



County of Fairfax, Virginia

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

May 2, 2012

Sara V. Mariska
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2011-LE-022
(Concurrent with Proffered Condition Amendment Applications PCA 1998-LE-064-2 and
PCA 2008-LE-015)

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 1, 2012, granting Rezoning Application RZ 2011-LE-022 in the name of Springfield Metro Center II, LLC and Springfield 6601 LLC. The Board's action rezones certain property in the Lee District from the C-4 and I-4 Districts to the PDC District and permits commercial development with an overall Floor Area Ratio of 1.9 and approval of the Conceptual development Plan. The subject property is located on the on the W. side of Springfield Center Dr. and S. of the Joe Alexander Transportation Center on approximately 6.28 acres of land [Tax Map 90-2 ((1)) 56C pt. and 58D; 90-4 ((1)) 11B pt.], and is subject to the proffers dated March 8, 2012.

Please note that on March 8, 2012, the Planning Commission approved Final Development Plan Application FDP 2011-LE-022, subject to the development conditions dated February 23, 2012.

The Board also:

- Modified the loading space requirement to allow four spaces instead of the required five spaces by Section 11.202 (15) of the Zoning Ordinance.
- Increased the maximum floor area ratio from 1.5 to 1.89 in accordance with Section 6-208 of the Zoning Ordinance.

- Waived the barrier requirement and modified the transitional screening to permit the landscaping depicted on the CDP/FDP to the east.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 1st day of May, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-LE-022**

WHEREAS, Springfield Metro Center II, LLC and Springfield 6601 LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-4 and I-4 Districts to the PDC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 1st day of May, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

Springfield Metro Center II, LLC and Springfield 6601 LLC

RZ 2011-LE-022

March 28, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Metro Center II, LLC and Springfield 6601 LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in RZ 2011-LE-022, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 58D and 90-4 ((1)) 11B (part) (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2011-LE-022 to rezone the Application Property to the PDC District.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), consisting of twenty-five (25) sheets prepared by Urban, Ltd., dated February 10, 2011 and revised through February 14, 2012.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor modifications to the building footprints shown on the CDP/FDP and make other modifications provided that such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDP/FDP.
- c. Notwithstanding that the CDP/FDP is presented on twenty-five (25) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the building footprint, location and amount of open space, limits of clearing and grading, location and number of entrances, and the maximum square footage of development. The Applicants have the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. Either of the buildings shown on the CDP/FDP may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

2. USES

- a. As shown on the CDP/FDP, the Application Property shall be developed with office and accessory uses. Development on the Application Property shall include a maximum of 517,600 square feet of gross floor area ("GFA") in total. Accessory uses internal to the buildings may include, but not be limited to, a personal service establishment, sundry shop, banking center, establishment, and fast food restaurant, to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the two (2) buildings proposed with this application and the two (2) buildings proposed in conjunction with PCA 1998-LE-064-2/PCA 2008-LE-015, the Applicants shall provide a minimum of 5,000 square feet of accessory uses. If at time of final site plan submission for the last of the four (4) buildings the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses, and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligations under this proffer.
- b. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA or FDPA.
- c. Cellar space in each building, if provided, shall include a mix of uses such as the following:
 - i. Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);
 - ii. Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, etc.) but not to include office space;
 - iii. Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee

cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop).

