 85, 2007	Robert		
Final Schematic 90, 2007	Robert		
Final Schematic 95, 2007	Robert		
Final Schematic 100, 2007	Robert		
Final Schematic 105, 2007	Robert		
Final Schematic 110, 2007	Robert		
Final Schematic 115, 2007	Robert		
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Final Schematic 150, 2007	Robert		
Final Schematic 155, 2007	Robert		
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Final Schematic 200, 2007	Robert		

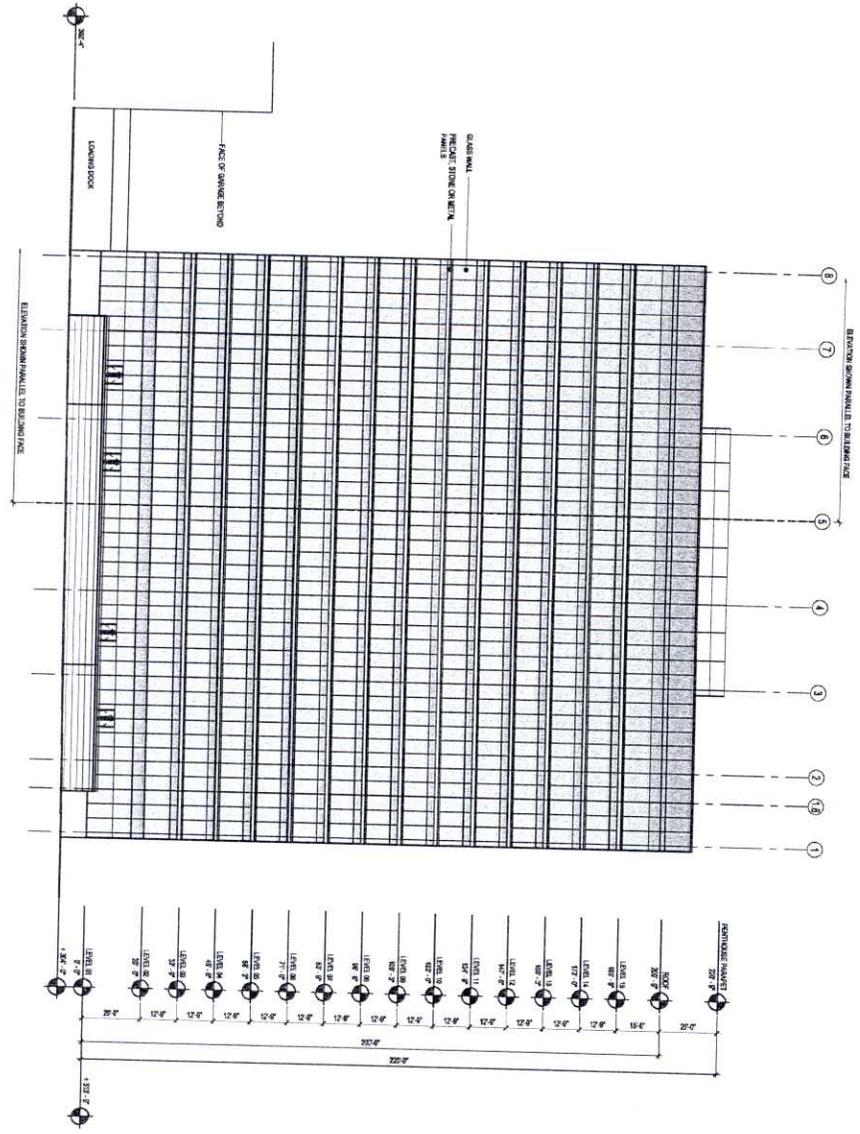
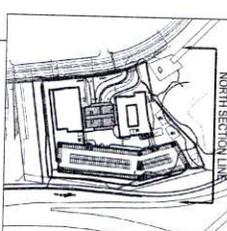
SHEET  
 51 OF 58

RP MRP Tysons LLC  
 7940 Jones Branch Drive  
 McLean, VA 22108

2019 K. Spaul, N.W.  
 Professional Engineer, P.E. 20086  
 Telephone: 202.721.5200  
 Fax: 202.721.5200  
 Email: kspaul@consler.com

**Consler**

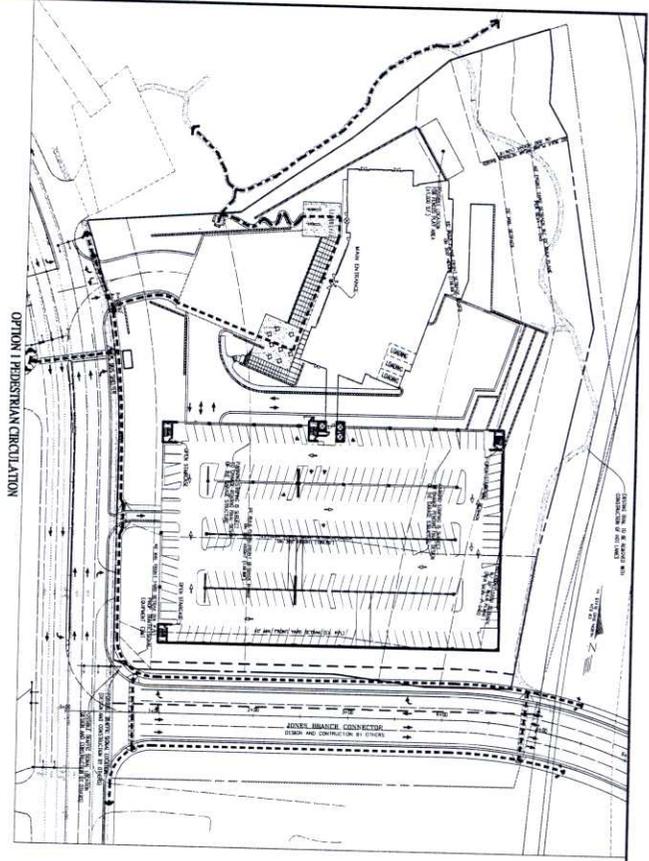
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	Revised September 4, 2017		
	Revised November 15, 2017		
	Revised December 13, 2017		
	Revised February 5, 2018		
	Revised February 29, 2018		
	Revised April 10, 2018		
	Revised April 27, 2018		
	Revised July 16, 2018		
	Revised October 24, 2018		
	Revised December 11, 2018		
	REVISIONS SHEET		
	REVISED MAY 15, 2019		



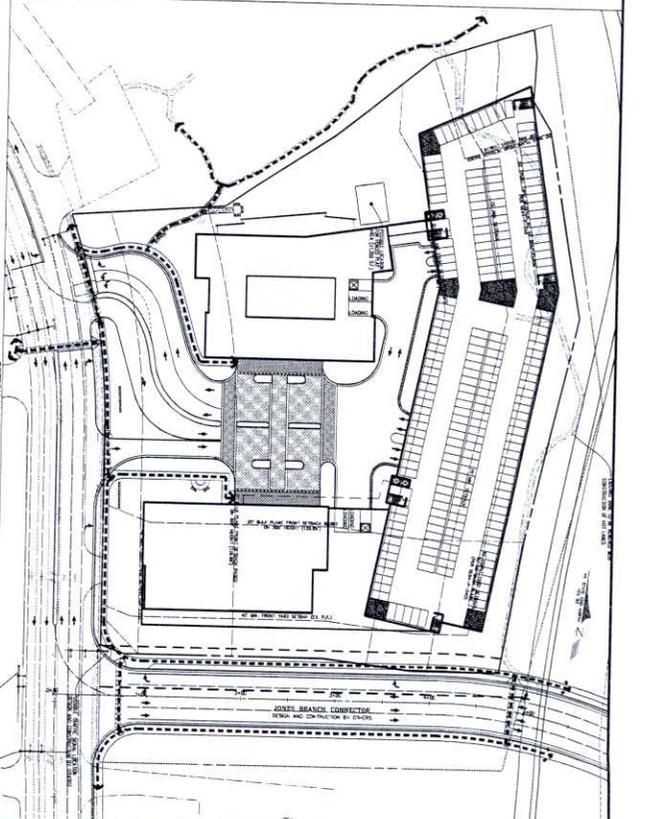
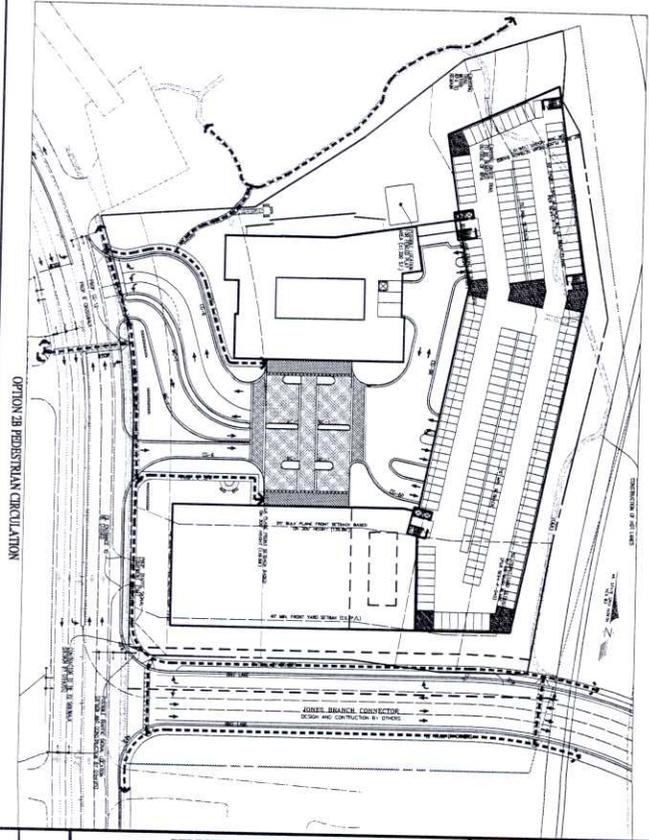
**1 North Elevation**  
 SCALE: 1" = 20'-0"

SHEET  
 52 OF 58

8/22/19



LEGEND:  
 - - - - - PROPOSED PEDESTRIAN ROUTE



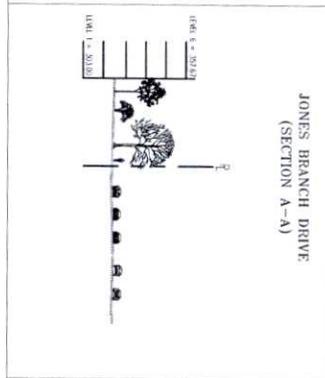
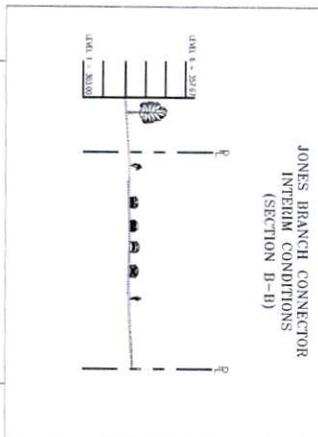
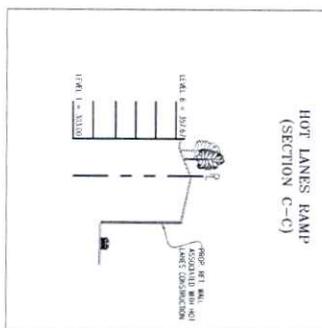
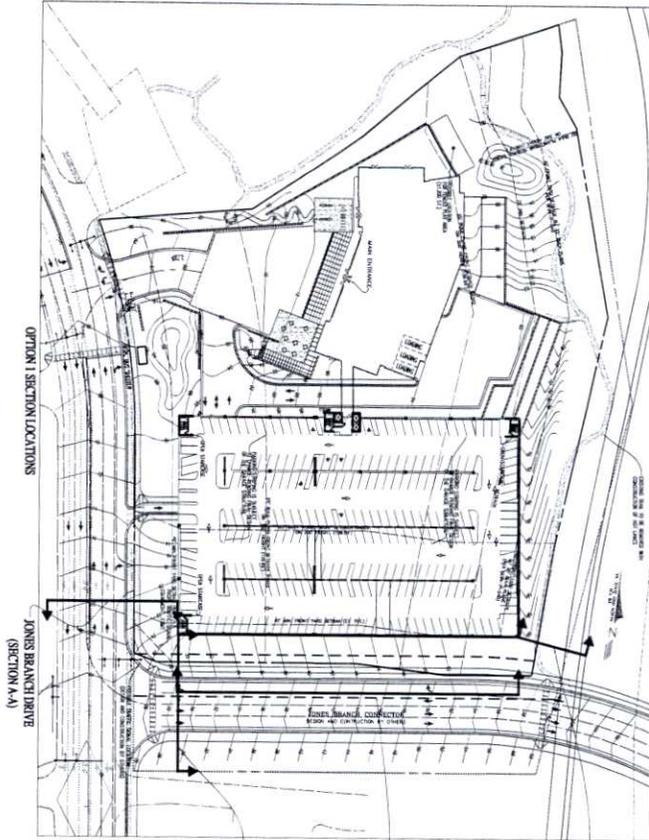
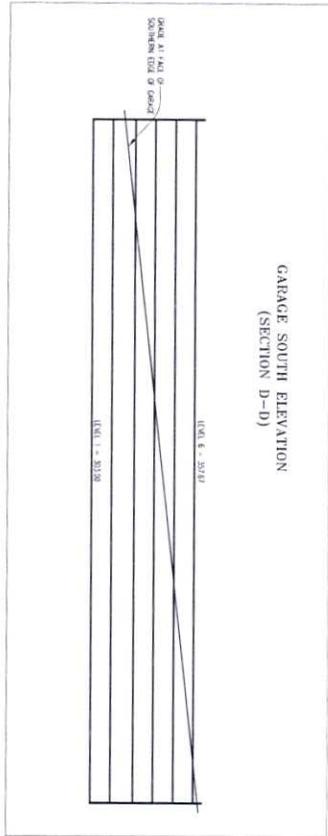
PEDESTRIAN CIRCULATION PLAN  
 7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'  
 CL - N/A  
 DATE: AUGUST, 2007

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 842-8080

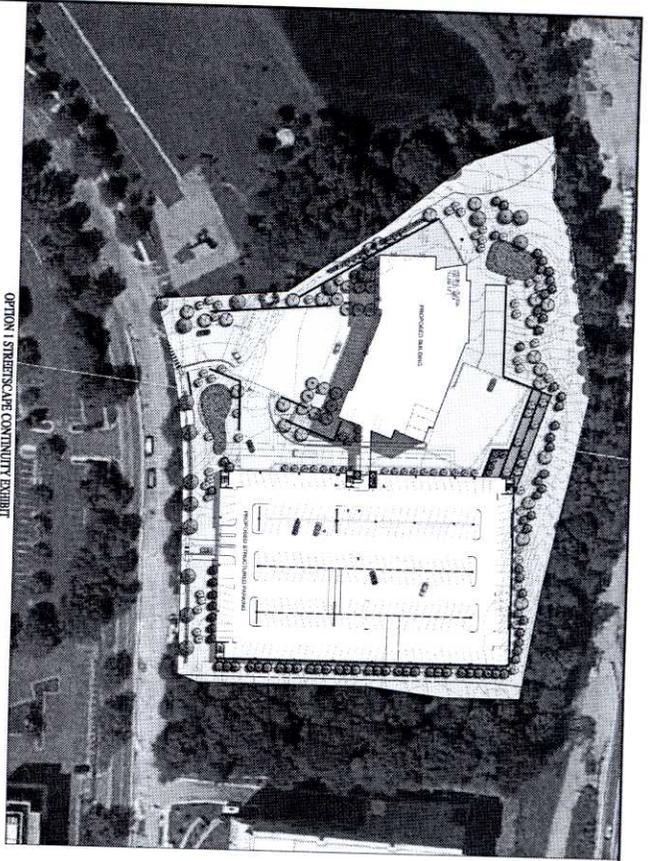
NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

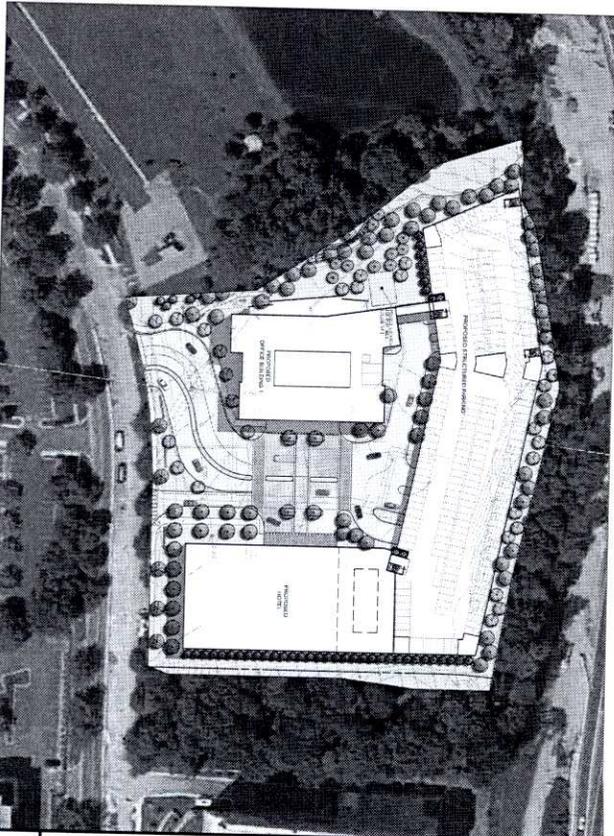


SHEET 58 OF 58 FILE NO. 1826-1-1809	<b>SITE SECTIONS - OPTION 1</b> <b>7940 JONES BRANCH DRIVE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=60'      C.I. = N/A      DATE: AUGUST, 2007		<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">PLAN DATE</th> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">REV. BY</th> <th style="text-align: left;">APPROVED</th> <th style="text-align: left;">DATE</th> </tr> <tr> <td> </td> </tr> </table>	PLAN DATE	NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE							
PLAN DATE	NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE												
REVISION APPROVED BY DIVISION OF DESIGN REVIEW																		

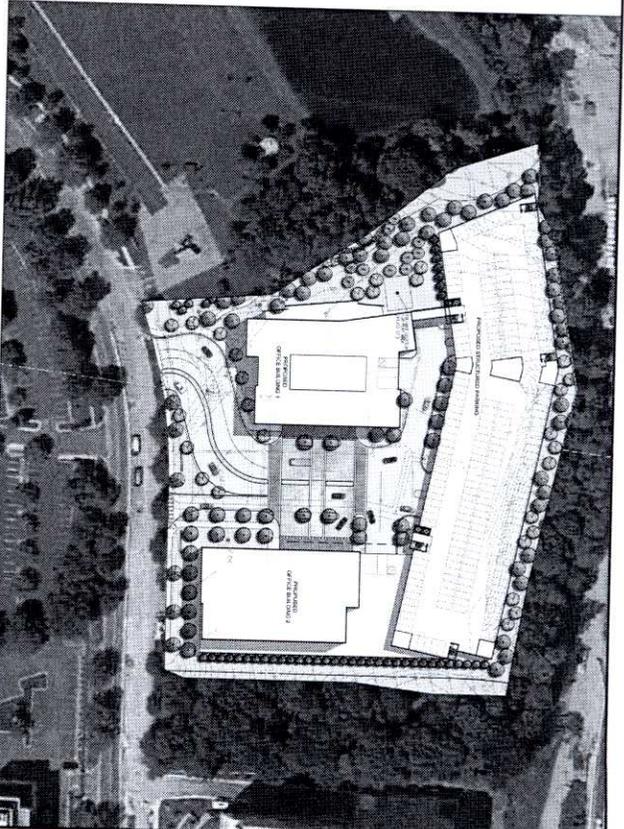
OPTION 1 STREETSCAPE CONTINUITY EXHIBIT



OPTION 2 STREETSCAPE CONTINUITY EXHIBIT



OPTION 3 STREETSCAPE CONTINUITY EXHIBIT



STREETSCAPE CONTINUITY PLAN

7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=70'

CL - N/A

DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.