3. TRANSPORTATION

a. Springfield Center Drive/Frontier Drive Extended

- i. Interim Condition. Prior to the issuance of the first Non-Residential Use Permit (Non-RUP) for the Application Property, the Applicants shall construct those improvements along Springfield Center Drive as generally depicted on Sheet 7 of the CDP/FDP in order to provide a continuous connection between Joseph Alexander Drive and the Application Property. This street shall be privately maintained by the Applicants until such time as the ultimate section is constructed as described below.
 - ii. Ultimate Condition. The ultimate section for Springfield Center Drive/Frontier Drive Extended is depicted on Sheet 25 of the CDP/FDP. This section, as recommended by the Comprehensive Plan, will include four (4) travel lanes, each eleven (11) feet in width, two (2) in each direction, with bicycle lanes five (5) feet in width on both sides of the street, parking lanes eight (8) feet in width on both sides of the street, and eight (8) foot sidewalks on both sides of the street. The section shall transition to be one hundred sixteen (116) feet in width with the alignment as generally shown on Sheet 25 of the CDP/FDP. The ultimate section of Springfield Center Drive/Frontier Drive Extended will be constructed by others. The Applicants shall provide the reservation of right-of-way along the Application Property's frontage as shown on Sheet 24 of the CDP/FDP and described more fully below.
 - iii. Right-of-Way. The Applicants shall reserve right-of-way on the Application Property for the ultimate section of Springfield Center Drive/Frontier Drive Extended at the time of site plan approval as shown on Sheet 24 of the CDP/FDP. Springfield Center Drive shall transition to a seventy-three (73) foot section that will connect to the Springfield Center Drive Extension to the northwest. The Applicants shall convey the reserved area in fee simple to the Board of Supervisors, without encumbrances, following construction and final street acceptance inspection by Fairfax County and/or Virginia Department of Transportation (VDOT) of the ultimate street section and streetscape improvements or upon demand, whichever occurs first. All right-of-way dedications shall be subject to advanced density credit.
- b. Springfield Road Fund Contribution. Prior to the issuance of the first Non-RUP, the Applicants shall contribute \$517,600.00 to the Springfield Area Road Fund to be used to construct transportation improvements within two (2) miles of the Application Property.

- c. Springfield Center Drive/Loisdale Road. Subject to VDOT approval, the Applicants shall restripe Springfield Center Drive to accommodate a left turn lane from westbound Springfield Center Drive to southbound Loisdale Road within the existing pavement and right-of-way.

- d. Future Grid Connection. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C ("Parcel 11C"). The Applicants shall construct frontage improvements along the Application Property with the face of curb set thirty (30) feet from the opposing face of curb located along Parcel 11C.

- e. Contributions toward Off-Site Road Improvements
 - i. Loisdale Road. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute to the Board of Supervisors a total of thirty-five thousand seven hundred dollars (\$35,700.00) toward the provision of a second westbound left turn lane from Loisdale Road onto southbound Fairfax County Parkway.

 - ii. Fairfax County Parkway. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall contribute a total of sixty-thousand eighty-eight dollars (\$60,088.00) toward the provision of an exclusive northbound right turn lane from the Fairfax County Parkway onto eastbound Loisdale Road.

- f. Reallocation of Monetary Contributions

The Board of Supervisors may elect to reallocate/combine the Applicant's transportation contributions, provided such contributions are used by FCDOT or VDOT for transportation improvement(s) within two (2) miles of the Application Property.

- g. Traffic Signals. Within twelve (12) months after issuance of the first Non-RUP for the Application Property, the Applicants shall submit for VDOT's review and approval, traffic signal warrant studies for the installation of a new signal at the following intersections:
 - (i) Loisdale Road and Springfield Center Drive, and
 - (ii) Loisdale Road and Metropolitan Center Drive

In the event that VDOT determines that a signal is necessary at either or both of these locations, then the Applicants shall design, equip, and install said signals. The Applicants shall be permitted to utilize such funds as may have been previously proffered to the County at either location by others. In the event that

either signal is not deemed warranted within twelve (12) months after the issuance of the first Non-RUP, then the Applicants shall conduct a second warrant study within six (6) months of eighty-five percent (85%) occupancy of the second office building on the Application Property to determine whether a signal or signals are warranted at that time. In the event that neither signal is warranted within six (6) months of eighty-five (85%) occupancy of the second office building, the Applicants shall contribute to the Board of Supervisors a total of fifty thousand dollars (\$50,000.00) toward the provision of a future signal by others at either Loisdale Road and the Springfield Center Drive or Loisdale Road and Metropolitan Center Drive intersections.

- h. Shuttle Bus. A shuttle bus system in the vicinity of the Application Property will operate as outlined in the proffers associated with PCA 1998-LE-064-2/PCA 2008-LE-015. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall pay to participate in the existing shuttle bus system on a pro-rata basis.

In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, as determined by Fairfax County Department of Transportation (FCDOT) in consultation with the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.

- i. Bus Shelter. Prior to issuance of the first Non-RUP for the Application Property, the Applicants shall install a bus shelter along the Application Property's southern frontage as shown on the CDP/FDP, subject to review and approval by VDOT, the Fairfax Connector, FCDOT, and/or WMATA.

4. TRANSPORTATION DEMAND MANAGEMENT

- a. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint a Transportation Demand Management ("TDM") Coordinator (the "TC"). The TC duties may be assigned to an office property manager, who will implement the TDM strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a Transportation Demand Management ("TDM") Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first Non-RUP for the first building. The goal of the TDM Plan shall be to produce a thirty percent (30%) peak hour reduction in vehicle trips on the entire Application Property based upon the Institute of Transportation Engineers (ITE), 8th Edition, Trip Generation, rates/equations for the applicable uses.

- b. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):
- (i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.
 - (ii) Participation in the shuttle bus program as set forth herein.
 - (iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.
 - (iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.
 - (v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.
 - (vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpools and vanpools along with origin, designation, and work hours of the registered carpools/vanpools.
 - (vii) Employers will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.
 - (viii) The Applicants shall provide 300 SmarTrip cards, per building each with a one-time value of \$50.00 to the TDM Coordinator at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by their employees.
 - (ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.
 - (x) The TC shall become a member of TAGS.

- (xi) Beginning twelve (12) months after the issuance of the first tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.
- c. Beginning with the first year following full occupancy of the second office building on the Application Property and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys/counts to evaluate the effectiveness of the implemented TDM strategies. Each of these years shall be considered a "Remedial Cycle." Based on two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, the Applicants shall pay penalties as outlined below. The surveys and/or counts shall be conducted annually and submitted to FCDOT from the year following occupancy of the second office building until achievement of the trip reduction goal for two (2) successive years following.
- d. In the event that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 (\$2,500.00) toward transportation incentives and/or other such measures which will directly reduce vehicle trips associated with the Application Property. An additional two thousand five hundred dollars and 00/100 (\$2,500.00) shall be paid to Fairfax County for congestion management or other transportation improvements/enhancements in the area surrounding the Application Property. Such incentives may include, but not be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contributions shall be made each year that the goal of a thirty percent (30%) peak hour reduction in vehicle trips is not reached, or for a period of five (5) years following two (2) Remedial Cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

5. PARKING

- a. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.
- b. Prior to the issuance of a building permits for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.
- c. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars.

6. RECREATION

- a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings. Such facilities shall include locker room facilities.
- b. At time of building permit application for the first building on either the Application Property or the property subject to PCA 1998-LE-064-2/PCA 2008-LE-015, whichever occur first, the Applicants shall contribute thirty-five thousand dollars (\$35,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the second building on either the Application Property or the property subject to PCA 1998-LE-064-2/PCA 2008-LE-015, whichever occurs second, the Applicants shall contribute an additional fifteen thousand dollars (\$15,000.00) to the FCPA for construction or enhancements at the Lee District Park.
- c. Prior to the issuance of the first Non-RUP, the Applicants shall record a public access easement over the common areas in front of the two (2) office buildings on the eastern side of the Application Property.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. Stormwater management shall be served by an existing off-site pond located on property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11, or as may be approved by DPWES.

- b. Prior to the issuance of the first Non-RUP, the Applicants shall install at least one (1) cistern on the Application Property that will be used for landscaping irrigation.
- c. The Applicants shall implement low impact development techniques on the Application Property to the extent feasible, based on site constraints and infiltration rates. Such techniques, if implemented, may include, but not be limited to, bio-retention, vegetated swales, filter strips, and tree box filters. Should the Applicants implement any of these features in the northeastern portion of the Application Property, the Applicants shall have the ability to adjust the proposed screen walls in this area by ten (10) feet in any direction without necessitating a PCA/FDPA.

8. PEDESTRIAN CONNECTIVITY

The Applicants shall provide pedestrian connections to facilitate pedestrian travel from the Application Property to the Metro Access Road and to the adjacent office buildings that are subject to PCA 1998-LE-064-2/PCA 2008-LE-015, as shown on Sheets 18 and 19 of the CDP/FDP. Pedestrian connections as may be modified from those shown on the CDP/FDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the CDP/FDP, as determined by the Department of Planning & Zoning.

9. DESIGN

- a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included. Features, such as canopies and/or awnings, shall be used to identify building entrances. The two (2) buildings shall be designed to include "storefront" type features which may include, but not be limited to, canopies, awnings, and/or other decorative features on the eastern building facades to activate the eastern streetscape. The features shall be installed regardless of whether the eastern facades are used as entrances to the buildings.
- b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the northern side of the parking garage adjacent to Springfield Center Drive that will be seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.
- c. Development and landscaping of the urban plaza areas in front of the buildings shall be in substantial conformance with the details shown on Sheets 20, 22 and 23 of the CDP/FDP.