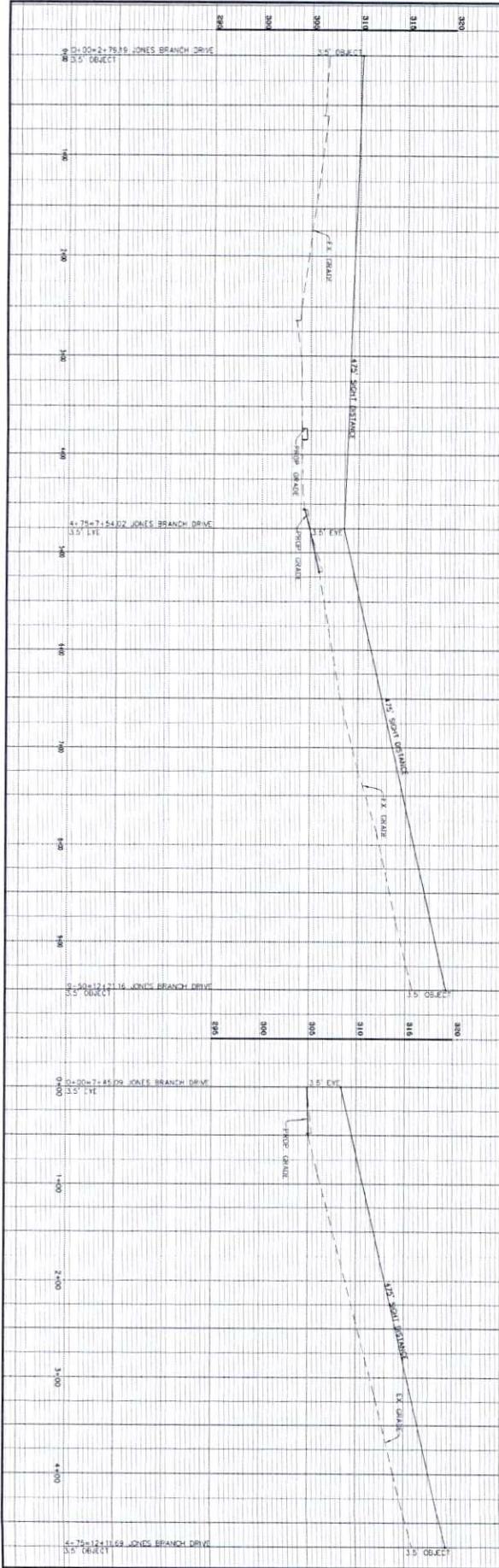
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
712 LITTLE RIVER TURNPIKE  
ANNANDALE, VIRGINIA 22003 (703) 642-8686

PLAN DATE

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

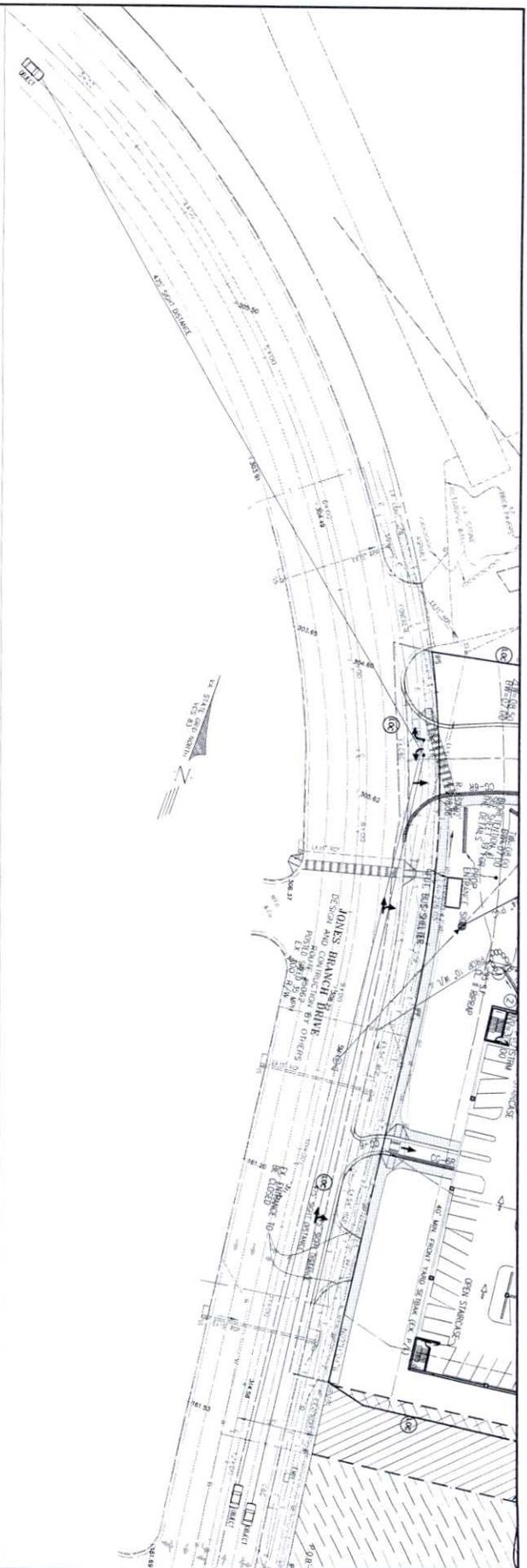
NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

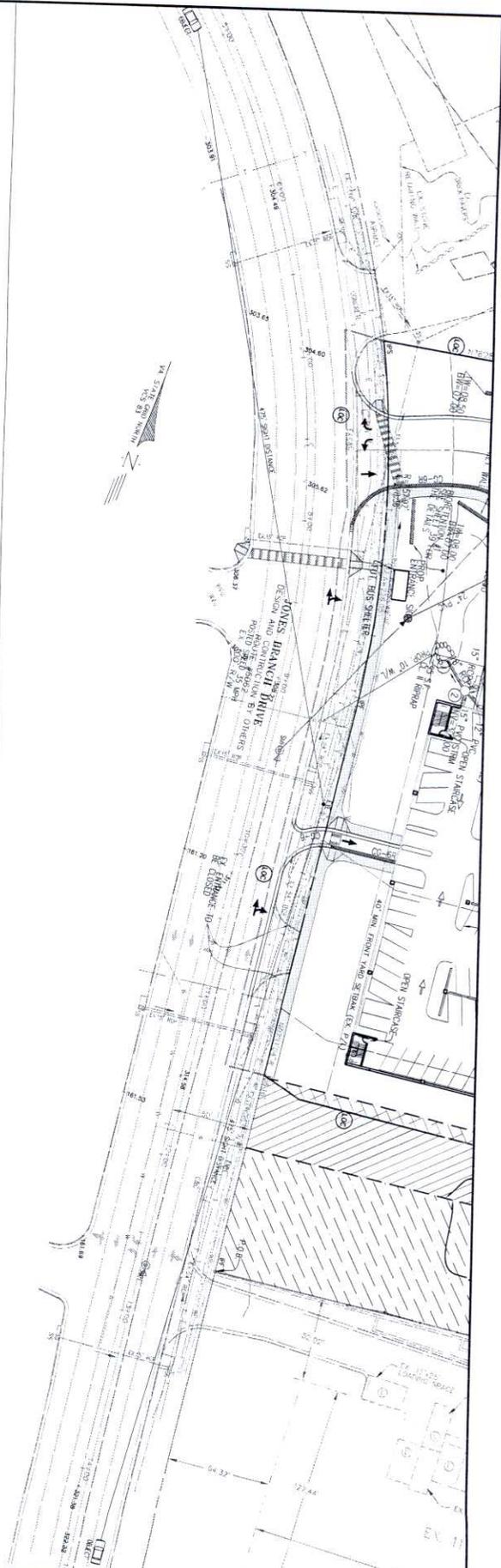


JONES BRANCH DRIVE  
 ROUTE 5062  
 RADD 8,600  
 POSTED SPEED=35 MPH  
 EV 100 R/W

PLAN VIEW  
 SCALE: 1"=30'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)

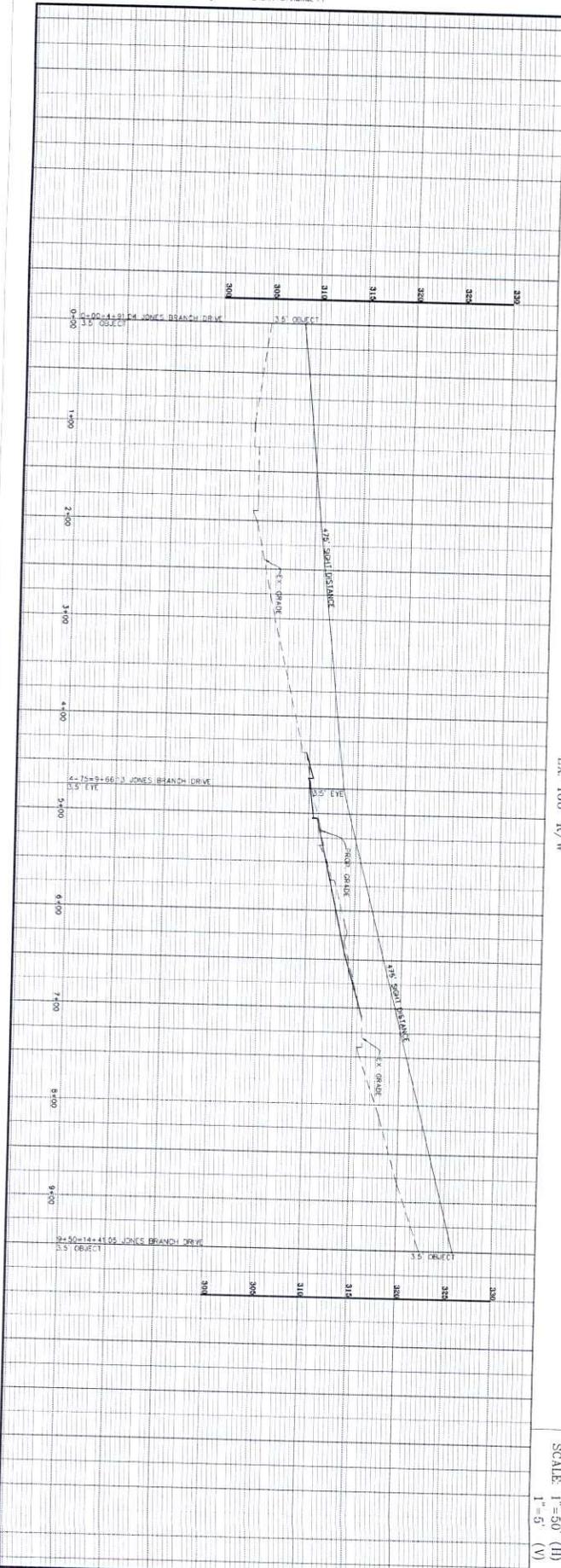


SHEET NO. 58 OF 58 FILE NO. 1806	<b>SIGHT DISTANCE PROFILE (OPTION 1)</b> <b>7940 JONES BRANCH DRIVE</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=40'      CL = N/A      DATE: AUGUST, 2007		<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7212 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080	PLAN DATE: 08/01/07 REVISION APPROVED BY DIVISION OF DESIGN REVIEW
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JONES BRANCH DRIVE  
 ROUTE 5062  
 ADDP 8.600  
 POSTED SPEED=35 MPH  
 EX 100 R/W

PLAN VIEW  
 SCALE: 1"=50'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)



SIGHT DISTANCE PROFILE (OPTION 1)

7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CI - N/A DATE: AUGUST, 2007

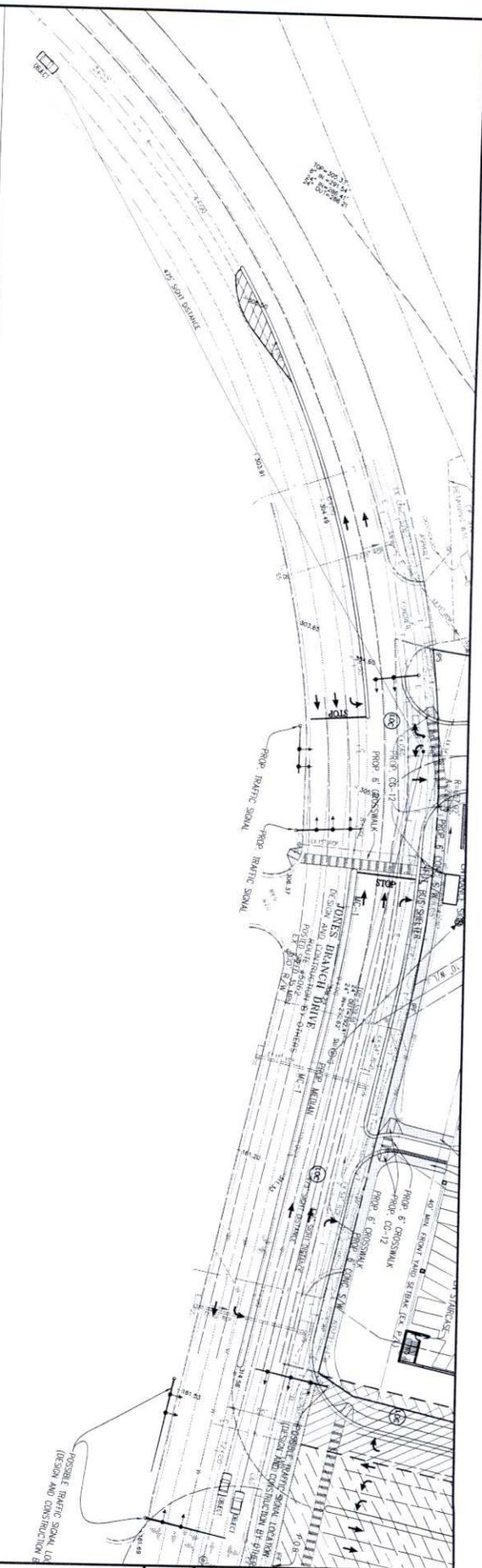


URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-6680

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

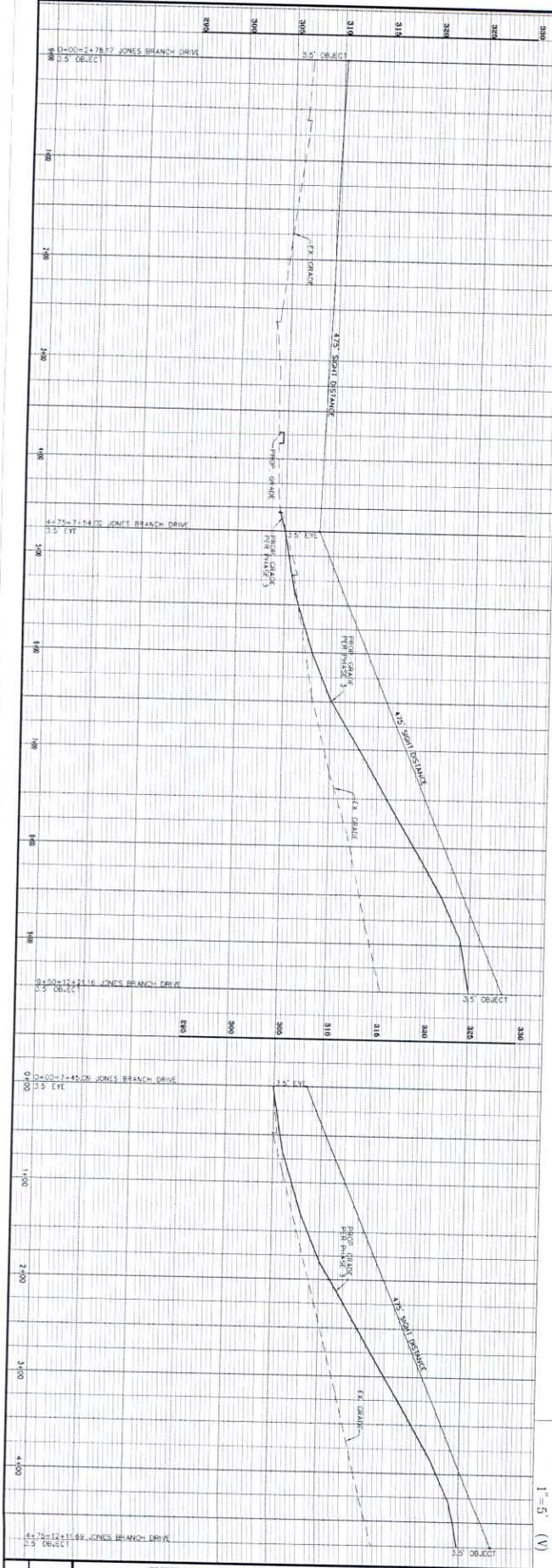
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE PLOTTED: 8/18/07  
 TIME PLOTTED: 1:58 PM



JONES BRANCH DRIVE  
 ROUTE 5062  
 ADDR. 8.600  
 POSTED SPEED=35 MPH  
 EX. 100' R/W

PLAN VIEW  
 SCALE: 1"=30'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)



SIGHT DISTANCE PROFILE (OPTION 1)

7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

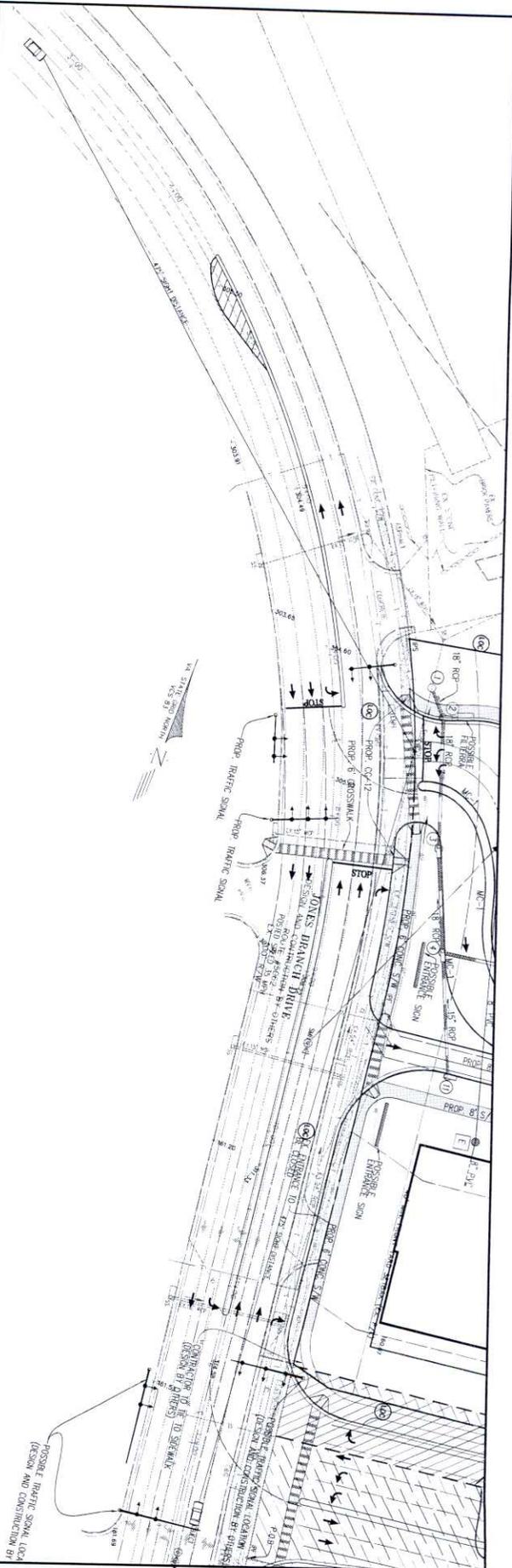
SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



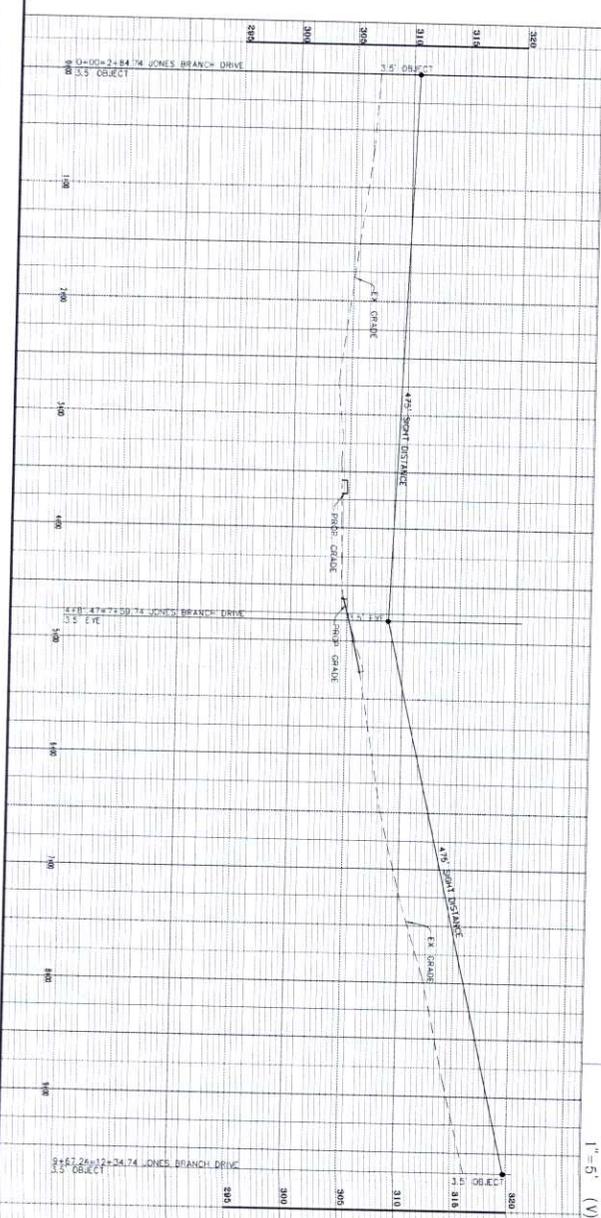
URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 714 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

NO.	DATE	DESCRIPTION	REVIEWER	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



JONES BRANCH DRIVE  
 ROUTE 5062  
 ADDR. 8,600  
 POSTED SPEED=35 MPH  
 EX. 100' R/W



PLAN VIEW  
 SCALE: 1"=30'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)

SIGHT DISTANCE PROFILE (OPTION 2A & 2B)

7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

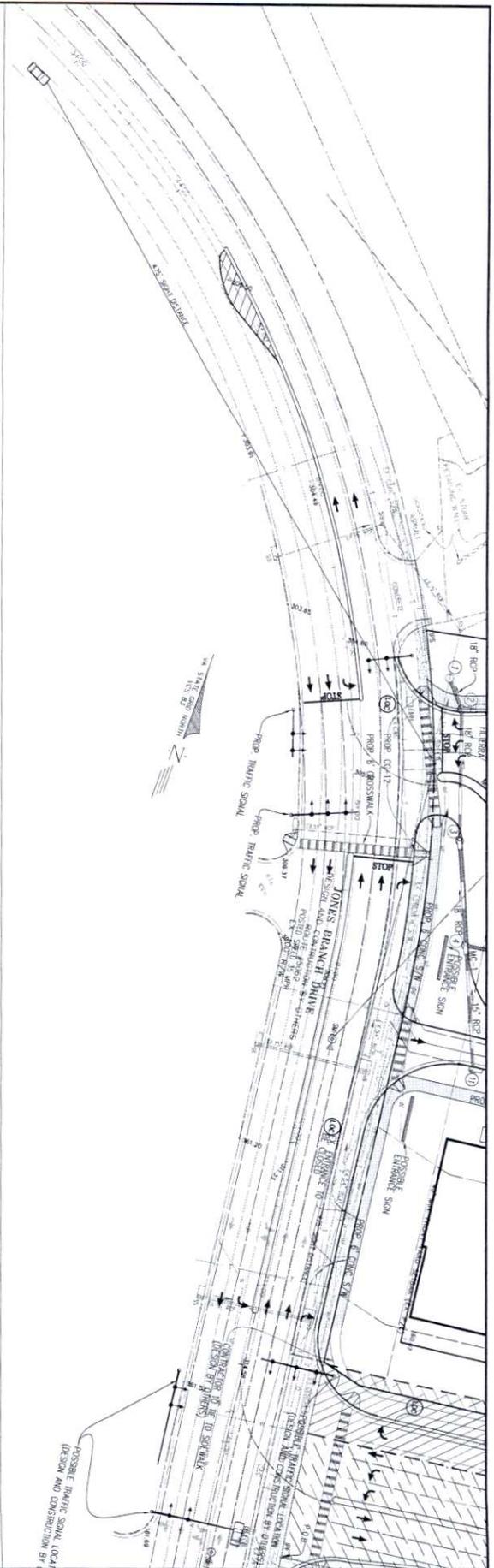
SCALE: 1"=40' CL. = N/A DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