- d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.
- e. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.
- f. The design of the buildings shall not preclude future first floor retail.
- g. Prior to site plan approval for the first office building on the Application Property, the Applicants shall submit a coordinated plan for benches, bike racks, and other furniture on the Application Property to the Lee District Supervisor and Planning Commissioner for their review and approval.
- h. Public art may be provided within selected common areas of the Application Property as shown on the CDP/FDP. The selection of public art shall be coordinated with the Lee District Supervisor and Planning Commissioner.

10. SIGNAGE

The Applicants shall provide coordinated and complementary signs to serve the Application Property in accordance with the Zoning Ordinance. Prior to issuance of the first Non-RUP, the Applicants shall submit proposed sign drawings to the Lee District Supervisor and Planning Commissioner for compliance with these proffers. Alternatively, the Applicants may seek approval of a Comprehensive Sign Plan on the Application Property.

11. GREEN BUILDING PRACTICES

- a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicants' registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC's Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site 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

Core and Shell certification of the project. In addition, prior to site plan approval, the Applicants will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- c. Prior to the building plan approval, the Applicants will execute a separate agreement and post, for each building, a "Green Building Escrow," in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within one (1) year of issuance of the first Non-RUP for each building, the Green Building Escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within one (1) year of issuance of the first Non-RUP for each building, that demonstrates that LEED Silver certification for the particular building in question has not been obtained but the building has been determined by USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the Green Building Escrow will be released to the Applicants. The other fifty percent (50%) of the Green Building Escrow will be posted to a fund within the County budget to support implementation of County environmental initiatives.
- e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.
- f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that

the alternative certifying agency is acceptable to Fairfax County and the Applicants.

12. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

13. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

14. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicants that despite diligent efforts, or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

15. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

16. COUNTERPARTS

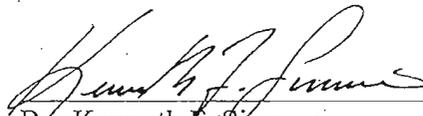
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

APPLICANT/TITLE OWNER OF TAX MAP
90-2 ((1)) 58D

SPRINGFIELD 6601 LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited
partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General
Partner



By: Kenneth F. Simmons
Its: Senior Vice President, Development

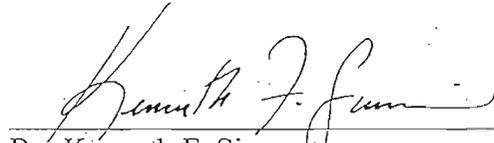
[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner


By: Kenneth F. Simmons
Its: Senior Vice President, Development

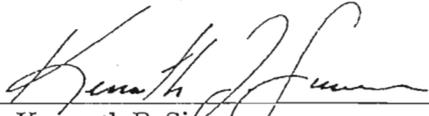
[SIGNATURES CONTINUE ON THE NEXT PAGE]

TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT:

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner



By: Kenneth F. Simmons

Its: Senior Vice President, Development

[SIGNATURES END]

FINAL DEVELOPMENT PLAN CONDITIONS

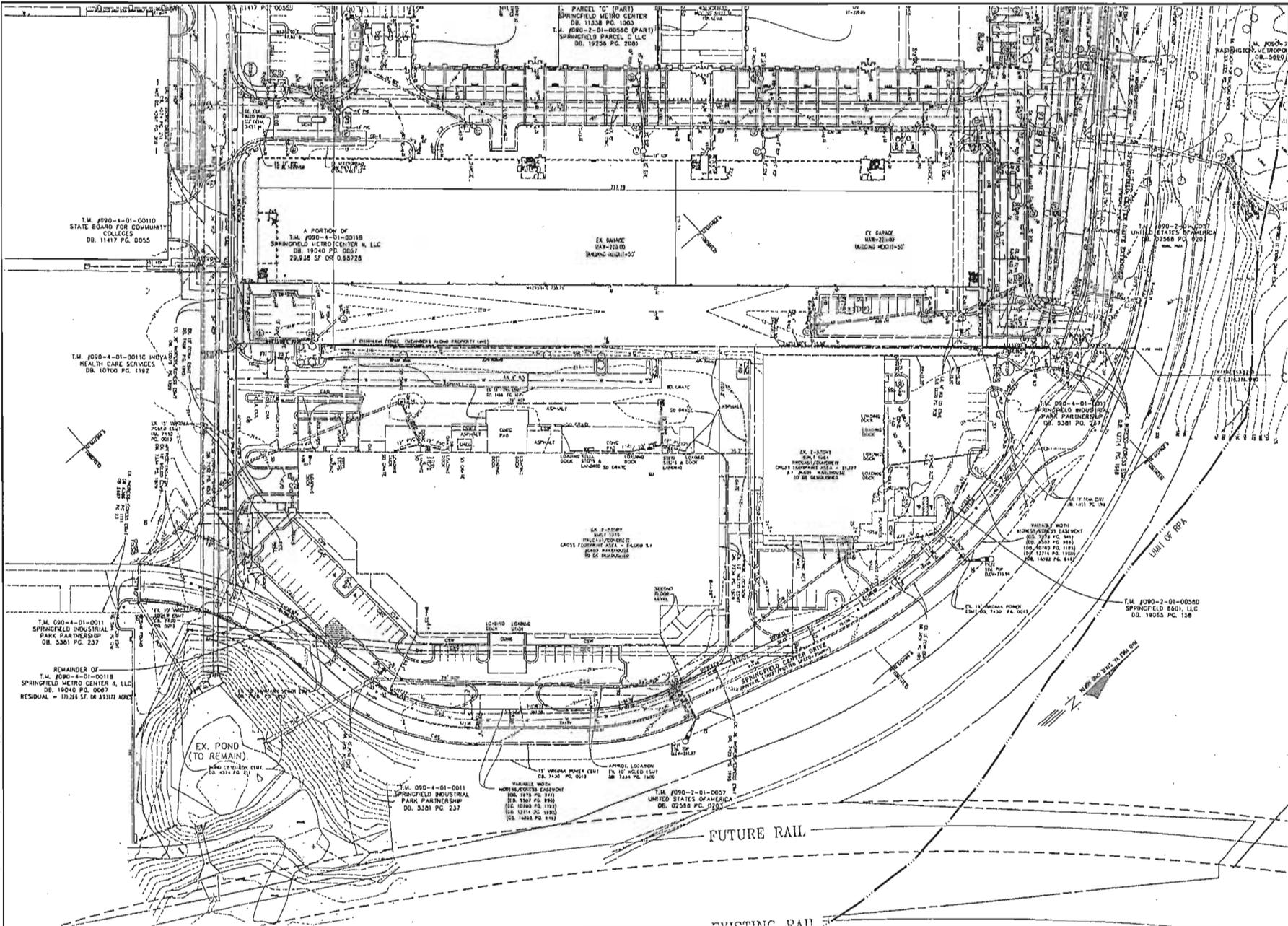
FDP 2011-LE-022

February 23, 2012

The Planning Commission approval of FDP 2011-LE-022 for office development at Tax Maps 90-2 ((1)) 15C pt. and 58D, and 90-4 ((1)) 11B pt., was conditioned by requiring conformance with the following development condition.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Metro Center II Phase II"; prepared by Urban Engineering consisting of twenty-five pages dated February 2011 as revised thru February 14, 2012.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



DATE: 11/14/11
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: METRO CENTER II PHASE II CDP/FDP

T.M. #090-4-01-0010
STATE BOARD FOR COMMUNITY
COLLEGES
DB. 11417 PG. 0055

A PORTION OF
T.M. #090-4-01-0018
SPRINGFIELD METRO CENTER & LLC
DB. 19240 PG. 0067
29,938 SF OR 0.68728

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003
T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCELS, C LLC
DB. 19238 PG. 2081

EX GARAGE
MAN-20100
MIS-00011-07

T.M. #090-4-01-0011C INDV
HEALTH CARE SERVICES
DB. 10700 PG. 1182

T.M. #090-4-01-0011
SPRINGFIELD INDUSTRIAL
PARK PARTNERSHIP
DB. 3381 PG. 237

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER R, LLC
DB. 19040 PG. 0067
RESIDUAL = 171,261 SF, OR 3.91317 ACRES

T.M. #090-4-01-0011
SPRINGFIELD INDUSTRIAL
PARK PARTNERSHIP
DB. 3381 PG. 237

VIRGINIA POWER
NORTHVALE POWER EASTWIND
DB. 18715 PG. 811
EX. 19047 PG. 0061
EX. 30069 PG. 1183
EX. 12714 PG. 1183
EX. 14082 PG. 843