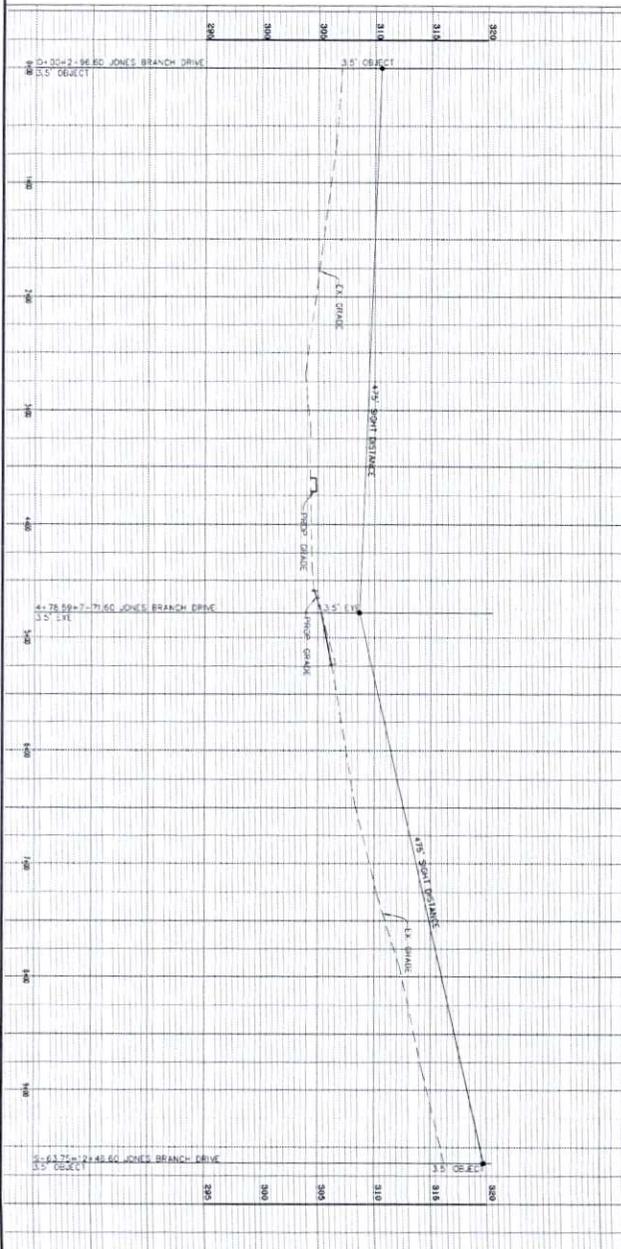
REVISION APPROVED BY DIVISION OF DESIGN REVIEW			
NO.	DATE	DESCRIPTION	REV. BY / APPROVED

DATE PLOTTED: 5/18/11  
 TIME: 11:58 AM  
 PLOTTER: HP-1180



JONES BRANCH DRIVE  
 ROUTE 5062  
 ADT 8,600  
 POSTED SPEED=35 MPH  
 EX. 100' R/W

PLAN VIEW  
 SCALE: 1"=30'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)



SIGHT DISTANCE PROFILE (OPTION 2A & 2B)

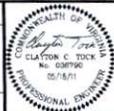
7940 JONES BRANCH DRIVE

PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'

CL - N/A

DATE: AUGUST, 2007



URBAN ENGINEERING & ASSOC., INC.

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 7712 LITTLE RIVER TURNPIKE  
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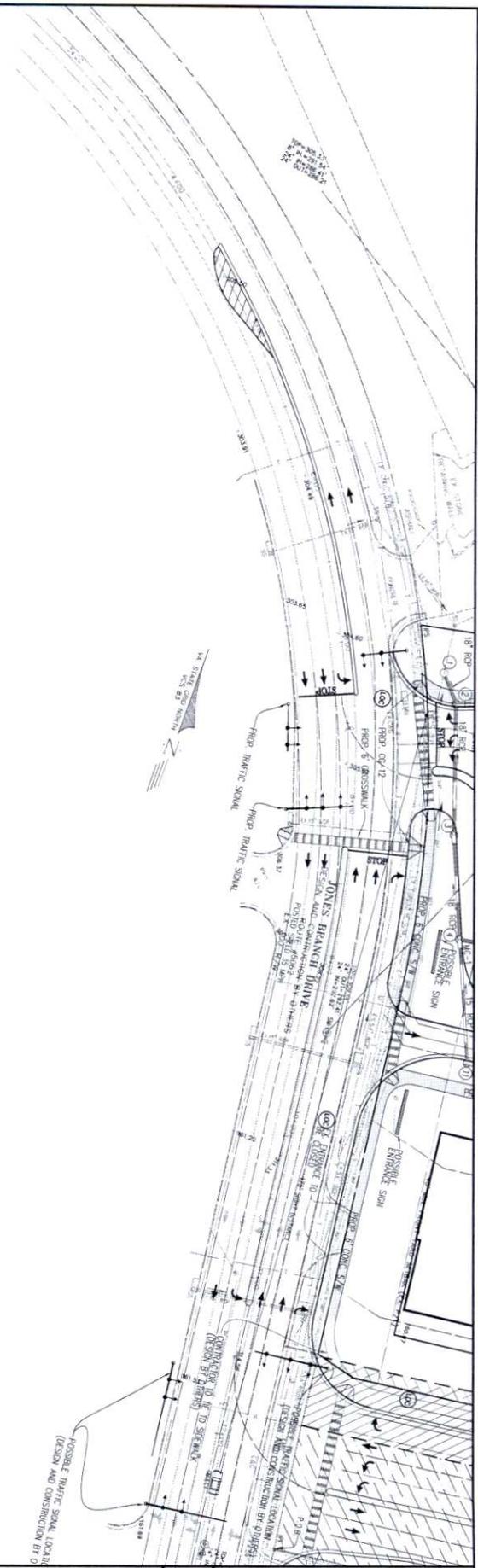
PLAN DATE

NO.	DATE	DESCRIPTION	REVISED BY	APPROVED BY	DATE

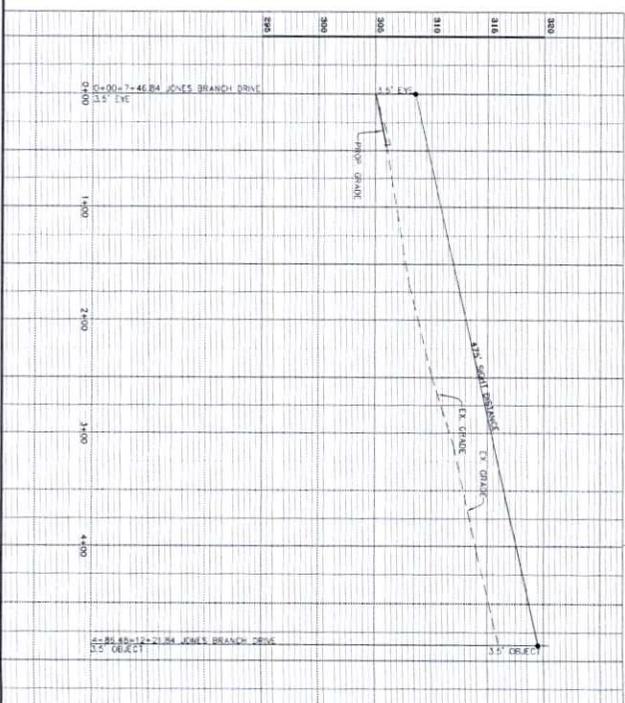
NO.	DATE	DESCRIPTION	REVISED BY	APPROVED BY	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
 85  
 TEL: 703-642-8080  
 FAX: 703-642-8080



JONES BRANCH DRIVE  
 ROUTE 5062  
 ADPT 8.600  
 POSTED SPEED=35 MPH  
 EX 100' R/W



PLAN VIEW  
 SCALE: 1"=30'  
 PROFILE VIEW  
 SCALE: 1"=50' (H)  
 1"=5' (V)

SIGHT DISTANCE PROFILE (OPTION 2A & 2B)

7940 JONES BRANCH DRIVE  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' CL = N/A DATE: AUGUST, 2007



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 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
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NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
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 58  
 SHEET NO.  
 MSH-1809

## PROPOSED DEVELOPMENT CONDITIONS

SEA 94-P-040

RP MRP Tysons, LLC

May 23, 2011

If it is the intent of the Board of Supervisors to approve SEA 94-P-040 previously approved for an increase in building height, radio and television broadcasting facilities, microwave facilities and satellite earth station accessory to an office building, a helistop as an accessory use to an office use, and a waiver of certain sign regulations, to permit a hotel use, modification of the development conditions and modification of the site design associated with the development on Tax Map Parcel 29-2 ((15)) C2, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions modify conditions previously approved pursuant to SE 94-P-040 as they apply to the application property only and do not apply to Tax Map Parcels 29-2 ((15)) A8 and C1.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment (SEA) Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Despite Note 20 on SEA Plat, any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "7940 Jones Branch Drive" prepared by Urban Engineering and Associates, Inc. and dated August 2007 and revised through May 18, 2011 (the "SEA Plat"), and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. **Limitation of Use and Applicant.** There shall be no limitation on the number of users occupying the building or buildings located on Tax Map Parcel 29-2 ((15)) C2. ("Parcel C2").
5. **Limitation on Square Footage.** Development of the original site, that includes 29-2 ((15)) A8 and C1, shall not exceed 1,307,223 square feet, or a 1.0 FAR, less the gross square footage that may be acquired by VDOT for compensation on Parcel C2. It is understood that the 30.0097 acre site may be subdivided into two (2) or more lots of record, with one (1) lot consisting of approximately 5.0 acres containing only a stormwater management facility. It is further understood that the entire amount of gross floor area, attributed to this site may be located on the

remaining 25.01 acres of the site, notwithstanding the fact that this may result in a FAR that exceeds 1.0 when calculated solely on the 25.01 acres.\* Notwithstanding the subdivision of Land Bay E (as established in PCA 88-D-005), the entire land bay will be considered as a single unit for the purpose of the application of the Fairfax County Zoning Ordinance. Any subdivision or site plan filed in the future on this Land Bay shall include this notation and reference the appropriate record plat unless or until the property is subject to a future rezoning.

6. **Height of Buildings.** The maximum building height of any portion of building(s) located on Tax Map Parcel 29-2 ((15)) C2 shall not exceed 300 feet. The maximum height of any penthouse in this area shall not exceed 40 feet.
7. **Building Materials of Building(s).** The façade of any building that faces the Dulles International Airport Access Highway (DIAAH) shall be constructed so as to reduce building glare on adjacent residential communities. Any building located on Tax Map parcel 29-2 ((15)) C2 may include exterior or interior illumination as an architectural feature of the building. However, this illumination shall not include colored lighting or lights that change and shall conform to the provisions of the Zoning Ordinance.
8. **Building Materials of Optional Hotel.** The hotel, if constructed, shall be architecturally compatible with the office building. Exterior building materials shall be a combination of materials selected from pre-cast concrete, glass, metal panels, masonry, cementitious panels, stucco, brick or materials of similar quality.
9. **Hotel Operation:** The hotel in Option 2B shall have no more than 215 rooms. The number of employees for the proposed hotel shall be limited to 270 (or the full time equivalent).
10. **Fitness Center:** The hours of operation for the health club in Option 2B shall be 7 days a week from 5 a.m. to 11 p.m. The number of employees for the proposed health club shall be limited to 20.
11. **Signage.** Signage shall comply with the Fairfax County Zoning Ordinance. In addition, for any building located on Parcel C2, there shall not be more than one building-mounted sign above the second floor on each the north and west faces of the office building.
12. **Crane Lighting.** Construction cranes shall have lighting in conformance with Federal Aviation Administration (FAA) guidelines and regulations.
13. **Helistop.** A helistop shall not be permitted.
14. **Communications Facilities.** Satellite earth stations (including equipment shelters) and communication antennas shall not be permitted. This shall not

preclude building mounted land based telecommunication facilities that are permitted uses in the C-3 District.

15. **Tree Preservation:** A Tree Preservation plan (the "Preservation Plan") shall be submitted as part of the first 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 shall be subject to the review and approval of the Urban Forest Management Division (UFMD), of DPWES. The Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten (10) inches in diameter and greater, and twenty-five (25) feet to either side of the limits of clearing and grading as shown on the SEA Plat for the entire site. The Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA Plat and those additional areas in which trees can be preserved as a result of final engineering. 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.
16. **Limits of Clearing and Grading.** The limits of clearing and grading shall strictly conform to that shown on the SEA Plat, subject to allowances specified in these Development Conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD of DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD of DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
17. **Landscaping and Open Space.** Concurrent with the submittal of the first and subsequent site plans, a landscaping plan shall be submitted for the review and approval of by Urban Forest Management. Landscaping shall be provided that is consistent in quantity and quality with that depicted on the SEA Plat. Additional landscaping treatment shall be provided along retaining walls if the walls exceed 4 feet in height. At least 15 percent of the gross land area of Parcel C2 shall be designated as landscaped open space as depicted on the SEA Plat.
18. **Parking.** Parking shall be provided in accordance with Article 11 of the Zoning Ordinance, or as may be approved either in conjunction with a Shared Parking Agreement as reviewed and approved by DPWES or Parking Redesignation Plan under Sect. 11-101. The number of parking spaces provided on-site may be increased above the minimum Ordinance requirements, or decreased, as long as any additional spaces do not decrease the open space tabulation or increase the

height and footprint of the proposed parking structure. The exterior of all parking structures shall be landscaped as depicted on the SEA Plat.

19. **Setback from the DIAAH.** There shall be a minimum distance of 75 feet between all principal buildings and the DIAAH right-of-way. However, free standing parking structures may be located with 75 feet of the DIAAH right of way as depicted on the SEA Plat. A physical separation between the parking structure and the principal building shall be maintained at grade so that the parking structure is not considered a principal building.
20. **Parking Structure.** The entire garage façade shall be constructed with high-quality architectural block, stone, stone-like material, colored pre-cast concrete or a comparable material. Where visible, the garage façade shall incorporate architectural treatments such as “ribbing”, eyebrows or other details that complement the architecture of the adjacent office building. Plantings along the frontage of the parking structure shall be provided as shown on the SEA Plat. Planter boxes containing vines and/or low growing shrubs shall be provided along the top level of the parking structure closest to the DIAAH subject to review of Urban Forest Management (UFM). All minimum planting areas, as determined by the Public Facilities Manual (PFM), shall be met at the time of site plan review and approval for plantings proposed on the parking structure. During site plan review and prior to site plan approval, elevations of the parking structure shall be submitted to the Planning Commission for comment and review.
21. **Location of Plantings in Easements.** If plantings are proposed within any on-site Fairfax County Water Authority (FCWA) easements, on-site storm drainage easements, or utility easements, permission from the owner of such easements shall be obtained prior to site plan approval. If such permission cannot be obtained, any change in landscaping shall remain in substantial conformance with the alternatives depicted on the SEA Plat or an amendment to this SEA shall be required.
22. **Noise.** Prior to site plan approval, a noise study shall be submitted to the Environmental Review Development Branch (EDRB) of the Department of Planning and Zoning demonstrating that noise in any outdoor amenity area will not exceed 65 dBA. Should the hotel option be selected, prior to site plan approval for the hotel, a noise study shall be submitted to the (ERDB) of the Department of Planning and Zoning (DPZ) for review and approval which demonstrates interior noise levels shall not exceed 45 dBA. Prior to issuance of any Non-RUP for a child care center and/or nursery school on the property, a noise study shall be submitted to ERDB for review and approval which demonstrates that the noise levels for the outdoor play area shall not exceed DNL 65 dBA and that levels for the indoor facility shall not exceed 45 dBA. Any noise study shall be conducted in accordance with the attached guidelines.

23. **Outdoor Seating.** Outdoor seating may be provided for any proposed eating establishment so long as such seating does not block any sidewalks or other pedestrian connections as depicted on the SEA Plat. Benches enhanced landscaping and/or other outdoor amenities may be provided in or around the autocourt.
24. **Child Care Center/Nursery School.** A child care center and/or nursery school may be located within an office building. The facility shall be for the exclusive use of the employees of on-site tenants and shall not be open to the general public. The facility shall be approximately two thousand (2,000) square feet and shall be limited to a maximum enrollment of no more than thirty (30) children at any given time and no more than five (5) employees.
25. **Low Impact Development (LID).** The site shall incorporate the two proposed rain gardens as depicted on the SEA Plat for Option 1. The proposal may include an above or below ground cistern on the property in addition to the depicted rain gardens on the SEA Plat. Options 2A and 2B shall include LID features as feasible. Any LID feature/facility shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES.
26. **Offsite Detention of Stormwater.** If a waiver of on-site stormwater management/best management practices (SWM/BMP) is not granted by DPWES and an on-site SWM/BMP facility cannot be provided in substantial conformance with the SEA Plat, then a Special Exception Amendment (SEA) shall be obtained prior to site plan approval.
27. **Revegetation of RPA.** A revegetation plan for the RPA located in the northern portion of the property, Tax Map 29-2 ((15)) C2, shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by Urban Forest Management, DPWES, and shall be in substantial conformance with that shown on the SEA Plat. 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 plan shall include, but not be limited to, the following:
  - a. plant list detailing species, sizes and stock type of trees and other vegetation to be planted
  - b. soil treatments and amendments if necessary
  - c. mulching specifications
  - d. methods of installation
  - e. maintenance
  - f. mortality threshold
  - g. monitoring
  - h. replacement schedule

**28. LEED.**

- A. An application for Leadership in Energy and Environmental Design (LEED) certification for the office building(s) shall be submitted to the United States Green Building Council (USGBC). This application will include, but will not be limited to, elements such as conservation of energy and potable water, reduction of the heat island effect, measures to reduce vehicle trips, construction waste management to reduce waste disposal, reduction in the use of virgin materials (e.g. reuse of building materials; use of materials with recycled content), use of materials extracted and/or manufactured within the region and improved indoor air quality. The design team shall include a LEED accredited professional, and a green building maintenance manual shall be distributed to all tenants in the building. Registration as a project pursuing LEED certification shall be submitted to USGBC prior to site plan submission. As part of the site plan submission and building plan submission, a list of specific LEED credits shall be provided by the applicant that that the applicant anticipates obtaining. If accepted for Leadership in Energy and Environmental Design—Core and Shell (LEED-CS), an application for pre-certification shall be submitted to USGBC prior to the issuance of a building permit for the office building. The application submitted to USGBC shall include a minimum of 26 points as determined by a LEED-accredited profession. Prior to site plan approval, a summary of documentation submitted and status of review by USGBC will be submitted to the Fairfax County Department of Public Works and Environmental Services (DPWES) and shall be provided to the Environment and Development Review Branch of DPZ to demonstrate satisfaction of this commitment.
- B. An application for LEED certification for the hotel shall be submitted to the USGBC. This application will include, but will not be limited to, elements such as conservation of energy and potable water, reduction of the heat island effect, measures to reduce vehicle trips, construction waste management to reduce waste disposal, reduction in the use of virgin materials (e.g. reuse of building materials; use of materials with recycled content), use of materials extracted and/or manufactured within the region and improved indoor air quality. For the proposed hotel building, a USGBC LEED accredited professional shall be included as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the design with the goal of having the project attain LEED certification. At time of site plan submission, documentation shall be provided to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional. As part of the site plan submission and building plan submission, a LEED Scorecard shall be submitted that lists probable credits with the applicable version of the

USGBC's LEED criteria. The LEED Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED certification for the hotel building. Prior to site plan approval, a summary of documentation submitted and status of review by USGBC will be submitted to DPWES and shall be provided to the Environment and Development Review Branch of DPZ to demonstrate satisfaction of this commitment.

29. **LEED Escrow.**

- A. In the event that the office building(s) is not LEED Certified within one (1) year of the issuance of its final Non-RUP, evidence shall be provided to DPWES of filing for LEED Certification with the USGBC, and shall execute a separate agreement and post, for the office building(s), a "LEED Building Escrow," in the form of cash or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of \$154,000.00. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of certification by the USGBC's Leadership in Energy and Environmental Design that is determined to be applicable to the office building(s). If the office building(s) is LEED Certified within one (1) year of the issuance of the final Non-RUP, then no LEED Building Escrow shall be required or provided for that office building(s).
- B. If, within two (2) years of issuance of the Non-RUP for the office building(s), evidence is provided to DPWES which demonstrates that LEED Certification for the office building(s) has not been attained, but that the office building(s) has been determined by the U.S. Green Building Council to fall within three points or less of attainment of LEED Certification, then 50% of the LEED Building Escrow shall be released to the applicant and the other 50% of the escrow shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the applicant provides evidence that LEED Certification has been delayed through no fault of the applicant, this time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the applicant or the County during this extended time-frame.
- C. If, within two (2) years of issuance of the Non-RUP for the office building(s), no evidence is provided which demonstrates attainment of LEED Certification, or otherwise provides evidence that the office building(s) has fallen short of LEED Certification by four points or more, the entirety of the LEED Building Escrow for that office building(s) shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives.

USGBC's LEED criteria. The LEED Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED certification for the hotel building. Prior to site plan approval, a summary of documentation submitted and status of review by USGBC will be submitted to DPWES and shall be provided to the Environment and Development Review Branch of DPZ to demonstrate satisfaction of this commitment.

29. **LEED Escrow.**

- A. In the event that the office building(s) is not LEED Certified within one (1) year of the issuance of its final Non-RUP, evidence shall be provided to DPWES of filing for LEED Certification with the USGBC, and shall execute a separate agreement and post, for the office building(s), a "LEED Building Escrow," in the form of cash or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of \$154,000.00. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of certification by the USGBC's Leadership in Energy and Environmental Design that is determined to be applicable to the office building(s). If the office building(s) is LEED Certified within one (1) year of the issuance of the final Non-RUP, then no LEED Building Escrow shall be required or provided for that office building(s).
- B. If, within two (2) years of issuance of the Non-RUP for the office building(s), evidence is provided to DPWES which demonstrates that LEED Certification for the office building(s) has not been attained, but that the office building(s) has been determined by the U.S. Green Building Council to fall within three points or less of attainment of LEED Certification, then 50% of the LEED Building Escrow shall be released to the applicant and the other 50% of the escrow shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives. However, if the applicant provides evidence that LEED Certification has been delayed through no fault of the applicant, this time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the applicant or the County during this extended time-frame.
- C. If, within two (2) years of issuance of the Non-RUP for the office building(s), no evidence is provided which demonstrates attainment of LEED Certification, or otherwise provides evidence that the office building(s) has fallen short of LEED Certification by four points or more, the entirety of the LEED Building Escrow for that office building(s) shall be contributed to Fairfax County and shall be posted to a fund within the County's budget supporting implementation of environmental initiatives.

However, if evidence is provided that LEED Certification has been delayed through no fault of the applicant, this time-frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the applicant or to the County during this extended time-frame.

- D. In the event that the hotel is not LEED Certified within one (1) year of the issuance of its final Non-RUP, evidence shall be provided to DPWES of filing for LEED Certification with the USGBC, and shall execute a separate agreement and post, for the hotel, a "LEED Building Escrow", in the form of cash or a Letter of Credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of \$2.00 per square foot. The amount of the escrow shall be reduced by the estimated costs of specific LEED creditable elements incorporated into the design of the hotel and as shown on the site plan. Such elements may include, but not be limited to, a white reflective roof, an on-site rain water collection system to be used for on-site irrigation of landscaping and rooftop plantings. The cost of these elements shall be demonstrated to DPWES at time of posting of the escrow, and, to the extent possible, based on Fairfax County bond elements. This LEED Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration to DPWES of attainment of LEED Certification. If the hotel is LEED Certified within one (1) year of the issuance of the final NON-RUP, then no LEED Building Escrow shall be required or provided for the hotel. If posted, the escrow shall be held by DPWES and disbursed to the Applicant in accordance with the provisions of Paragraphs B and C above for the office building(s).
30. **Road Improvements, Signalization and Pedestrian Improvements.** All improvements to Jones Branch Drive, including construction of road improvements, signalization and pedestrian improvements shall be provided as shown on the SEA Plat and in accordance at the time of site plan approval with an agreement executed between the applicant, Fluor/TransUrban and VDOT at the time of site plan approval.
31. **Jones Branch Connector**  
The area for the Jones Branch Connector shown on the SEA plat shall be dedicated in fee simple to the Board of Supervisors at time of site plan approval, or upon demand of Fairfax County or VDOT, whichever shall occur first; but no earlier than thirty (30) days of approval of this application. The area adjacent to the Jones Branch Connector which is noted as "Reserved" on the SEA Plat shall be dedicated in fee simple to the Board of Supervisors upon demand should the area be necessary for the establishment of a Circulator to serve Tysons Corner. Additional easements for sidewalks, grading and construction necessary to complete Phases 1 or 2 of the Jones Branch Connector needed within the 40 foot setback area shall be provided upon demand of Fairfax County or VDOT. In this

event, a Special Exception Amendment will not be required. Any landscaping removed in conjunction with installation of improvements within said easements shall be replaced by Fairfax County and/or VDOT as necessary.

32. **TDM Program.** The following transportation demand management plan (the "TDM Plan") shall be implemented in order to encourage the use of shuttle and/or bus circulators, high-occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the proposed development:
- A. Program Manager. Prior to the issuance of the first Non-RUP for the proposed office building, an individual shall be designated by the applicant to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies. The duties of the PM may also be a part of other duties assigned to the individual(s). Written notice shall be provided by the applicant to the Fairfax County Department of Transportation ("FCDOT") of the appointment of the PM within ten (10) days of such appointment, and thereafter, within ten (10) days of any change in such appointment.
  - B. TDM Plan. Ninety (90) days after the appointment of the PM, the TDM Plan for the property shall be submitted to FCDOT for review and approval. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the proposed office building;
    - i. Information Dissemination. Metro maps, schedules and forms, ridesharing and other relevant transit option information available to owners/tenants and employees shall be made available in a common area of the office building; such as a central lobby;
    - ii. Ride Matching. Coordination and assistance with vanpool and carpool formation programs, ride matching services including adjacent office buildings, and established guaranteed ride home programs shall be provided to employees of the office building;
    - iii. Car Sharing Information. Information regarding the use of car sharing program(s) to tenants and employees (such as ZipCar/FlexCar) shall be made available to owners/tenants and employees in a common area of the office building;
    - iv. Subsidies. Tenants of the proposed office building shall be encouraged to offer subsidies to carpool users of HOT lanes; and,
    - v. Website. A TDM project website shall be developed and maintained by the PM that includes targeted information including multi-modal

transportation information, real-time travel and transit data, the possibility of online transit pass sales or value loading and connections to supporting links.

- vi. Restaurant Discounts. The proposed restaurant shall be encouraged to offer discounts and/of other incentives to employees of the office building who stay on-site to eat dinner or lunch.
  
- C. FCDOT Response. If FCDOT has not responded with any comments to the PM within sixty (60) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved.
  
- D. Vehicle Trip Objectives. In conjunction with Option 1 (493,362 gross square feet of office and 10,000 gross square feet of restaurant), the goal of the TDM Plan shall be to initially reduce the number of vehicle trips generated by the proposed office building(s) by fifteen percent (15%) in both the AM and PM peak hours from what would be projected by using methods based on ITE, 8<sup>th</sup> Edition, Trip Generation rates and/or equations (the "ITE Trip Generation Rate") for Land Use Code 710 (General Office). Therefore, the maximum trip limits for driveway counts would be as follows:

AM PEAK HOUR			PM PEAK HOUR		
IN	OUT	TOTAL	IN	OUT	TOTAL
507	73	580	142	470	612

If a restaurant is not constructed as part of Option 1, the trip objectives defined above shall still apply.

In conjunction with Option 2, the goal of the TDM Plan shall be to reduce the number of vehicle trips generated by the proposed development in both the AM and PM peak hours from what would be projected by using methods based on ITE, 8<sup>th</sup> Edition, Trip Generation rates and/or equations (the "ITE Trip Generation Rate") for Land Use Code 710 (General Office), 931 (Quality Sit-down Restaurant) and 310 (Hotel). The goal is to achieve an overall reduction of 15 percent during the AM peak hour and an overall reduction of 14 percent during the PM peak hour. These overall reductions account for both a 15 percent TDM reduction in the office component and the internal trip reductions associated with the synergy created between the office and hotel uses. Therefore, the maximum trip limits for driveway counts under Option 2 would be as follows:

AM PEAK HOUR			PM PEAK HOUR		
IN	OUT	TOTAL	IN	OUT	TOTAL
430	91	522	179	393	572

If a restaurant is not constructed as part of Option 1, the trip objectives defined above shall still apply.

Should a Tysons Circulator begin operation that serves this site, the TDM trip objectives shall cause a reduction of vehicle trips generated by the proposed uses in Option 1 and Option 2 by twenty percent (20%) in both the AM and PM peak hours from what would be projected.

- E. Annual Trip Counts & Coordination with FCDOT. Beginning one year following approval of the first Non-RUP for the proposed office building, trip counts shall be completed in September of each year and provided to FCDOT (the "Trip Counts"). The Trip Counts shall be conducted at the site driveways during the peak hour, as defined below, during a week without any holidays and when Fairfax County Public Schools are in session. The Trip Counts shall be compared against the maximum trip limits identified in the previous Development Condition to determine whether the trip reduction goals are met and shall be used by the PM to determine whether changes to the TDM Plan are needed to ensure that the vehicle trips are within the Vehicle Trip Objectives targeted goal. Results of the Trip Counts will be submitted to FCDOT within thirty (30) days of completing them. If the Trip Counts reveal that changes to the TDM Plan are needed, such changes shall be coordinated between the PM and FCDOT and such changes shall be implemented and the TDM Plan shall be adjusted accordingly. The PM shall coordinate the preparation of trip counts materials and the methodology for validating the results of the Trip Counts with FCDOT at least thirty (30) days prior to completing each year's Trip Counts, and shall collect and analyze the results.
- i. Peak Hour. The relevant weekday AM or PM "peak hour" shall be that 60-minute period during which the highest volume of mainline through volumes occurs between 6:00 and 9:00 AM and 4:00 to 7:00 PM, respectively, as determined by mechanical and/or manual traffic counts along Jones Branch Drive conducted by a qualified traffic engineering firm. To determine the peak hour, the Trip Counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours during a week when public schools are in

session that does not contain a federal holiday. The methodology for determining the peak hour may be modified, in agreement between the applicant and FCDOT in order to respond to technological and/or other improvements in trip counting.

- ii. Termination. Annual Trip Counts shall be conducted unless and until it can be demonstrated to FCDOT that the maximum trip limits has been met. After the goal has been met for three (3) consecutive years, the Trip Counts will be taken every other year. If it is demonstrated that the goal has been met for two consecutive biennial trip counts, the Trip Counts may be terminated although the TDM Program will continue.

In lieu of the Trip Counts and subject to the approval of FCDOT, surveys of employees in the office building may be used to determine compliance with TDM goals. The content and sample size of such surveys shall be approved by FCDOT. Should the survey data not provide a means to adequately determine compliance, Trip Counts as described herein, or other method acceptable to FCDOT shall be employed.

F. Remedy for Non-Attainment.

- i. TDM Remedy Fund. The purpose of the TDM Remedy Fund, as further described below, shall be to fund additional TDM strategies, which may be required if annual or biennial trip counts reveal that the Vehicle Trip Objectives described in these development conditions (the "Vehicle Trip Objectives") are not met. At site plan approval for the first building on the site the applicant shall set up a TDM Remedy Fund based on . . . , \$0.05 per square foot of office space. Funds from the TDM Remedy Fund shall be drawn on only for purposes of remedying the non-attainment of the Vehicle Trip Objectives.
- ii. Maximum Fund Contributions. Notwithstanding subparts (i) of this Development Condition, no more than Seventy-Five Thousand Dollars (\$75,000.00) shall be required of the applicant to remedy non-attainment of Vehicle Trip Objectives over the life of the TDM Plan.

- G. Should a hotel be constructed on the property, Metro maps, schedules and forms and other relevant transit option information shall be made available in a common location, such as a central lobby. The hotel concierge shall be familiar with said information that provides alternatives to single occupancy vehicle use.

33. **Bus Shelter**. A pad for a bus shelter shall be built by the applicant in a location as determined in consultation with WMATA and FCDOT as part of site plan review. As

an alternative, a pad and bus shelter may be constructed and maintained by the applicant.

34. **Bicycle Racks and Lockers.** Bicycle racks for the proposed office building shall be installed throughout the parking garage, in specific locations to be approved by FCDOT as part of site plan review (collectively, the "Bike Racks"). In conjunction with Option 1 and Option 2A, the Bike Racks shall accommodate at least seventy (70) bicycles, including fifty (50) employee bicycles and twenty (20) visitor bicycles. In addition, ten (10) bicycle lockers (the "Bike Lockers") shall be provided throughout the parking garage for employees. In conjunction with Option 2B, the Bike Racks shall accommodate at least forty-five (45) bicycles, including thirty-three (33) employee bicycles and twelve (12) visitor bicycles. In addition, six (6) Bike Lockers shall be provided throughout the parking garage for employees. The Bike Racks and the Bike Lockers shall be installed prior to the issuance of the Non-RUP for the proposed office building.
35. **Exercise and Shower Facilities.** In conjunction with Option 1 and Option 2A, an exercise and shower facility shall be installed in one of the two proposed office building(s) prior to the issuance of the Non-RUP. The exercise facility shall be a minimum of 1,000 square feet and at least four (4) showers shall be installed and made available to employees.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, sixty (60) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

## **GENERAL INFORMATION FOR NOISE STUDY SUBMISSIONS**

### **INTRODUCTION**

On July 24, 2000, the Board of Supervisors adopted Zoning Ordinance Amendment ZO 00-330, which permits noise barriers, in excess of the Zoning Ordinance fence/wall height limitations, to reduce adverse impacts of highway noise on properties located adjacent to major thoroughfares, or to reduce adverse noise impacts of commercial and industrial uses on adjacent properties. Such barriers may be approved by the Board of Supervisors in conjunction with the approval of a proffered rezoning for any zoning district, including P districts, or in conjunction with the approval of a special exception application, or by the Board of Zoning Appeals as a special permit use. Pursuant to Par. 1 of Sect. 8-919 or Par. 3F of Sect. 10-104 of the Zoning Ordinance, a noise impact study is required to demonstrate the need for the noise barrier and the proposed height and the level of mitigation to be achieved by the noise barrier.

In conjunction with the adoption of ZO 00-330, the Planning Commission and Board of Supervisors requested staff to develop standardized noise study submission guidelines which would be submitted to the Planning Commission for review and comment prior to their implementation. On March 14, 2002, the Planning Commission Environment Committee reviewed and endorsed the attached noise study submission guidelines and on March 20, 2002, the Planning Commission endorsed the attached guidelines.

In order to have standardized information to be provided in conjunction with requests for noise barriers, the attached forms must be completed and submitted by applicants with their noise study submissions. The purpose of this form is to assist the review of the information contained in the noise analysis and to ensure that the information provided on all noise studies is generally consistent. However, it is not the intent for this form to replace the submission of an individual noise study.

### **INSTRUCTIONS**

The form entitled "Noise Study Summary Information" must be completed and provided with any noise study which is used to satisfy the requirements of Par. 1 of Sect. 8-919 or Par. 3F of Sect. 10-104 of the Zoning Ordinance, except for noise barriers on a single residential lot. The form entitled "Noise Study Summary Information for Individual Residential Lots" may be used in conjunction with a noise study submission on a single residential lot. It is ultimately the responsibility of the applicant to provide all of the requested information.

The requested information which is contained on the Noise Study Information Summary form is the basic information which is required to run most noise models which have been deemed acceptable by the County. However, any noise model may be used in the projection of future noise levels, provided that such model can project noise levels both before and after mitigation. At a minimum, any noise model must project both unmitigated and mitigated noise levels on the property and must account for topographic variations on the site, the impacts of noise on the second or higher levels of a building, different vehicle types, and the impact of wrap around noise

March 21, 2002

at the edge of the barrier. In addition, the noise model must have its results validated against measurements based on current conditions. If the noise model that is used does not require all of the information contained on the form and the guidelines provided below, a narrative must be provided that (1) provides a detailed description of and justifications for the methodologies and assumptions used; and (2) includes a statement as to why the County should accept the use of these methods. The Federal Highway Administration's Stamina 2.0/Optima and Traffic Noise Model (TNM) are acceptable models to the County and no further justification is required if these models are used.

In order to clearly delineate the projected noise impacts on the property, a map or plat of the property is required in conjunction with the Noise Study Summary Information form which shows both the projected unmitigated and mitigated DNL 65, 70 and 75 dBA noise contours at both the ground and above ground levels. The unmitigated noise contours are those contours which exist on the property prior to construction of the barrier. The above ground level is defined at the second story as approximately 15 feet above ground. If the proposed building(s) has more than two stories, the contours for all of the upper stories must also be provided, or documentation must be provided that demonstrates that there will be no change in noise levels above a certain elevation. The above ground level at the third story is approximately 27 feet above ground, with 12 feet being added for each additional story.

It is noted that there may be instances where the projected unmitigated noise contours may be difficult to determine and/or depict given the presence of existing structures or other features on the site. In addition, there may also be situations where the projected mitigated noise contours may be difficult to determine and/or depict given the future barrier(s) and other structures or features on the site. In such circumstances, it may be appropriate to provide noise data points for the critical areas on the site before construction of the barrier on the site and/or after construction on the site (including barrier construction) in lieu of providing the projected unmitigated and/or projected mitigated noise contours. A critical area is defined as an area that may be used for outdoor recreational activity, such as side and rear yards on residential lots, play areas, outdoor swimming pools and usable open space areas, which are not fully shielded by structures. If critical data point information is provided, a narrative must be provided that provides a detailed description of and justification for the methodologies and assumptions used. In addition, verifiable quantitative data which shows that the results are met must also be provided, such as the Stamina 2.0/Optima or TNM output.

The following guidelines should be considered when completing the forms:

- 1) Current Average Daily Traffic (ADT) and/or Peak Hour Traffic may be obtained from either actual traffic counts, the Virginia Department of Transportation (VDOT) or from other sources which are deemed acceptable by the Fairfax County Department of Transportation (DOT). The traffic counts must be deemed acceptable by DOT and based on the worst case scenario, which is generally the AM or PM peak period and not within a week of a major holiday. If actual traffic counts are used, the date and time of such counts should be noted under the "data source(s) for current and projected

traffic and justification for projected traffic”. It should be noted that current ADT and Peak Hour Traffic are only required when a growth rate, as discussed below, is used.

- 2) Projected ADT and/or peak hour traffic may be obtained from the most recent VDOT projections or an alternative source which is acceptable to DOT. The Comprehensive Plan recommendations for future road improvements must be taken into consideration when projecting traffic. It may be appropriate in some circumstances, such as the absence of up-to-date traffic projections, to project future traffic levels based on a compounded growth rate which is acceptable to DOT. The typical formula for determining a compounded growth rate is:  $P = C(1+r)^n$  where  $P$  is projected traffic,  $C$  is current traffic,  $r$  is rate of growth and  $n$  is number of years. If the traffic projection is based on a compounded growth rate, this should be noted on the form under “data source(s) for current and projected traffic and justification for projected traffic”. Unless another date is deemed acceptable by DOT, the traffic projection should be for a time frame that is at least 20 years into the future. The time frame for the traffic projection must be specified.
- 3) Information pertaining to the percentage of medium and heavy trucks of the ADT or peak hour traffic may not always be known for a particular location. In instances where such information is unavailable, the following breakdown may be used: 95% passenger cars; 3% medium trucks and 2% heavy trucks. This percentage breakdown cannot be used for any highway segment that is listed in VDOT’s publication “Average Daily Traffic Volumes with Vehicle Classification Data on Interstate, Arterial and Primary Routes”. For highway segments listed in VDOT’s publication, the listed traffic mix must be used.
- 4) The on-site measurement of noise levels from several locations throughout the site over a period of time is generally necessary in order to obtain an accurate representation of the existing noise levels. Noise monitoring over a 24-hour period may be necessary to provide an accurate representation of existing noise levels particularly with respect to the weighted day and night average described by the DNL noise metric. A map which clearly shows the on-site location(s) and height(s) of all monitoring sites is required. The location(s) and height(s) of the on-site monitoring sites needed to provide an accurate representation of the existing on-site noise levels depend on a number of factors, including the size of the property, the amount of highway frontage, topography and the location(s) and height(s) of existing buildings or structures. It is recommended that a written statement which provides justification regarding the location(s) and height(s) of on-site monitoring sites and the time period that such monitoring occurred, if less than 24 hours, be provided.
- 5) Once existing noise levels are known, the noise model should be run using the existing conditions and that information should be used to calibrate the model for future projections. This calibration will generally improve the accuracy of the modeling effort, in that it will adjust model results to fit site specific, measured conditions. At

a minimum, the noise model should be capable of the following: considers the effects of a noise barrier; considers noise from the edge of the barrier; accounts for 2<sup>nd</sup> and 3<sup>rd</sup> story impacts (where applicable); and, accounts for topography and different vehicle types.

It should be noted that no proposed barrier should be located in an area which is needed for future road improvements. To obtain information regarding the Comprehensive Plan recommendations for future road improvements and the timing of such improvements, please contact DOT. In addition, the location of any barrier within VDOT right-of-way must be approved by VDOT. VDOT must be contacted and permission obtained prior to construction of a barrier within future or proposed right-of-way.

It should also be noted that construction of a wall with a footing system requires a Building Permit. Walls made entirely of stone, brick and masonry block require a footing system. A wall constructed of wood with intermittent pillars or a wrought iron fence with intermittent pillars will also require a footing system. Although a wooden fence may have some footings for support, it is not deemed a footing system and, thus, a Building Permit would not usually be required for such a fence. However, there may be some instances where a Building Permit may be required for a wooden fence because of structural/safety concerns. Information pertaining to Building Permits should be obtained from the Office of Building Code Services of the Department of Public Works and Environmental Services (DPWES).

## CONTACTS

- 1) For information on the Fairfax County Comprehensive Plan's transportation recommendations, the timing of planned road improvements and traffic growth rates:

Fairfax County Department of Transportation  
12055 Government Center Parkway, Suite 1034  
Fairfax, Virginia 22035  
(703) 324-1145

- 2) For information on growth rates and current or projected ADT and Peak Hour Traffic:

VDOT, Northern Virginia District Office  
Transportation Planning Section  
14685 Avion Parkway  
Chantilly, Virginia 20151-1104  
(703) 383-2200

- 3) For information on acceptable noise models, critical noise areas and on-site noise monitoring activities:

Environment and Development Review Branch, DPZ  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035  
(703) 324-1210 or (703) 324-1380

- 4) For information on the rezoning, special exception or special permit approval process:

Zoning Evaluation Division  
Department of Planning and Zoning (DPZ)  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035  
(703) 324-1290

- 5) For information on Building Permits:

Office of Building Code Services, DPWES  
12055 Government Center Parkway, Suite 444  
Fairfax, Virginia 22035  
(703) 324-1980

## Noise Study Summary Information

The following form must be completed and provided with any noise study which is used to satisfy the requirements of Par. 1 of Sect. 8-919 or Par. 3F of Sect. 10-104 of the Zoning Ordinance, except for noise barriers on a single residential lot.

Tax Map Number and/or Address of Property

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Proposed Use of the Property

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Name(s) and Route Number(s) of Road(s) for which Noise Barrier is Proposed

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Comprehensive Plan Recommendation for Portion of Road(s) which Abut(s) the Property and for which Noise Barrier is Proposed (i.e. improve to six lanes, service road, future right-of-way width, etc.)

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Current Average Daily Traffic (ADT) and/or Peak Hour Traffic (please specify which) per road

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Projected ADT and/or Peak Hour Traffic (please note time horizon, i.e. 20 years into the future) per road

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Data source(s) for current and projected traffic and justification for projected traffic

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Posted Speed Limit (mph) \_\_\_\_\_

Passenger Vehicles as a % of the ADT and/or Peak Hour \_\_\_\_\_

Medium Trucks as a % of the ADT and/or Peak Hour \_\_\_\_\_

Heavy Trucks as a % of the ADT and/or Peak Hour \_\_\_\_\_

Source of Vehicle Mix Information \_\_\_\_\_

Characteristics of Traffic Flow during on-site monitoring (i.e. free flowing at posted speed, moving below posted speed, stand still) \_\_\_\_\_

Weather and road conditions during on-site monitoring (i.e. wet pavement, dry pavement, snow cover, wind speed) \_\_\_\_\_

Dates and times (including duration) of on-site monitoring \_\_\_\_\_

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Provide a map showing the locations of all on-site monitoring sites.

Noise Model Used \_\_\_\_\_

Run noise model using existing conditions and discuss how that information was used to calibrate future predictions.

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Provide a map or plat of the property which delineates the **projected unmitigated** DNL 65, 70 and 75 dba noise contours at both the ground and above ground levels. The above ground level is defined as the noise levels at the second story (approximately 15 feet above ground). If the proposed building(s) has more than two stories, the contours for the upper levels must also be provided, or documentation provided that demonstrates that there will be no change in noise levels above a certain elevation. The above ground level at the third story is approximately 27 feet above ground, with 12 feet being added for each additional story. It is noted that there may be instances where the projected unmitigated noise contours may be difficult to determine and/or depict given the presence of existing structures or other features on the site. In such circumstances, it may be appropriate to provide noise data points for the critical areas on the site before construction on the site in lieu of providing the projected unmitigated noise contours.

Provide a map or plat of the property which delineates the **projected mitigated** DNL 65, 70 and 75 dBA noise contours at both the ground and above ground levels. The above ground level is defined as the noise levels at the second story (approximately 15 feet above ground). If the proposed building(s) has more than two stories, the contours for the upper levels must also be provided, or documentation provided that demonstrates that there will be no change in noise levels above a certain elevation. The above ground level at the third story is approximately 27 feet above ground, with 12 feet being added for each additional story. It is noted that there may be instances where the projected mitigated noise contours may be difficult to determine and/or depict given the future barrier(s) and other structures or features on the site. In such circumstances, it may be appropriate to provide noise data points for the critical areas on the site after construction on the

site (including barrier construction) in lieu of providing the projected mitigated noise contours. Note: The projected mitigated and unmitigated noise contours may be depicted on the same map or plat provided that it can be done in such a manner which is clear and legible.

Description and Illustration of the Proposed Noise Barrier. This discussion and illustration must include the height of the proposed barrier, the proposed location of the barrier on the property, the acoustical design and structural features of the barrier, building materials to be used in the construction of the barrier and any connections to an adjacent barrier(s). This description must also include a discussion of any future road improvements as recommended by the Comprehensive Plan and whether the proposed barrier location is impacted by such recommendations. Additional sheets and illustrations may be attached if necessary.

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Discuss How the Proposed Development Supports the Attainment of Exterior Noise Mitigation Recommendations of the Comprehensive Plan. The Comprehensive Plan recommends that new development should not expose people to an exterior noise level in excess of DNL 65 dBA for outdoor activity areas including outdoor recreation areas of homes. In addition, new residential development should not occur in areas with projected highway noise exposure exceeding DNL 75 dBA. As such, please describe how the proposed noise barrier addresses the Plan's recommendations for exterior noise mitigation. Additional sheets may be attached if necessary.

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Description and Illustration of Efforts to Mitigate the Visual Impacts of the Noise Barrier on Adjacent Properties. This description and illustration must describe/show the visual impacts on adjacent properties to include the location and design of the barrier, use of berms and landscaping. Additional sheets may be attached if necessary.

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**Noise Study Summary Information for Individual Residential Lots**

The following form must be completed and provided with any noise study which is used to satisfy the requirements of Par. 1 of Sect. 8-919 or Par. 3F of Sect. 10-104 of the Zoning Ordinance for noise barriers on a single residential lot. When appropriate, additional information may be requested by staff in order to complete their evaluation.

Tax Map Number and/or Address of Property

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Name(s) and Route Number(s) of Roads for which Noise Barrier is Proposed

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Justification for Noise Barrier. Provide written justification as to the reasons why the proposed noise barrier is needed at this location. Information pertaining to the existing on-site noise levels is highly desirable, but not required. Additional sheets may be attached if necessary.

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Description and Illustration of the Proposed Noise Barrier. This description and illustration must include the proposed height of the barrier, the proposed location of the barrier on the property, the acoustical design and structural features of the barrier, building materials to be used in the construction of the barrier and any connections to an adjacent barrier(s). Additional sheets and illustrations may be attached if necessary.

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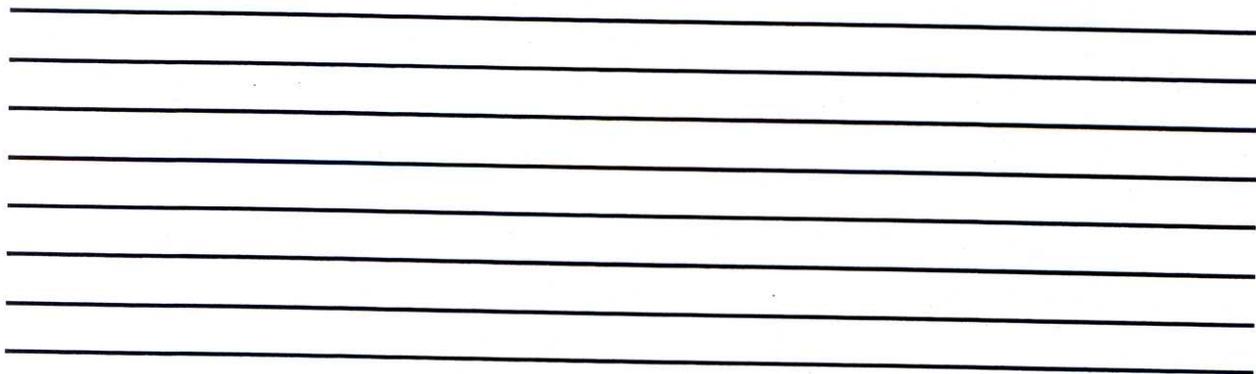
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Describe Efforts to Mitigate the Visual Impacts of the Noise Barrier on Adjacent Properties. This description must include a discussion of the visual impacts on adjacent properties to include the location and design of the barrier, use of berms and landscaping. Additional sheets and illustrations may be attached if necessary.





# FAIRFAX COUNTY

## ATTACHMENT 3

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

V I R G I N I A

November 11, 1994

Martin D. Walsh, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201



RE: Special Exception  
Number SE 94-P-040  
(Concurrent with PCA 88-D-005)

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on October 31, 1994 the Board approved Special Exception Number SE 94-P-040 in the name of Gannett Company, Incorporated, located at Tax Map 29-2 ((15)) Pt. A4; and 29-4 ((7)) 12A for an increase in building height (Paragraph 3 Section 9-601); radio and television broadcasting facilities, microwave facilities and satellite earth stations accessory to an office building (Paragraph 3 Section 9-101); a helistop as an accessory use to an office use (Paragraph 4 Section 9-401); and, a waiver of certain sign regulations (Paragraph 17 Section 9-601) of the Fairfax County by requiring conformance with the following development conditions:

1. This approval is granted for and runs with the land indicated in the application, as limited by Paragraph 4 below, and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.

2.

3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "**Gannett Special Exception Plat**", prepared by **Skidmore, Owings & Merrill and Dewberry & Davis** and dated **October 17, 1994**, Sheets 1-4, and these development conditions.

4. **Limitation on Use and Applicant.** In the event that any building on the site is not occupied by a "single user" as defined below, in addition to the requirements set forth below, prior to site plan approval, the owner/tenant of any building on the site occupied by more than a single user per building shall submit detailed site plans, landscape plans and architectural plans (including, but not limited to, building footprints, architectural design, exterior facade materials and treatments, and location, size and details of all proposed signage and telecommunications facilities) to the Planning Commission for review and recommendation and to the Board of Supervisors for review and approval based upon the applicable Special Exception standards contained in the Zoning Ordinance. The burden of such submission, review and approval for the applicant shall be the same as those for the review and approval process for a new special exception application. For the purpose of these development conditions, the term "single user" shall be defined as a user and its affiliates (defined as subsidiaries and other entities in which the user has a direct or indirect interest of at least 33 1/3%) which, along with accessory uses, occupies 85% or more of a single building.

5. **Limitation on square footage.** Development on the site shall not exceed 1,307,223 square feet, a 1.0 FAR. A maximum of fifty percent (50%) of any cellar space may be utilized for office use. It is understood that the 30.0097 acre site may be subdivided into two (2) or more lots of record, with one (1) lot consisting of approximately 5.0 acres containing only a stormwater management facility. It is further understood that the entire amount of gross floor area (1,307, 223 square feet attributed to this site) may be located on the remaining 25.01 acres of the site, notwithstanding the fact that this may result in a FAR that exceeds 1.0 when calculated solely on the 25.01 acres.
6. **Substantial conformance.** The development shall be in substantial conformance with the Urban Design Guidelines and the design recommendations contained within the Land Unit Recommendations of the Tysons Corner Urban Center Plan of the Comprehensive Plan.

3.

7. **Review of site/architectural by Planning Commission.** Prior to site plan, landscape plan and architectural plan approval, such plans shall be submitted to the Planning Commission for review for conformance with the Zoning Ordinance and these Development Conditions.
8. **Height of buildings.** The maximum building height of building(s) located to the east and south of the stormwater management pond shall not exceed 300 feet. The maximum height of any penthouse in this area shall not exceed an additional 40 feet.

The maximum building height of any portion of building(s) located to the west of the stormwater management pond shall not exceed a 14 degree view angle from any property within the McLean Hamlet subdivision or 290 feet, whichever is less. Notwithstanding the above, the maximum building height of any portion of building(s) located between 75 feet and 150 feet from the DAAR right-of-way shall not exceed 75 feet. The maximum height of any penthouse in this area shall not exceed an additional 30 feet.

All penthouses shall be screened with an architectural facade similar to that provided on the building.

9. **Building materials.** The facade of any building that faces the Dulles Airport Access Road (DAAR) shall be constructed so as to prevent building glare on adjacent residential communities.
10. **Signs.** The following provisions regarding building mounted signs shall apply to any building that is occupied by a single user. If a building is not occupied by a single user, all signs associated with that building, including building mounted signs, shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.
  - a. Building mounted signs other than as permitted in paragraph 10c. below shall be permitted on a maximum of four (4) sides of any building located on the site. A maximum of one (1) sign shall be permitted on each of these four (4) sides; however, if a building has a side or sides that face onto the DAAR and/or I-495, on one (1) side of the building that faces the DAAR and on one (1) side of the building that faces I-495, a maximum of two (2) signs shall be permitted on each of those sides of the building. No more than one (1) sign shall

## 4.

be permitted on any side of a building that does not face the DAAR or I-495. The maximum number of building mounted signs shall be four (4) per building; however, up to two (2) additional signs per building shall be permitted if such signs are located on a side of a building that faces the DAAR or I-495 as described above. Building mounted signs shall be only for the purpose of identification of the single user and shall be back-lit only. No sign shall identify more than one (1) business entity. The maximum area of any sign shall be determined by tracing the outer edges of the letters and logo, and shall not include the space, if any, between lines of text. The maximum size of any sign shall be 300 square feet, as qualified below. The total maximum sign area of building mounted signs per building shall be 1800 square feet, as qualified below:

- 1) Where the top of the sign is placed at a building height of 300 feet, the maximum sign area per side of a building for the two sides of the building that face the DAAR and I-495 shall not exceed an area of 600 square feet, and the maximum sign area for any of the other sides of the building shall not exceed an area of 300 square feet each. Each sign shall have a maximum letter height of 6 feet, except that a logo and the first letter of a name may be nine (9) feet tall. The maximum length of the sign shall be 50 feet.
  - 2) When the top of the sign is placed at a building height of less than 300 feet but more than 150 feet, the maximum total sign area of 1800 square feet and the maximum area of each sign of 300 square feet shall decrease by one-half of a square foot for each one (1) foot decrease of building height;
  - 3) When the top of the sign is placed at a building height of 150 feet or less, the maximum sign area per sign shall not exceed 200 square feet and the maximum total sign area per building shall not exceed 400 square feet.
- b. Notwithstanding the above, any building located west of the stormwater management pond shall be further limited to the following:

## 5.

- 1) A maximum of one (1) building mounted sign on any side of the building that faces the McLean Hamlet subdivision, with each such sign not to exceed 200 square feet in area, unless the applicant submits to the Planning Commission for its review and action a request to increase the area and number of such signs. Such a request shall be accompanied by information depicting and justifying the increase and shall contain sufficient graphic and written information as required by the Commission.

Upon review of such information, the Planning Commission may approve or deny the request. In no circumstance, however, may the Commission grant an increase that exceeds any of the restrictions set forth in paragraph 10a above.

- 2) A maximum of one (1) building mounted sign on any side of the building that does not face the McLean Hamlet subdivision. Each such sign shall not exceed 300 square feet in area, as modified by the proportional decrease in area based upon location on the building, as set forth in paragraphs 10a above.
  - 3) A maximum of four (4) building mounted signs per building, unless an increase to a maximum of six (6) is granted pursuant to paragraph b1) above.
- c. In addition, each building on site shall be permitted to have a maximum total combined signage area of 215 square feet comprised of the following: signs located on building awnings, building mounted signs located at the first floor level, and/or freestanding signs in accordance with Paragraph 13B. of Section 12-203 the Zoning Ordinance.

Other than as permitted above, all others signs on the site shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.

Sign permits for all signs shall be obtained in accordance with the provisions of Article 12 of the Zoning Ordinance.

## 6.

11. **Helistop.** One (1) helistop that is an accessory use to, and for the sole use of, only one single user on the site, shall be permitted. The helistop shall be designed to meet the standards and requirements imposed by the FAA and all other applicable federal, state and local statutes, ordinances, rules and regulations. In accordance with Paragraph 3 of Section 9-304, a noise abatement study shall be submitted to the Department of Environmental Management (DEM) at the time of site plan submission for the helistop. Except in the case of an emergency, the take-off and landing flight path of all helicopters using the helistop shall be restricted to overflight of non-residential areas, as shown on the attached Exhibit dated August 10, 1994.

Except for weather-related delays, emergencies, or delays as a result of air traffic control that are not the cause of the user, no helicopter flights to and from the property shall occur between the hours of 10:30 pm and 7:00 am. In addition, the use of the helicopter shall be limited to three (3) round trips per day on a 30 day rolling average basis. Records of such helicopter flights shall be made available to the County on request.

12. **Communication facilities.** Satellite earth stations (including equipment shelters) and communication antennas shall be permitted on site as an accessory use to and for the use of all tenants in a building occupied by a single user. Such facilities may be ground or building mounted and shall be designed to comply with all applicable federal, State and local statutes, ordinances, rules and regulations. Ground-based antenna towers (other than satellite antenna mounting frames no greater than ten (10) feet in height) shall not be permitted on the site. Prior to the issuance of permits for the communication facilities, the applicant shall submit a "Radiation Hazards Assessment" to the County Department of Communications and to the office of the Magisterial District Supervisor.

The assessment shall be prepared by a consultant acceptable to the Department of Communications and the assessment and installation shall be subject to the Department's approval. Approval or denial shall be based upon the protection of the public health, safety and welfare. Protective measures, such as fencing, warning signs and antenna orientation shall be provided, as determined by the Department. The facilities shall be screened appropriately from public view to the maximum extent feasible without interfering with communications to and from the facilities. The facilities shall not be located within the peripheral yards shown on the Special Exception Plat or within the 75 foot setback from the Dulles Airport Access Road.

Notwithstanding the foregoing, nothing herein shall preclude the establishment by others of structure or roof top mounted mobile and land based telecommunications facilities with related unmanned equipment buildings as permitted by the provisions of Paragraph 1 of Section 2-514 of the Zoning Ordinance.

13. **Tree Preservation.** The applicant shall, subject to the review of the Urban Forester, preserve existing trees on the site within a 40 foot wide setback along the property's DAAR and I-495 frontages; between "Pond C" and the DAAR, except as may be required for the construction and maintenance of the pond; and, within a 40 foot wide setback along the property's southeastern property boundary.
14. **Landscaping and Open Space.** Landscaping shall be provided in substantial conformance with the guidelines set forth in the Tysons Corner Urban Center Plan and the Zoning Ordinance and the Public Facilities Manual (PFM), subject to the review of the Urban Forester. Excluding the 5.0 acre Stormwater Management/Best Management Practices (SWM/BMP) facility and surrounding area, a minimum of 21.6% landscaped open space shall be provided. The landscaped open space shall be comprised of the peripheral site landscaping as shown on the special exception plat (14%), as well as 7.6% (calculated as a percentage of the 25.01 acres of the site that excludes the 5.0 acre SWM/BMP facility and surrounding area) landscaped open space located internal to the site, to include such elements as landscaped site and building entry areas, landscaped seating areas, and plazas. An open space, landscaped amenity shall be provided on the site in substantial conformance with the guidelines established in the Tysons Corner Urban Center Plan.
15. **Parking.** Parking shall be provided in accordance with Article 11. The number of parking spaces provided on-site may be increased above the minimum Ordinance requirements as long as any additional spaces do not decrease the open space tabulation. The exterior of all parking structures shall be landscaped.
16. **Setback from the DAAR.** There shall be a minimum distance of 75 feet between all principal buildings and the Dulles Airport Access Road (DAAR) right-of-way. However, free standing parking structures may be located within 75 feet of the DAAR right-of-way, provided that the height of such structures is governed by a 45 degree angle of bulk plane from the right-of-way and provided that no structures are located within 40 feet of the right-of-way.

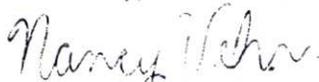
8.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, ten (10) years after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. For purposes of this section, the commencement of construction and diligent prosecution of the first building that is subject to the provisions of this Special Exception will be deemed to have established the use on the site. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Dvs., Park Authority

NOTES:

1. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION FOR THE FOLLOWING APPROVALS:

- AN INCREASE IN BUILDING HEIGHT AS PROVIDED FOR IN PAR. 3 OF SECT. 9-601;
- RADIO AND TELEVISION BROADCASTING FACILITIES, RECORDING FACILITIES AND SATELLITE DATA STATIONS ACCESSORY TO AN OFFICE USE AS PROVIDED FOR IN PAR. 3 OF SECT. 9-1011;
- A RELIEF OF AN ACCESSORY USE TO AN OFFICE USE AS PROVIDED FOR IN PAR. 4 OF SECT. 9-601; AND
- A WAIVER OF CERTAIN SIGN REGULATIONS AS PROVIDED FOR IN PAR. 17 OF SECT. 9-601.

2. THE PROPERTY OWNED BY THE SUBJECT OF THIS SPECIAL EXCEPTION APPLICATION IS IDENTIFIED ON THE PALMER COUNTY ZONING MAP AS Z-3 (118) A4 (PART) AND Z-4 (177) 13A.

3. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME WILL BE FURNISHED ON A SEPARATE DOCUMENT.

4. THE EXISTING IMPROVEMENTS SHOWN HEREIN IS FROM A PLAN PREPARED BY OTHERS.

5. THE TOPOGRAPHY SHOWN HEREIN IS AT A CERTAIN INTERVAL OF THE FOOT BY FIELD SURVEY AND AIR SURVEY PREPARED BY OTHERS.

6. THE FLOODPLAIN THAT IS LOCATED ON THE SUBJECT PROPERTY IS REPRESENTED ON THE GRAPHIC. A RESURFACE PROTECTION AREA (RPA) EXISTING DELINEATION HAS BEEN APPROVED WHICH CLEARLY SHOWS THE LIMITS OF THE RPA IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 118-1-4 OF THE ORDINANCE BUT PROHIBITS CONSTRUCTION THEREIN IN AN ENVIRONMENTAL QUALITY CONSIDER (EQC) LOCATED ON THE PROPERTY.

7. THERE ARE SEVERAL EXISTING UTILITY IMPROVEMENTS WHICH HAVE A WIDTH OF THIRTY-FIVE (35) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY. THEY ARE REPRESENTED ON THE GRAPHIC AND ARE BASED ON INFORMATION OBTAINABLE FROM THE MAPS AND/OR RECORDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THESE SHOULD NOT BE REGARDED AS ACTUAL LOCATIONS.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRUBS OR HISTORICAL OR ARCHAEOLOGICAL RESOURCES LOCATED ON THE SUBJECT PROPERTY.

9. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

10. PUBLIC UTILITIES, TO INCLUDE PUBLIC WATER AND SEWER, ARE COMPLETELY AVAILABLE AT THE SITE OR WILL BE EXTENDED BY THE UTILITY COMPANY OR DEVELOPER AS APPROPRIATE.

11. THE POINTS OF EGRESS AND EGRESS TO THE PROPERTY WILL BE LIMITED TO JONES BRANCH DRIVE AT SPECIFIC LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING AND SITE PLAN PREPARATION AND TO BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

12. THE PROPOSED BUILDING(S) WILL BE LOCATED WITHIN THE BUILDABLE AREA AS REPRESENTED ON THE GRAPHIC AND AS QUALIFIED IN A DEVELOPMENT CONDITION. THE BUILDABLE AREA AS REPRESENTED IS SUBJECT TO ADJUSTMENT BASED ON THE FINAL ORDINANCE. THE EXISTING BUILDING, LOCATIONS, HEIGHTS AND FOOTPRINTS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND SITE PLAN PREPARATION, BUT IN NO CIRCUMSTANCE WILL THE OVER SPACE REPRESENTED BY THE DEDICATION BE EXCEEDED AND THERE WILL BE NO INCREASE IN THE GROSS FLOOR AREA AS REPRESENTED BY THE DEDICATION.

13. THERE IS A HIDDEN FRONT YARD RECREATION OF THE SUBJECT PROPERTY ADJACENT TO THE HULLS AIRPORT ACCESS ROAD (DAR) AND 1-095 REAR-OF-HOUSE AND ALSO ADJACENT TO JONES BRANCH DRIVE. THE AREA ADJACENT TO THE CONCRETE LOT LINES WITH LOTS 29-3 (118) A4 AND 29-4 (177) 1 ARE SITE CORNERS. THE HIDDEN FRONT YARD RECREATION SPECIFIED IN THE O-3 DEFECTIVE IS "RECREATION IN A 20' WIDE STRIP OF LAND, BUT NOT LESS THAN 40 FEET." THE O-3 DEFECTIVE HAS NO HIDDEN REAR YARD RECREATION, HOWEVER, THE PROPOSED BUILDING(S) WILL BE LOCATED NO CLOSER THAN 40 FEET TO THE REAR LOT LINE. ALL OF THE OTHER ADJACENT TO THE CONCRETE LOT LINES OF THE PROPOSED POND C LOT HAVE BEEN DEEMED TO BE SITE CORNERS. AS THERE IS NO HIDDEN REAR YARD RECREATION SPECIFIED IN THE O-3 DEFECTIVE, NO REAR YARD RECREATION WILL BE PROVIDED ADJACENT TO THE POND C LOT. THE PROPOSED BUILDING(S) WILL BE LOCATED IN STRICT ACCORDANCE WITH THESE HIDDEN YARD RECREATION.

14. IN ACCORDANCE TO THE HIDDEN YARD RECREATION SPECIFIED IN THE O-3 DEFECTIVE, THE PROPOSED PROVISIONAL BUILDING(S) WILL BE LOCATED IN ACCORDANCE WITH THE 10' FOOT MINIMUM RECREATION REQUIREMENT PROVIDED BY THE PROVISIONS SET FORTH IN SECT. 9-414 OF THE ZONING ORDINANCE. PROVISIONAL PARKING STRUCTURES MAY BE LOCATED AS SPECIFIED IN A DEVELOPMENT CONDITION. LAYOUTS, HEIGHTS AND FOOTPRINTS OF 10' FOOT PROVISIONAL PARKING STRUCTURES (PROVISIONAL PARKING) WILL BE PROVIDED ALONG THE HIDDEN FRONT YARD RECREATION FROM THE VARIOUS 10' FOOT STRIPS ON THE GRAPHIC.

15. THE FLOOR AREA(S) REPRESENTED IN THE TABLES IN GROSS FLOOR AREA AS DEFINED IN THE PALMER COUNTY ZONING ORDINANCE. THE FLOOR AREA BEING REPRESENTED IS BASED ON THE 36,097 ACRES LAND AREA. IN ACCORDANCE WITH IT IS UNDERSTOOD THAT THE BUILDING(S) THAT HAVE CELLAR SPACE(S) WHICH SPACE WILL BE CALCULATED FOR PROVISIONAL FACILITY. IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-303 OF THE ZONING ORDINANCE, THE USE OF THE CELLAR SPACE(S) WILL BE LIMITED TO THE STORAGE AND STORAGE OF MATERIALS IN SUCH AS BELOW BUILDING MECHANICAL AND ELECTRICAL (M/E) EQUIPMENT, MECHANICAL PARTS, BUILDINGS AND OFFICE EQUIPMENT (M/E) EQUIPMENT (M/E) AND BUILDINGS OF ONE OF THE CELLAR SPACE(S) FLOOR AREA WILL BE OCCUPIED BY OFFICE USE.

16. THE HIDDEN BUILDING HEIGHT(S) REPRESENTED ON SHEET 4 OF THE GRAPHIC IS THE PROPOSED BUILDING(S) HEIGHT(S) MEASURED FROM THE EXISTING TOPOGRAPHY. THE FINAL BUILDING HEIGHT(S) WILL BE MEASURED FROM A FINAL GRADE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE. THE FINAL GRADE, WHICH MAY BE LOWER OR HIGHER THAN THE EXISTING TOPOGRAPHY, WILL BE DETERMINED WITH FINAL ENGINEERING. IN ADDITION, THE BUILDING(S) WILL LIKELY HAVE A PORCH/DECK(S) EXTENDING TO ABOUT 10 FEET BEYOND THE PROVISIONAL HEIGHT LOCATED ON THE ROOF. THE HEIGHT AND ROOF AREA COVERAGE OF THE PORCH/DECK(S) WILL BE CONSISTENT WITH THE HEIGHT AND ROOF AREA COVERAGE OF THE BUILDING(S) AND WILL BE CONSISTENT WITH THE ARCHITECTURAL INTEGRATION OF THE FINAL BUILDING(S). ADDITIONALLY, A RAISED WALKWAY MAY BE PROVIDED AND SUCH WALKWAY SHALL BE AT LEAST 18" FEET ABOVE THE ROOF LEVEL(S). THE FINAL HEIGHT(S) OF THE BUILDING(S) AND PORCHES ARE FURTHER GOVERNED BY A DEVELOPMENT CONDITION.

17. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABLES AND THE REMOVAL OF 2.4 SPACES FOR 1,000 SQUARE FEET OF GROSS FLOOR AREA AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. A FINAL NUMBER OF SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION. IT IS TO BE UNDERSTOOD THAT THE FINAL NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABLES BASED ON FINAL DESIGN AS LONG AS ANY ADDITIONAL SPACES DO NOT EXCEED THE OVER SPACE REPRESENTED IN THE TABLES AND AS LONG AS THE EXISTING EXCESS REPRESENTED IN THE TABLES IS NOT EXCEEDED. A SUFFICIENCY OF PARKING SPACES WILL BE LOCATED IN A BELOW AND/OR ABOVE GROUND PARKING STRUCTURE(S). ALL PARKING SPACES WILL BE LOCATED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

18. LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. LOADING DOCKS AND ELEVATORS WILL BE EXTENDED FROM THE VIEW OF ADJACENT DEVELOPERS AND FROM THE PUBLIC VIEWERS IN BAYS, PORCHES, WALLS, LANDSCAPING OR A CONSTRUCTION TRUCK.

19. STOPPAGE MANAGEMENT (SMP) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). THE EXACT SHAPE AND SIZE OF THE SWAYING POND AND RELATED LOT IS REPRESENTED ON THE GRAPHIC IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

20. OVER SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-414 OF THE ZONING ORDINANCE. THE PROVISIONS SET FORTH IN SECT. 9-414 OF THE ZONING ORDINANCE.

- 20. THE PRINCIPAL USE OF THE PROPOSED BUILDING(S) WILL BE OFFICE. IT IS TO BE UNDERSTOOD THAT SECONDARY AND RELATED USES WILL INCLUDE BUT NOT BE LIMITED TO ACTIVITIES ASSOCIATED WITH COMMUNICATIONS, INFORMATION AND THE PRODUCTION OF INFORMATION, AND IN ADDITION, ACCESSORY SERVICE USES WILL BE LOCATED WITHIN THE BUILDING(S) TO SUPPORT THE PRINCIPAL USE. THE ACCESSORY SERVICE USES MAY INCLUDE EXHIBIT FACILITIES, FINANCIAL/INVESTMENT FACILITIES, A CHILD CARE AND/OR ELDER CARE CENTER, CONVENTIONS PROVIDING MEAL SALES AND SERVICES AND OTHER SUCH USES AS SET FORTH IN PAR. 3 OF SECT. 10-203 OF THE ZONING ORDINANCE. SAID ACCESSORY SERVICE USES WILL BE SUBJECT TO THE USE LIMITATIONS SET FORTH IN SECT. 10-203 OF THE ZONING ORDINANCE.
- 21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL USES SUCH AS GARDENS, TREES, EXERCISE YARDS, JOGGING TRAILS, PASSIVE AND ACTIVE RECREATIONAL FACILITIES, WALLS AND ABOVE GROUND UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED BUT WILL NOT BE LOCATED IN THE TRANSITIONAL SCREENING ZONE AREA ADJACENT TO THE HIDDEN FRONT YARD.
- 22. LANDSCAPING AND TREE PLANTING ARE REQUIRED AT THE TIME OF FINAL ENGINEERING AND SITE PLAN PREPARATION. A TRANSITIONAL SCREENING ZONE AND BUFFER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN WIDE 13 ANCHOR. LAYOUTS, HEIGHTS AND FOOTPRINTS OF A SCREENING ZONE MAY BE REQUESTED FROM THE DIRECTOR OF DEM FOR THE PLACEMENT OF THE REQUIRED BUFFER SO THAT IT CAN BE BEST LOCATED TO SCREEN ANY UNDESIRABLE ELEMENTS OF THE SITE DEVELOPMENT PROGRAM.
- 23. A FOUR FOOT WIDE CONCRETE SIDEWALK WILL BE PROVIDED ALONG JONES BRANCH DRIVE IN ACCORDANCE WITH THE PROVISIONS APPROVED IN CONNECTION WITH THE APPROVAL OF PCA 80-0-000.
- 24. A RELIEF OF AN ACCESSORY USE TO THE PRINCIPAL OFFICE USE OF THE PROPERTY AS QUALIFIED IN A DEVELOPMENT CONDITION. IT WILL BE LOCATED WITHIN THE BUILDABLE AREA DEDICATED TO THE GRAPHIC. IT WILL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS AND PROVISIONS IMPOSED BY SUCH SERVICES AS THE FEDERAL AVIATION ADMINISTRATION AND ALL OTHER APPLICABLE FEDERAL, STATE OR LOCAL STATUTES, ORDINANCES, RULES OR REGULATIONS. A SIGN SUCH AS REQUIRED BY THE PROVISIONS SET FORTH IN PAR. 3 OF SECT. 9-603 OF THE ZONING ORDINANCE WILL BE SUBMITTED AS A SEPARATE DOCUMENT.
- 25. SATELLITE Dishes AND COMMUNICATIONS ANTENNAS ARE PROVIDED AS AN ACCESSORY USE TO THE PRINCIPAL OFFICE USE AS QUALIFIED IN A DEVELOPMENT CONDITION. THEY WILL BE LOCATED ON THE GROUND WITHIN THE BUILDABLE AREA DEDICATED TO THE GRAPHIC OR ON THE BUILDING ROOFS. THEY WILL BE LOCATED AND DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, ORDINANCES, RULES AND REGULATIONS AND THEY WILL BE SCREENED BY EITHER FENCES OR PROPERTY WALLS TO THE EXTERIOR OF SUCH SCREENING DECK FOR PRIVATE UNDER TRANSMISSION OF RECEIVERS. THE MAP AND STATEMENT SUBMITTED BY THE PROVISIONS SET FORTH IN SECT. 9-603 OF THE ZONING ORDINANCE WILL BE FURNISHED AS A SEPARATE DOCUMENT.
- 26. BUILDING RELATED SIGNS ARE PROVIDED TO IDENTIFY THE BUILDING FROM SURROUNDING NEIGHBORHOOD. SAID SIGNS ARE PROVIDED TO EXCEED THE 200 SQUARE FEET PER SIGN THAT IS SPECIFIED IN PAR. 8 OF SECT. 11-303 OF THE ZONING ORDINANCE. THE SIGNS WILL BE SIGN-LIT AND WILL BE SUCH HEIGHT, SIZE AND SPACING AS SPECIFIED BY A DEVELOPMENT CONDITION.
- 27. TO THE BEST OF OUR KNOWLEDGE, ALL PROVISIONS OR ZONING REQUIREMENTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.1, 118.2, AND 118.3; ALL REGULATIONS UNDER FEDERAL MANAGEMENT 48 CFR 101-11.1 - VIRGINIA BALANCE WITH FEDERAL REQUIREMENTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118 WILL BE UTILIZED, STORED, TRUCKED AND/OR DISPOSED OF IN ACCORDANCE WITH SAID REGULATIONS.
- 28. IT IS COMPLETELY ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY MAY OCCUR IN TWO OR MORE PHASES. THE FINAL PLAN WILL CONSIDER SEVERAL YEARS AFTER ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. THE SECOND AND SUBSEQUENT PHASES WILL BE CONSIDERED AS SPACE NEEDS ARISING.
- 29. EXCEPT WHERE NOTED HEREIN, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND STANDARDS.

TABLE

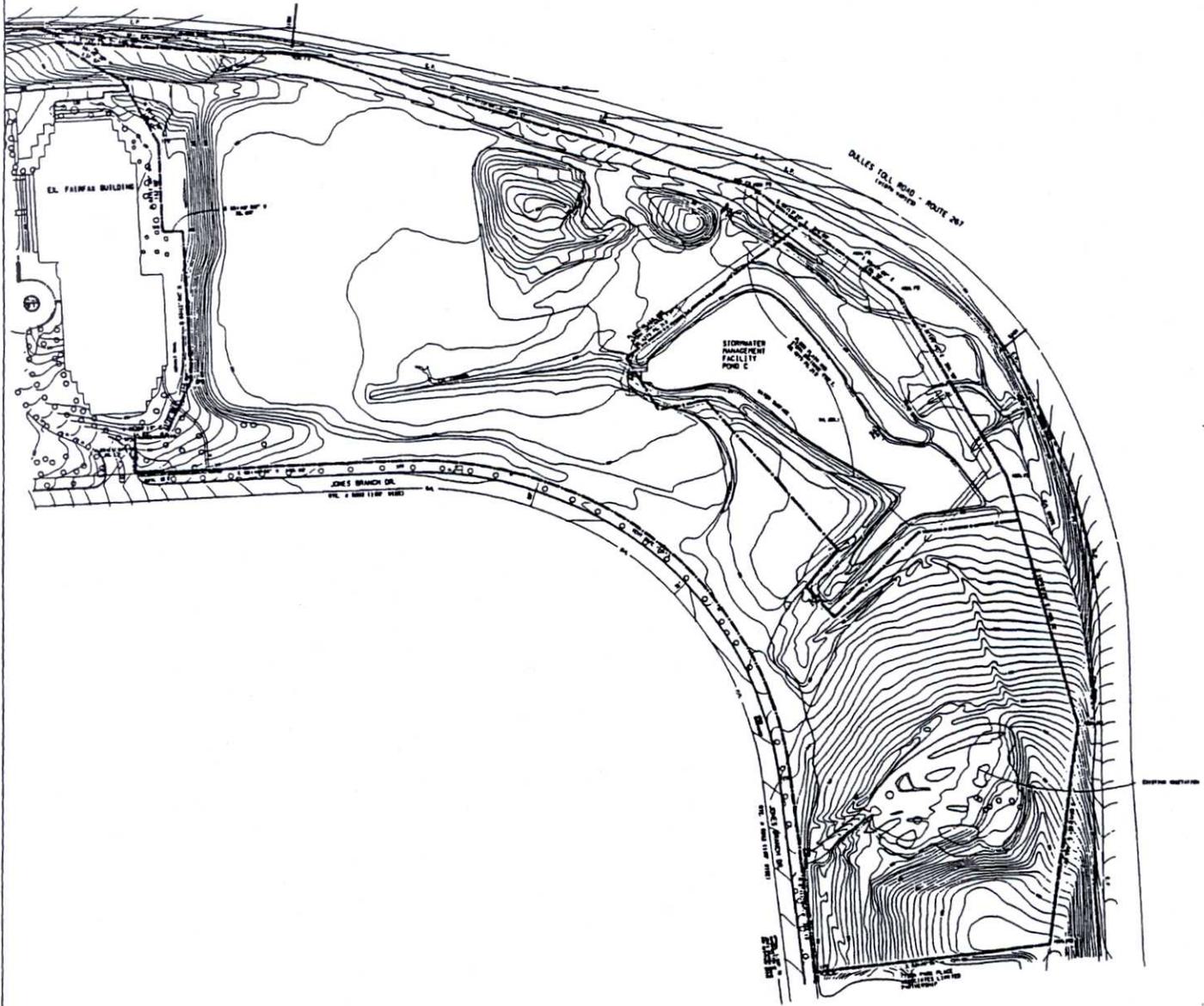
TABLETION

EXISTING BUILDING	0-3
LAND AREA	36,097 AC
PROPOSED GROSS FLOOR AREA	1,307,323 SF
FLOOR AREA RATIO	3.6
INDIVIDUAL SPACES PROVIDED/PROPOSED	3399*
OVER SPACE REQUIRED	(18.04)
OVER SPACE PROVIDED	(21.04 OF 24.01 ACRES) 4.23 AC
PROVISIONAL MANAGEMENT FACILITY	(11.24 OF 36,097 ACRES) 0.31 AC
TOTAL	(24.24 OF 36,097 ACRES) 0.67 AC
PROVISIONAL BUILDING HEIGHT	300 FT

\* SEE PAGE 16  
\*\* SEE PAGE 19

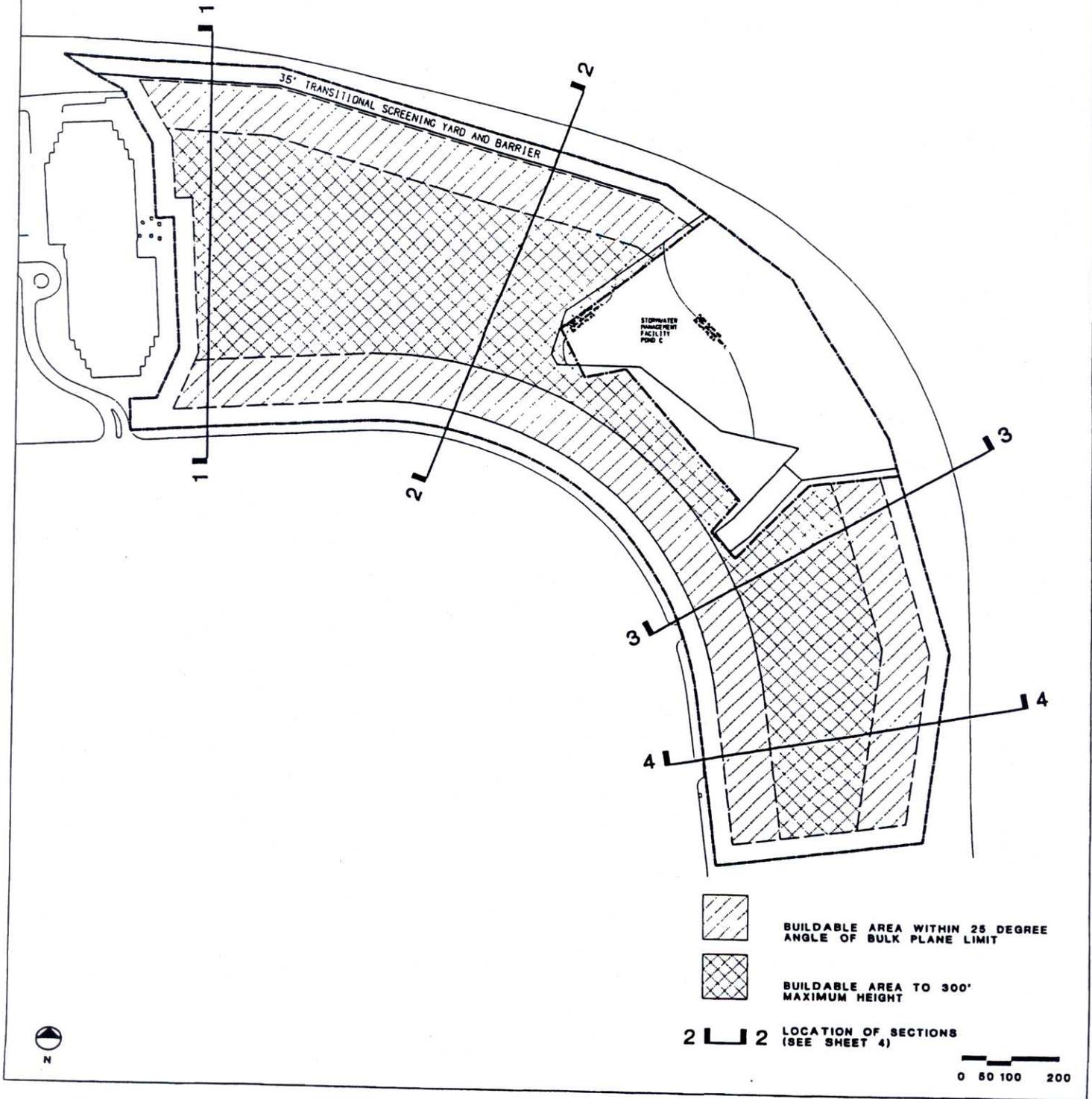


SPECIAL EXCEPTION PLAT  
GENERAL NOTES



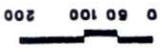
SPECIAL EXCEPTION PLAT

EXISTING CONDITIONS

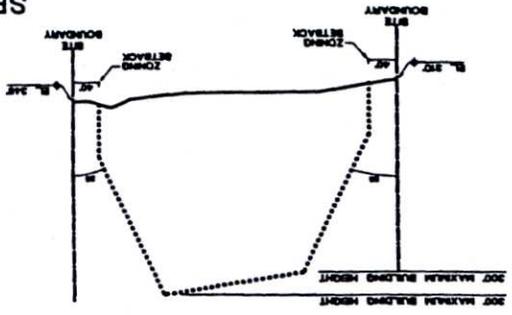


SPECIAL EXCEPTION PLAT  
 BULK PLANE & ENVELOPE LIMIT PLAN

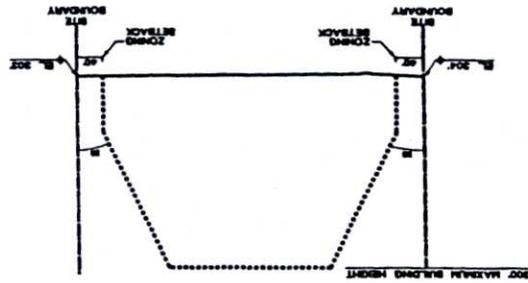
S P E C I A L E X C E P T I O N P L A T  
B U L K P L A N E & E N V E L O P E L I M I T S E C T I O N S



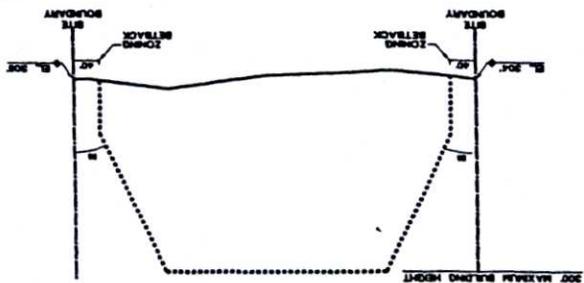
SECTION 4



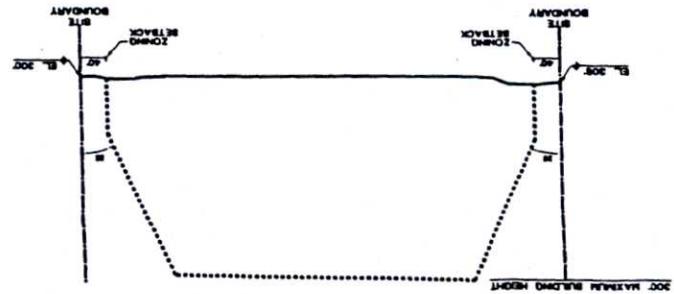
SECTION 3



SECTION 2



SECTION 1





**ATTACHMENT 4**

Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
[lstrobel@arl.thelandlawyers.com](mailto:lstrobel@arl.thelandlawyers.com)

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

**Revised**  
November 12, 2008

RECEIVED  
Department of Planning & Zoning  
NOV 13 2008  
Zoning Evaluation Division

**Via Scheduled Express**

Regina C. Coyle, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: SEA 94-P-040  
Applicant: RP MRP Tysons, LLC  
Fairfax County Tax Map Reference: 29-2 ((15)) C2 (the "Property")

Dear Ms. Coyle:

Please accept this letter to supplement the initial statement of justification, dated August 10, 2007 and revised September 7, 2007, submitted with the referenced application.

The referenced special exception amendment application has been pending for over a year. The application was initially submitted to propose an eating establishment within a single office building that did not exceed the approved gross square footage for the Property. In addition, the office building was to be reviewed in accordance with the previously approved development conditions for SE 94-P-040. In the months that the application has been pending, market conditions have changed dramatically, and the Applicant has been forced to consider alternative development plans for the Property. The Applicant has prepared a revised special exception amendment plat to illustrate the development alternatives that are described herein.

The Applicant proposes three (3) development options, all of which result in a total of 537,519 gross square feet. Therefore, no increase in approved square footage is proposed. The Applicant reserves the ability to shift square footage between uses and buildings, as long as the total square footage is not exceeded. The three development options may be described as follows:

**Option 1:**

A single office building containing 537,519 square feet, which includes an eating establishment up to 10,000 square feet. This option also includes a possible child care center as an accessory use within the office building. The improvements will be served by a structured parking garage. There are no changes to the previously submitted layout, design or access points.

Option 2A:

Two (2) office buildings with a combined square footage of 537,519 square feet. This option includes an eating establishment within one of the office buildings up to 10,000 square feet. A possible child care center may be included as an accessory use in one of the office buildings. Both buildings will be served by a structured parking garage. Points of access are detailed on the special exception amendment plat.

Option 2B:

A single office building and a hotel with a combined square footage of 537,519 square feet. This option includes an eating establishment within the office building up to 10,000 square feet and a fitness center within the hotel. A possible child care center may be included as an accessory use in the office building. The office building and hotel will be served by a structured parking garage. Points of access are detailed on the special exception amendment plat.

In accordance with the submission requirements of 9-011, paragraph 7 of the Fairfax County Zoning Ordinance, please accept the following information with regard to the new proposed special exception uses in Option 2B:

- The types of operations proposed are a full service hotel and a health club.
- The hours of operation for the hotel will be 24 hours a day, 7 days a week. The health club will operate 7 days a week with hours of operation from 5 a.m. to 11 p.m.
- The hotel is proposed to have 215 rooms. The health club contains approximately 70,000 square feet and is designed to accommodate approximately 200 persons.
- The proposed number of employees for the hotel is 270 (full-time equivalent), and the proposed number of employees for the health club is 20.
- The traffic associated with the hotel will generate approximately 104 trips in the a.m. peak and 114 trips in the p.m. peak. It is anticipated that the trips to the hotel will be primarily by private vehicle although on occasion buses may bring patrons to the facility. The health club is anticipated to have a maximum expected peak trip generation of 106 trips in the a.m. peak hour and 305 trips in the p.m. peak hour. The number of trips is anticipated to be reduced as a result of use of the health club by hotel patrons and office building tenants. As a result, there will be fewer overall trips generated by the health club. Patrons who are not working at the office building or staying at the hotel will come to the health club by private vehicle.
- The vicinity or general area to be served by both uses is generally Northern Virginia, however, hotel patrons may be visiting the area from other parts of the country.

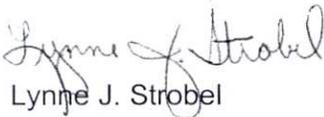
- The proposed building façade and architecture will be of the same quality proposed with the office buildings.
- To the best of the Applicant's knowledge, there are no hazardous or toxic substances on the property.
- Except as may be noted on the special exception plat, the proposed uses conform to the provisions of all applicable ordinances, regulations, adopted standards and the applicable conditions.

All of the proposed development options will include the same quality building materials and landscaping as previously described and as shown on the special exception amendment plat. In any configuration, the Applicant's proposal will continue to enhance and update the quality of Tysons Corner and is consistent with long term objectives for this area.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

  
Lynne J. Strobel

LJS/kae

cc: Suzanne Lin  
Cathy Lewis  
Regina Coyle

Jim Zook  
Fred Rothmeijer  
Charley McGrath

Clayton Tock  
Kevin Wolcott  
Martin D. Walsh

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: May 9, 2011  
 (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            97468h

in Application No.(s): SEA 94-P-040  
 (enter County-assigned application number(s), e.g. SE 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 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
RP MRP Tysons, LLC Agents: Robert J. Murphy Charles F. McGrath (former) James D. D'Agostino Frederick W. Rothmeijer	3050 K Street, NW Washington, DC 20007	Applicant/Title Owner
Michael Vergason Landscape Architects, Ltd. Agents: E. Michael Vergason Beata B. Corcoran Doug A. Hayes	1102 King Street, 2nd Floor Alexandria, VA 22314	Former Landscape Architect/Agent
LSG Landscape Architecture Inc. f/k/a Lewis Scully Gionet Inc. Agent: Mark R. Lewis Daniel H. Park	1919 Gallows Road, Suite 110 Vienna, Virginia 22182	Landscape Architects/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

**Special Exception Attachment to Par. 1(a)**DATE: May 9, 2011  
(enter date affidavit is notarized)

974684

for Application No. (s): SEA 94-P-040  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Gensler Architecture, Design & Planning, P.C. a/k/a M. Arthur Gensler, Jr. and Associates, Inc.	2020 K Street, NW, Suite 200 Washington, DC 20006	Architect/Agent
Agents: Kevin C. Wolcott, AIA, LEED Jeff P. Barber, AIA, LEED		
Urban Engineering & Associates, Inc. t/a Urban Ltd.	7712 Little River Turnpike Annandale, Virginia 22003	Engineers/Agent
Agents: Clayton C. Tock, PE Eric S. Siegel		
M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Agents: Martin J. Wells Jami L. Milanovich Robin L. Antonucci Kevin R. Fellin William F. Johnson Terence J. Miller		
Cooley Godward Kronish LLP	Reston Town Center One Freedom Square 11951 Freedom Drive Reston, VA 20190	Former Attorneys/Agent
Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen Gillis Snow, Esquire Jill D. Switkin, Esquire Brian J Winterhalter, Esquire Shane M. Murphy, Esquire Jeffrey A. Nein, Planner Meaghen P. Murray, Planner Molly M. Novotny, Planner Ben I. Wales, Planner Katherine D. Youngbluth, Planner Jason R. Rogers, Planner		

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**Special Exception Attachment to Par. 1(a)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468-2

for Application No. (s): SEA 94-P-040  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Agent</b>
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M.W. Bowyer f/k/a Kara M. Whisler Megan C. Rappolt f/k/a Megan C. Shilling Elizabeth A. McKeeby		

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 9, 2011  
(enter date affidavit is notarized)

974684

for Application No. (s): SEA 94-P-040  
(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:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) RP MRP Tysons, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Rockpoint Real Estate Fund II, LP  
MRP Tysons, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974684

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MRP Tysons, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

PREP Tysons, LLC  
MidAtlantic Realty Partners Tysons, LLC

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MidAtlantic Realty Partners Tysons, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

MidAtlantic Realty Partners, LLC  
MRP Tysons Partners, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974684

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MidAtlantic Realty Partners, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Robert J. Murphy  
Ryan K. Wade  
J. Richard Saas  
Frederick W. Rothmeijer

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MRP Tysons Partners, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Frederick W. Rothmeijer	Robert J. Murphy
Ryan K. Wade	J. Richard Saas
J. Zachary Wade	
James D. D'Agostino	

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468 h

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PREP Tysons, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Managing Member and 100% owner:  
Parkwood Real Estate Partners, LLC

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Parkwood Real Estate Partners, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Managing Member: Keystone Partners I,  
LLC  
Non-Managing Member: Euclid Partners I,  
LP

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Keystone Partners I, LLC  
3050 K Street, NW  
Washington, DC 20007

**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)

Charles A. Spaulding, III  
Richard H. Coe  
R. Barton Spaulding

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Rockpoint Real Estate Fund II GP, L.L.C.  
3050 K Street, NW  
Washington, DC 20007

**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)

Rockpoint Group, L.L.C.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Rockpoint Group, L.L.C.  
3050 K Street, NW  
Washington, DC 20007

**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)

Patrick K. Fox	Jonathan H. Paul
Keith B. Gelb	William H. Walton
Gregory J. Hartman	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Parkwood Corporation  
3050 K Street, NW  
Washington, DC 20007

**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)

Morton L. Mandel  
Jack N. Mandel  
Joseph C. Mandel

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468-h

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Gensler Architecture, Design & Planning, P.C. a/k/a M. Arthur Gensler, Jr. and Associates, Inc.  
2020 K Street, NW, Suite 200  
Washington, DC 20006

**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)

Employee owned - none own 10% or more  
of any class of stock.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Urban Engineering & Associates, Inc. t/a Urban Ltd.  
7712 Little River Turnpike  
Annandale, Virginia 22003

**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)

Barry B. Smith  
J. Edgar Sears, Jr.  
Brian A. Sears

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(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. f/k/a  
M.J. Wells & Associates, LLC  
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 SHAREHOLDERS:** (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc., Former Sole Member  
Sole Member: 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.

**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 SHAREHOLDERS:** (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.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Michael Vergason Landscape Architects, Ltd.  
1102 King Street, 2nd Floor  
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)

E. Michael Vergason

**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	William A. Fogarty, John H. Foote	M. Catharine Puskar, John E. Rinaldi
Thomas J. Colucci	H. Mark Goetzman	Lynne J. Strobel
Peter M. Dolan, Jr.	Bryan H. Guidash	Garth M. Wainman
Jay du Von	Michael D. Lubeley	Nan E. Walsh
Jerry K. Emrich	J. Randall Minchew	Martin D. Walsh

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468w

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

LSG Landscape Architecture Inc. f/k/a Lewis Scully Gionet Inc.  
1919 Gallows Road, Suite 110  
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 SHAREHOLDERS:** (enter first name, middle initial, and last name)

Mark R. Lewis  
Sunny J. Scully (former)  
Mark C. Gionet  
Robert K. Esselburn  
Yunhui Connie Fan

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**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)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 9, 2011
(enter date affidavit is notarized)

97468h

for Application No. (s): SEA 94-P-040
(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, and number, street, city, state, and zip code)

Cooley Godward Kornish LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

(check if applicable) [X] 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)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Michael F. Armstrong
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Godwag Barenholtz
Frederick D. Baron
James A. Beldner

Keith J. Berets
Laura A. Berezin
Laura Grossfield Birger
Russell S. Berman
Barbara L. Borden
Jodie M. Bourdet
Lance W. Bridges
Matthew J. Brigham
Robert J. Brigham
John P. Brockland
James P. Brogan

Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
Roel C. Campos
William Lesse Castleberry
Lynda K. Chandler
Ethan E. Christensen

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

**Special Exception Attachment to Par. 1(c)**DATE: May 9, 2011  
(enter date affidavit is notarized)

97468w

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley Godward Kornish LLP (continued)  
Reston Town Center, One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190(check if applicable) [ ] The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Richard E. Climan	William E. Grauer	Alan (nmi) Levine
Samuel S. Coates	Jonathan G. Graves	Michael S. Levinson
Alan S. Cohen	Paul E. Gross	Elizabeth L. Lewis
Thomas A. Coll	Kenneth L. Guernsey	Michael R. Lincoln
Joseph W. Conroy	Patrick P. Gunn	James C. T. Linfield
Jennifer B. Coplan	Zvi (nmi) Hahn	David A. Lipkin
Carolyn L. Craig	John B. Hale	Chet F. Lipton
John W. Crittenden	Andrew (nmi) Hartman	Cliff Z. Liu
Janet L. Cullum	Amy (nmi) Hartman	Samuel M. Livermore
Nathan K. Cummings	Bernard L. Hatcher	Douglas P. Lobel
John A. Dado	Matthew B. Hemington	J. Patrick Loofbourrow
Craig E. Dauchy	Cathy Rae Hershcopf	Mark C. Looney
Darren K. DeStefano	John (nmi) Hession	Robert B. Lovett
Scott D. Devereaux	Gordon (nmi) Ho	Andrew P. Lustig
Jennifer Fonner DiNucci	Suzanne Sowachka Hooper	Michael X. Marinelli
James J. Donato	Tami J. Howie	John T. McKenna
Michelle C. Doolin	Mark M. Hrenya	Daniel P. Meehan
John C. Dwyer	Christopher R. Hutter	Beatriz (nmi) Mejia
Robert L. Eisenbach, III	Jay R Indyke	Thomas C. Meyers
Lester J. Fagan	Craig D. Jacoby	Erik B. Milch
Brent D. Fassett	Eric C. Jensen	Robert H. Miller
M. Wainwright Fishburn, Jr.	Robert L. Jones	Chadwick L. Mills
Keith a. Flaum	Barclay J. Kamb	Brian E. Mitchell
Grant P. Fondo	Richard S. Kanowitz	Patrick J. Mitchell
Daniel W. Frank	Jeffrey S. Karr	Ann M. Mooney
Richard H. Frank	Scott L. Kaufman	Gary H. Moore
William S. Freeman	Margaret H. Kavalaris	Timothy J. Moore
Steven L. Friedlander	Sally A. Kay	Webb B. Morrow III
Thomas J. Friel, Jr.	J. Michael Kelly	Kevin P. Mullen
Koji F. Fukumura	Jason L. Kent	Frederick T. Muto
James F. Fulton, Jr.	James C. Kitch	Ross W. Nadel
Phillip J. Gall	Michael J. Klisch	Ryan E. Naftulin
William S. Galliani	Michael H. Knight	Stephen C. Neal
Stephen D. Gardner	Jason M. Koral	James E. Nesland
John M. Geschke	Barbara A. Kosacz	Alison (nmi) Newman
Kathleen a. Goodhart	Gary M. Kravetz	William H. O'Brien
Lawrence C. Gottlieb	Kenneth J. Krisko	Thomas D. O'Connor
Shane L. Goudey	John G. Lavoie	Vincent P Pangrazio
	Shira Nadich Levin	

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974684

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Cooley Godward Kornish LLP (continued)  
Reston Town Center, One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- |                         |                            |                        |
|-------------------------|----------------------------|------------------------|
| Mark B. Pitchford       | Steven M. Strauss          | Additions:             |
| Michael L. Platt        | Myron G. Sugarman          | Wendy J. Brenner       |
| Christian E. Plaza      | Christopher J. Sundermeier | Samuel S. Coates       |
| Lori R. E. Ploeger      | Ronald R. Sussman          | Sally A. Kay           |
| Thomas F. Poche         | C. Scott Talbot            | Jason M. Koral         |
| Anna B. Pope            | Mark P. Tanoury            | Robin J. Lee           |
| Marya A. Postner        | Philip C. Tencer           | Cliff Z. Liu           |
| Steve M. Przesmicki     | Gregory C. Tenhoff         | J. Patrick Loofbourrow |
| Seth A. Rafkin          | Timothy S. Teter           | Andrew P. Lustig       |
| Frank F. Rahmani        | John H. Toole              | Beatriz (nmi) Mejia    |
| Marc (nmi) Recht        | Robert J. Tosti            | Erik B. Milch          |
| Thoas Z. Reicher        | Michael S. Tuscan          | Chadwick L. Mills      |
| Eric M. Reifschneider   | Edward Van Gieson          | Brent B. Siler         |
| Michael G. Rhodes       | Miguel J. Vega             | Michael E. Tenta       |
| Michelle S. Rhyu        | Erich E. Veitenheimer III  |                        |
| Paul M. Ritter          | Aaron J. Velli             |                        |
| Julie M. Robinson       | Robert R. Vieth            |                        |
| Ricardo (nmi) Rodriguez | Lois K. Voelz              |                        |
| Adam C. Rogoff          | Craig A. Waldman           |                        |
| Jane (nmi) Ross         | Kent M. Walker             |                        |
| Richard S. Rothberg     | David A. Walsh             |                        |
| Adam J. Ruttenberg      | David M. Warren            |                        |
| Adam L. Salassi         | Steven K. Weinberg         |                        |
| Thomas R. Salley III    | Thomas S. Welk             |                        |
| Richard S. Sanders      | Christopher A. Westover    |                        |
| Glen Y. Sato            | Francis R. Wheeler         |                        |
| Martin S. Schenker      | Brett D. White             |                        |
| Joseph A. Scherer       | Peter J. Willsey           |                        |
| Paul H. Schwartz        | Nancy H. Wojtas            |                        |
| William J. Schwartz     | Nan (nmi) Wu               |                        |
| Brent B. Siler          | John F. Young              |                        |
| Gregory A. Smith        | Kevin J. Zimmer            |                        |
| Whitty (nmi) Somvichian |                            |                        |
| Mark D. Spoto           |                            |                        |
| Wayne O. Stacy          |                            |                        |
| Neal J. Stephens        |                            |                        |
| Michael D. Stern        |                            |                        |
| Anthony M. Steigler     |                            |                        |

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Euclid Partners I, L.P.  
3050 K Street, NW  
Washington, DC 20007

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:  
Parkwood Corporation, a Delaware corporation

Limited Partners:

- \*Morton L. Mandel & Joseph C. Mandel, as Trustees under a Declaration of Trust dated August 27, 1976 f/b/o Jack N. Mandel  
Parkwood Trust Company, Trustee u/a/d 10/24/97 f/b/o Stephanie Weinberg Miller  
Parkwood Trust Company, Trustee u/a/d 3/27/00 f/b/o Morton L. Mandel's and Barbara A. Mandel's grandchildren
- \*Jack N. Mandel & Morton L. Mandel as Trustees under a Declaration of Trust dated September 27, 1976 f/b/o Joseph C. Mandel  
Parkwood Trust Company, Trustee u/a/d 12/14/87 f/b/o Robert C. Beyer, as amended  
Jack N. Mandel & Morton L. Mandel, Trustees u/a/d 12/4/78 f/b/o Timothy C. Beyer  
Parkwood Trust Company, Trustee u/a/d 6/7/01 f/b/o Joseph C. Mandel's grandchildren
- \*Jack N. Mandel & Morton L. Mandel as Trustees under a Declaration of Trust dated September 14, 1976 f/b/o Morton L. Mandel  
Parkwood Trust Company, Trustee u/a/d 11/16/99 f/b/o Carolyn A. Kahn
- Joseph C. Mandel & Morton L. Mandel, Trustees u/a/d 5/24/89 f/b/o Sheldon Mandel  
Parkwood Trust Company, Trustee u/a/d 12/10/99 f/b/o Alicia Jackelin Rose Mandel  
Parkwood Trust Company, Trustee u/a/d 11/16/99 f/b/o Katie E. Dinner
- Parkwood Trust Company, Trustee u/a/d 10/24/97 f/b/o Penni M. Weinberg  
Parkwood Trust Company, Trustee u/a/d 12/10/99 f/b/o Daniela Lee Mandel  
Parkwood Trust Company, Trustee u/a/d 12/20/99 f/b/o Bliss Emilia Rose Beyer
- Parkwood Trust Company, Trustee u/a/d 10/24/97 f/b/o Michele M. Beyer  
Parkwood Trust Company, Trustee u/a/d 12/10/99 f/b/o Wilson M. Petricig  
Parkwood Trust Company, Trustee u/a/d 12/1/99 f/b/o John James Petricig
- Parkwood Trust Company, Trustee u/a/d 3/27/00 f/b/o Stacy L. Mandel  
Parkwood Trust Company, Trustee u/a/d 3/6/01 f/b/o Daniel A. Mandel  
Parkwood Trust Company, Trustee u/a/d 8/12/02 f/b/o Emily Lauren Dinner
- Parkwood Trust Company, Trustee u/a/d 9/24/01 f/b/o Amy C. Mandel, Thomas A. Mandel and Stacy L. Mandel  
Parkwood Trust Company, Trustee u/a/d 12/19/02 f/b/o Sherilyn Leigh McDonnell  
Parkwood Trust Company, Trustee u/a/d 8/12/02 f/b/o Belle Beyer

\*owning 10% or more of RP MRP Tysons, LLC

(continued - see next page)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468h

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Euclid Partners I, L.P. (continued)  
3050 K Street, NW  
Washington, DC 20007

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Limited Partners, continued:

Parkwood Trust Company, Trustee u/a/d  
12/23/02 f/b/o the Beyer grandchildren

Parkwood Trust Company, Trustee u/a/d  
12/23/02 f/b/o the Weinberg grandchildren

Parkwood Trust Company, Trustee u/a/d  
12/20/02 f/b/o Joseph C. Mandel's Beyer  
great grandchildren

Parkwood Trust Company, Trustee u/a/d  
12/20/02 f/b/o Joseph C. Mandel's  
Weinberg great grandchildren

The Jack N. and Lilyan Mandel Foundation

The Joseph and Florence Mandel Family  
Foundation

Morton & Barbara Mandel Family  
Foundation

\*owning 10% or more of RP MRP Tysons,  
LLC

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: May 9, 2011  
(enter date affidavit is notarized)

974682

for Application No. (s): SEA 94-P-040  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Rockpoint Real Estate Fund II, L.P.  
1133 21st Street, NW  
Suite 720  
Washington, DC 20036

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partner:  
Rockpoint Real Estate Fund II GP, LLC

Limited Partners:  
California State Teachers' Retirement  
System

Treasurer of the State of North Carolina

New York Common Retirement Fund

New York State Teachers' Retirement  
System

Oregon Public Employees Retirement Fund

Board of Trustees of the Leland Stanford  
Junior University

None of the above limited partners owns  
10% or more of RP MRP Tysons, LLC

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468h

for Application No. (s): SEA 94-P-040  
(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 "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: May 9, 2011  
(enter date affidavit is notarized)

97468 u

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 "Special Exception 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:

(check one)

[ ] Applicant

Lynne J. Strobel

[x] Applicant's Authorized Agent

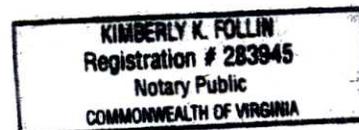
Lynne J. Strobel, attorney/agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9 day of May, 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2011





**MEMORANDUM**

DATE May 4, 2011

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PHH*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis and Environmental Assessment: SEA 94-P-040 RP MRP  
Tysons, LLC

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) Plat dated August 10, 2007 as revised through March 31, 2011 and Proposed Development Conditions dated February 16, 2011. 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.

**DESCRIPTION OF THE APPLICATION**

The application has been the subject of a Comprehensive Plan Land Use Analysis and Environmental Assessment dated March 10, 2008 and a Land Use Analysis and Environmental Assessment Addendum dated March 12, 2009. The applicant, RP MRP Tysons, LLC, is seeking a special exception amendment to gain approval for three different development options, referred to as Option 1, Option 2A and Option 2B located on a six acre site. Option 1 is to develop a restaurant within an office building at a previously approved location for an office building in the Tysons Corner Urban Center. The applicant proposes to construct a 503,362 square foot, 300 foot tall office building with a 10,000 square foot restaurant and a six level above-grade structured parking garage along the southern boundary of the site adjacent to the Jones Branch Connector on a 7.67 acre site. As an option, a day care facility may be located within the building.

Option 2A calls for the same uses, office and restaurant, with an option for a child care facility, at the same intensities, but to be located in two buildings rather than one building as found in Option 1. The two buildings face each other on either side of a "plaza" area, consisting of drop off areas and a drive aisle with decorative paving and several small vegetated islands. Building 1 will be approximately 335,575 square feet, and a maximum of 18 stories and 260 feet tall, and Building 2 will be approximately 167,787 square feet, and a maximum of 13 stories and 184 feet tall. The 10,000 square foot restaurant will be located in either building. A seven

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

level parking structure will be relocated from the southern to eastern boundary of the site adjacent to I-495. An optional three level garage extension will connect the garage with Building 2 along the Jones Branch Connector frontage. The amount of open space will increase over Option 1 from 44 to 46 percent and the number of parking spaces will slightly increase.

The building layout for Option 2B is similar to Option 2A. The most significant change over Option 2A is a proposed change in use for Building 2 from office to hotel use with a fitness center located in the cellar space. Building 1 will include 355,353 square feet of office and restaurant uses, with an option for a child care facility, at a maximum of 18 stories and 260 feet, and Building 2 will include 148,009 square feet consisting of hotel at a maximum of 15 stories or 217 feet tall. The hotel will include 215 rooms.

The application has been deferred for approximately two years while the applicant and Virginia Department of Transportation (VDOT) have been negotiating VDOT's acquisitions of right-of-way for the adjacent HOT Lanes project and associated Jones Branch Connector Road. Minimal changes to the project's land use and environmental elements has occurred since the 2009 analysis.

## **LOCATION AND CHARACTER OF THE AREA**

The subject property is located in the northeastern portion of the Tysons Corner Urban Center with access provided from Jones Branch Drive. To the north is a resource protection area and stormwater management pond connected with the Gannett office complex. To the east is I-495 and the access ramp from the Dulles Airport Access Road (DAAR) to I-495. Along the southern boundary of the site is the Jones Branch Connector currently under construction which will connect this area of Tysons to the HOT lanes. To the south is an office building and structured parking garage and to the west across Jones Branch Drive are medium-rise office buildings and surface parking.

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, District Recommendations, North Central District, Office Subdistrict, page 173, the Plan states:

#### **“Subarea 1: DAAR Office Area**

This is the northernmost portion of the West Park office development and provides a transition in building height to the single family neighborhoods to the north. Existing development includes the corporate headquarters of Freddie Mac, USA Today and Gannett.

### **Base Plan**

The area is planned for office up to 1.0 FAR, except for the westernmost property which is developed with the Tysons Spring Hill Transit Center.

### Redevelopment Option

With the advent of Metrorail, the transit center may not be needed, which would allow consideration of other public uses to occupy the property, such as a fire station. A new fire station on this property would replace Fire Station 29, which is planned to be demolished and its land area incorporated in redevelopment near the Tysons West Metro station. The transit center property could also be considered for recreational uses, in particular one or two athletic fields, which may be provided at grade or above a structured parking garage.

Tax Map 29-2((15))A6 is planned to redevelop with office use up to a 1.0 FAR, which is consistent with the use and intensity of the other parcels in this subarea. Since this parcel and the abutting parcel to the west is the likely location of the planned ramps from the Dulles Toll Road to Jones Branch Drive, the redevelopment of parcel A6 as well as additional development on the abutting parcel should be designed to accommodate these ramps.

For most of this subarea, the maximum building height is 75 feet. The exceptions are east of the proposed ramps from the DAAR to Jones Branch Drive where building height limits increase to 100 feet as shown conceptually on the building height map in the Urban Design section. Tax Map 29-2((15))C2 is designated as Tysons' northern gateway building (one of four gateway buildings in Tysons) and has an approved height limit of 300 feet.

Exposed parking structures adjacent to the Dulles Toll Road should not be visible to the residential neighborhoods north of the Toll Road.

A potential circulator alignment abuts this subarea, as described in the Areawide Transportation Recommendations. Redevelopment proposals along the alignment should provide right-of-way or accommodate the circulator and make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.”

### **Environment**

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, beginning on page 7, 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...

**Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . .

**Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development. . .

**Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . .

**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<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> 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 b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:
- o Development in accordance with Comprehensive Plan Options;
  - o Development involving a change in use from what would be allowed as a permitted use under existing zoning;
  - o Development at the Overlay Level; or
  - o Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range

between by-right development potential and the maximum Plan intensity to constitute the high end of the range...

- 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."

## **COMPREHENSIVE PLAN MAP: Office**

### **LAND USE ANALYSIS**

New Comprehensive Plan guidance for the Tysons Corner Urban Center was adopted in 2010. The use, intensity and building height recommendations for the subject property were not affected, however, urban design, streetscaping, green building and stormwater management recommendations were changed. Given the initial acceptance of this application in 2007 and that minimal change to the application has occurred since the last land use and environmental analysis in 2009, it has been determined by staff that much of the new area-wide recommendations will not apply to this application.

The applicant is amending a previous special exception approved in 1994 for a 300 foot tall office building to provide three possible development options. All three options, Option 1, 2A and 2B meet the intensity, use and building height Comprehensive Plan recommendations.

**Issue: Site Design** The applicant has provided renderings, elevations and sections of the proposed building(s) and parking structure. In Option 1, the building will occupy the lowest grade on the property, thus reducing the impact of the 300 foot tall building (including the mechanical penthouse) on the Tysons Corner skyline and the low density residential area located to the north of the Dulles Airport Access Road. The building is designed to complement the adjacent Gannett buildings. The parking structure will be built into the grade of the site and parallel to the Jones Branch Connector, which will help to mitigate its visual impact. A development condition states that the parking structure will be constructed with high quality precast concrete, including a series of ribs, eyebrows and other architectural fenestration or details and embellishments to complement the architecture of the office building.

Compared with Option 1, the building heights proposed in Option 2A will reduce the impact on the residential communities to the north of the subject property. The alignment of the parking structure adjacent to I-495 will be a preferable design to an alignment with the Jones Branch Connector. The structure will serve as a visual and noise buffer to I-495. It will also improve the pedestrian experience along Jones Branch Connector by fronting this portion of the property with an office building rather than a parking structure. However, the applicant

should provide a usable and well-designed outdoor amenity area for the office employees and indicate where an outdoor play area for the child care center could be located.

The multiple uses proposed in Option 2B will likely have the smallest transportation impact of the three options presented in this SEA application due to the reduced square footage of office space and the complementary mix of uses, and is the most desirable option. However, both options 2A and 2B would be preferable to Option 1 due to the reduced building heights and changes to the site layout. The latest submission shows some modest improvements to the outdoor amenity space, however, more improvements to this space are needed.

A possible location for a 1,200 square foot outdoor play area associated with the child care center has been shown on the development plans for all three options.

A development condition states that the applicant is pursuing a shared parking agreement. The amount of parking exceeds the Zoning Ordinance requirements for all three development options. Given the proposed uses in Option 2B, this option has the least amount of parking spaces provided.

**Issue: Streetscaping** The proposed development meets the formerly adopted Comprehensive Plan guidance for streetscaping in the former Non-Core Areas of the Tysons Corner Urban Center along Jones Branch Drive and the proposed Jones Branch Connector. The proposed streetscaping on both roads includes a double row of shade trees, staggered, and planted 35-40 feet apart on center, which will serve to create a pleasant pedestrian experience.

**Issue: Pedestrian Circulation** The SEA Plat depicts six foot and ten foot asphalt trails on the north and south sides of the Jones Branch Connector respectively. A five foot bike lane is provided on the north side of the Jones Branch Connector. A six foot wide sidewalk is provided along Jones Branch Drive. The substantial setbacks from both roads would not prevent future streetscape improvements to meet the current Comprehensive Plan recommendations.

Due to right-of-way needed, the previously shown trail along the along the Dulles Airport Access Road (DAAR)/I-495 frontage has been eliminated. This trail would have provided a connection to the trail along the Jones Branch Connector and the adjacent property to the north. Five foot wide sidewalks internal to the site link the proposed building and parking structure to these sidewalks and trails.

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development.

**Green Building Design** The applicant had indicated previously that the office building(s) will be registered with the U.S. Green Building Council and Leadership in Energy and Environmental Design (LEED) certification will be sought. No commitment to LEED certification has been made for the possible hotel use as is recommended by the County's Policy Plan.

The current development conditions for LEED continue to be unacceptable on several points despite repeated conversations with the applicant over the last three years. If the applicant chooses to seek precertification for the LEED Core and Shell rating system (CS), the following commitments are anticipated from the applicant, as consistent with multiple approved developments:

- The applicant should be pursuing LEED Silver certification;
- A LEED-accredited professional who is also a professional engineer or licensed architect should provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project;
- As part of site plan and building plan submission for the office building(s), a list of specific credits within the most current version of the LEED-CS that the applicant anticipate attaining should included;
- Prior to site plan approval, the applicant should designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member should have privileges to review the project status and monitor the progress of all documents submitted by the project team, but should not be assigned responsibility for any LEED credits and should not be provided with the authority to modify any documentation or paperwork;
- Prior to building plan approval for any office building to be constructed, the applicant should submit, to the Environment and Development Review Branch of DPZ, documentation from the U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the project, the applicant should provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for the office building(s) on the property.
- As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each office building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$154,000. (The customary escrow amount of two dollars per square foot is not being pursued because the office use was approved under a SE in 1994, but the proposed restaurant is a new use.) This escrow should be in addition to and separate from other bond requirements

and should be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If Option 2B is pursued, a commitment to achieving LEED certification is anticipated. A development condition should provide an escrow in the amount of \$296,000 to the County prior to approval of the site plan for the hotel. This escrow is in addition to the escrow for the office building. The hotel would represent a change in use from the approved SE.

**Issue: Noise** The placement of the parking garage and buildings in Options 2A and 2B will likely mitigate the noise impact from I-495 on the indoor day care facility and outdoor playground. The applicant should provide a noise study at the development review stage demonstrating that existing and projected noise impacts to the proposed hotel will not exceed 75 DNL dBA given the proximity of the proposed structure to I-495 and the Jones Branch Connector and provide appropriate mitigation measures. Additionally, the noise study should demonstrate that noise in any outdoor amenity area will not exceed DNL 65 dBA.

The development conditions state that the applicant will submit to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ) a noise study for review and approval which demonstrates that interior noise shall not exceed 45 dBA. The development condition should be revised to include the guidelines referenced.

**Issue: Water Quality Protection** Limited disturbance of the RPA may occur during construction of any of the three development options. This disturbance should be minimized and no regrading within the RPA should occur. The applicant has shown on the development plans a small area within the RPA that will be revegetated.

## COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan and Public Facilities Manual specify a six foot wide concrete trail along the application property's Jones Branch Road frontage, an eight foot wide regional trail along the Dulles Airport Access Road (DAAR)/I-495 frontage and a five foot wide on-road bike lane on Jones Branch Drive. The Jones Branch Road sidewalk is provided; the bike lane is not. Additionally, the applicant has requested a waiver for the required trail along the DAAR/I-495 frontage.

PGN: JRB

Additional Comprehensive Plan guidance for the Tysons Corner Urban Center applicable to the subject property can be found at  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf>.



# County of Fairfax, Virginia

## MEMORANDUM

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT

**FILE:** 3-5 (SE 94-P-040)

**SUBJECT:** ADDENDUM: SEA 94-P-040; RP MRP Tysons, LLC  
Land Identification Map: 29-2 ((15)) C2

**DATE:** May 6, 2011

This department has reviewed the subject request including the special exception plat dated August 10, 2007, revised through March 31, 2011, and draft development conditions dated February 16, 2011.

**Comments:**

- The development conditions drafted by the applicant adequately address dedication and reservation for future dedication of land area necessary for the construction of the interim and ultimate designs for the Jones Branch Drive extension to the I-495 HOT Lanes project, reconstruction of Jones Branch Drive adjacent to the frontage of the subject property, and future construction of new ramp connections from I-495 to the Dulles Access Road.
- Concerns were expressed that this application could be approved before finalization of the land acquisition agreement between the applicant and VDOT takes place for other property within this site. Before taking final action on this application, staff should be updated on the status of the acquisition of land area necessary for HOT Lanes and related construction. Staff will then make a recommendation whether the application should proceed to approval.
- The applicant has indicated that he will seek credit for the contribution to the Tysons Transportation Fund to offset the cost of the additional area placed in reservation for the ultimate improvement of the Jones Branch Drive extension to I-495 (to accommodate a potential Tysons Circulator system). In order to consider this credit, the applicant was to provide financial information on the costs for installing architectural/landscape treatments along the future extension as well as information regarding the amount of compensation from VDOT for other land acquisitions from this property.

To date, FCDOT has neither received any of the requested information nor any formal indication that this credit is being pursued. Given this, a full contribution to the Tysons Transportation Fund under the current rate for non-residential development is appropriate.

Ms. Barbara Berlin, Director

May 6, 2011

Page 2 of 2

We provided the following comments to DPZ by e-mail on March 9, 2011, regarding the development conditions drafted by the applicant.

- Condition 29 – It would be very helpful to have the improvements listed in the condition, defining who is responsible for what (i.e. VDOT to construct and applicant to construct). We should have the opportunity to confirm with VDOT that they understand their responsibilities.
- Condition 30A – The following text in the last statement in this paragraph should be deleted: "...to achieve conformance with the SEA Plat." We have a concern that the improvements may entirely preclude that conformance. Further, it is not clear that the County or VDOT can be bound to conformity and may not be able to be bound to a condition at all.

We provided the following comments on the SE plat to DPZ by e-mail on March 9, 2011.

- We have reviewed the limits of dedication and reservation proposed for the Jones Branch Connector and they meet with our approval.
- Various plats show an interparcel easement to Gannett that staff requested to consolidate entries. With the shift of the entry further northward discussed in conditions and shown on other plat sheets, this easement appears to be unnecessary.

AKR/MAD



## County of Fairfax, Virginia

**MEMORANDUM**

April 27, 2011

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II   
Forest Conservation Branch, DPWES

**SUBJECT:** 7940 Jones Branch Drive; SEA 94-P-040

**RE:** Request for assistance dated April 7, 2011

This review is based on the Special Exception Amendment (SEA) 94-P-040 stamped "Received, Department of Planning and Zoning, April 1, 2011."

General Comment: Comments on the previously submitted SEA were provided to DPZ in my memo dated March 14, 2011. Several comments and recommendations in that memo were not adequately addressed and are identical to the following comments.

- 1. Comment:** An existing vegetation map (EVM) has been provided however, it is unclear and does not appear to identify the percentage of the development site covered by tree canopy comprised of self supporting tree and woody plants that exceed five (5) feet in height.

**Recommendation:** Provide an EVM that depicts the location of any of the cover types in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0506. The EVM submitted with the SEA must identify the percentage of the development site covered by tree canopy comprised of self supporting tree and woody plants that exceed five (5) feet in height, and include all other required elements of the Zoning Ordinance and Public Facilities Manual.

- 2. Comment:** Preliminary tree cover calculations have been provided however, they do not appear to be in conformance with the Zoning Ordinance and PFM requirements, they do not include tree preservation target area calculations, and it is unclear how the 10-year tree canopy requirements for this site will be met.

**Recommendation:** Information included in the EVM should be utilized to provide a Tree Preservation target level in accordance with PFM 12-0508. Tree Preservation Target Calculations and Statement should be provided as shown in PFM Table 12.3. In addition, preliminary 10-year tree canopy calculations in accordance with PFM 12-0511 and PFM

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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](http://www.fairfaxcounty.gov/dpwes)



Table 12.10, should be provided for each individual option on the SEA demonstrating how Article 13, 10-year tree canopy requirements will be met.

If the Tree Preservation Target Calculations and Statement indicate the tree preservation target can not be met, a deviation from the tree preservation target should be provided on the SEA that states one or more of the justifications listed in PFM 12-0508.3 along with a narrative that provide a site-specific explanation of why the tree preservation target can not be met.

- 3. Comment:** The note on sheet 7 stating “the existing conservation easement to be vacated by VDOT with HOT lane construction” and the associated hatching is unclear as it appears the entire conservation easement is proposed to be vacated. In addition, areas identified as proposed R.O.W. dedication are unclear.

**Recommendation:** Only those areas of the existing conservation easement proposed to be vacated should be identified as such on the SEA. The areas and hatching identified as proposed R.O.W. dedication should be revised and clearly identified and detailed on the SEA. In addition, documentation should be provided stating the proposed construction activities are permitted inside the conservation easement and in conformance with the easement language.

- 4. Comment:** Several trees located in various locations throughout Option 1 appear to be planted within 4 feet of a restrictive barrier such as a retaining wall, curb and gutter, and sidewalk.

**Recommendation:** The minimum width of any planting area should be 8 feet measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4 feet from any restrictive barrier.

- 5. Comment:** Several trees located at the western portion of the property adjacent to Jones Branch Drive as shown on the landscape sheet for Option 1 appear to be planted inside the existing 15’ wide VEPCO easement.

**Recommendation:** All proposed landscaping for the entire site located inside proposed or existing public utility easements should be relocated outside of the easement and at least five feet away from all storm drain easements containing pipes. If trees are shown to be planted inside an existing or proposed public utility easement, a letter of permission from the owner of the easement(s) should be provided on the SEA.

- 6. Comment:** It appears the Applicant is requesting a waiver of the interior parking lot landscaping calculations as indicated on sheets 19 through 33. Trees used to meet interior parking lot landscaping requirements are not required to be located on top of parking garages. The area to be counted as part of the parking lot is the entire surface of the

parking lot, loading spaces, drive-thru spaces, the exposed surfaces of parking decks and any paved surface that serves exclusively as access to the parking lot, deck, loading area or drive-thru. Deciduous trees that provide shade directly to a portion of the area to be counted shall be credited toward meeting the required five percent interior parking lot landscaping.

**Recommendation:** The waiver request should be removed and landscape plans for all options should be submitted that show deciduous trees located in areas that provide shade directly to a portion of the area to be counted as parking lot. Tree canopy area must equal five percent of the area counted as parking lot.

7. **Comment:** Several trees located along the sides of the proposed parking garages and in other areas throughout the site identified as trees being used to meet the interior parking lot landscaping requirements for all options do not appear to be located where their canopies are providing shade directly to a portion of the area counted as parking lot.

**Recommendation:** All trees identified to be used toward meeting the interior parking lot landscaping requirement should be located where a portion of their canopies provide shade to parking lots, loading spaces, drive-thru spaces, the exposed surfaces of parking decks and any paved surface that serves exclusively as access to the parking lot, deck, loading area or drive-thru.

8. **Comment:** Given the nature of tree cover on this site, and depending upon the ultimate development configuration, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

**Recommendation:** Recommend the following development condition language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and

grading shown on the SEA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm

existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SEA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 if you have any questions.

TLN/  
UFMID #: 130723

cc: RA File  
DPZ File