T.M. #090-2-01-0037
UNITED STATES OF AMERICA
DB. 02558 PG. 0034

WINDY MOUNT
NORTHVALE POWER EASTWIND
DB. 3750 PG. 841
DB. 2545 PG. 818
DB. 04740 PG. 1183
DB. 12714 PG. 1183
DB. 14082 PG. 843

T.M. #090-3-01-0036D
SPRINGFIELD 8501, LLC
DB. 19065 PG. 158

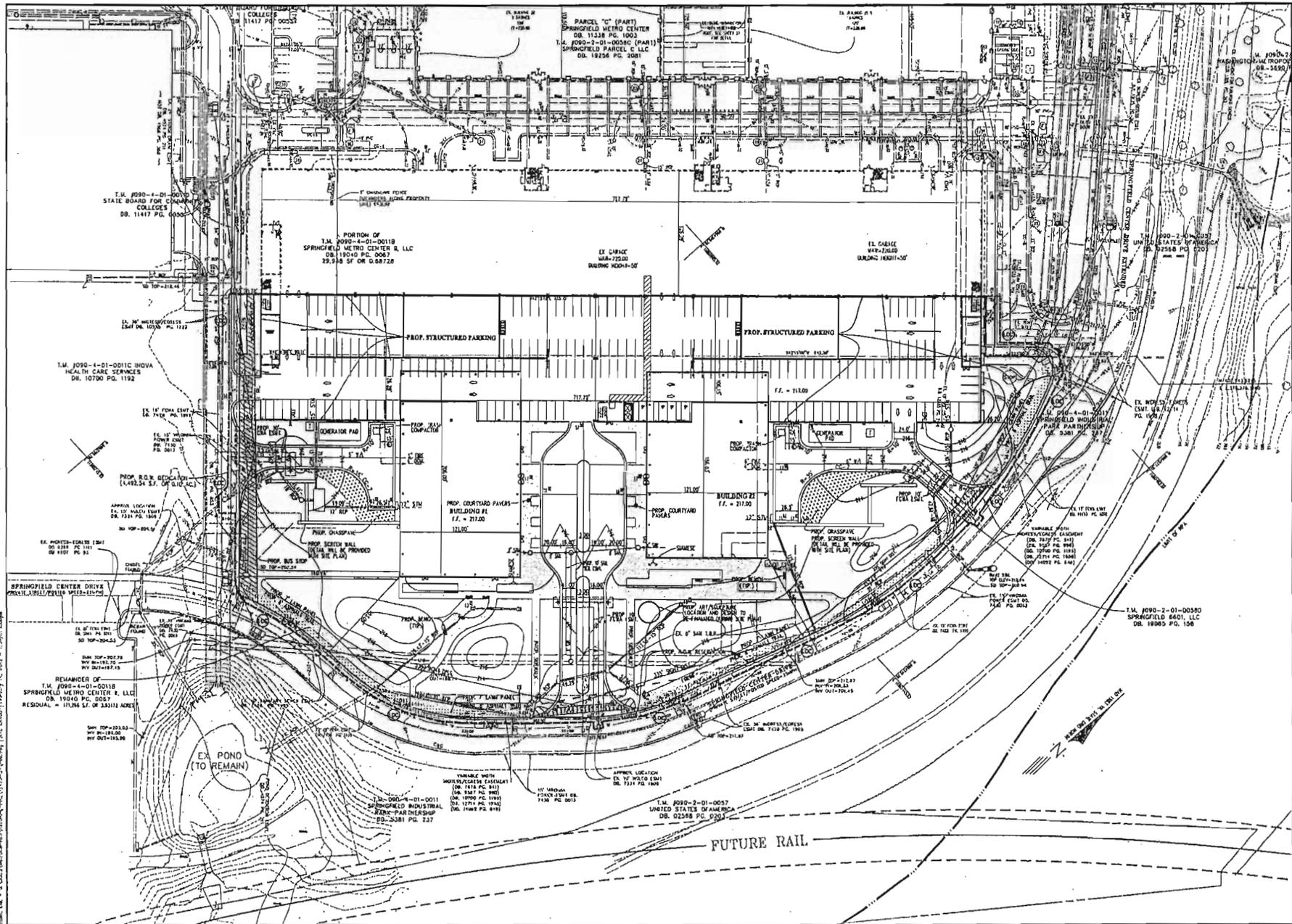
NO.	DATE	REVISIONS

Project: Metro Center II Phase II CDP/FDP
 Location: Lee District, Fairfax County, VA



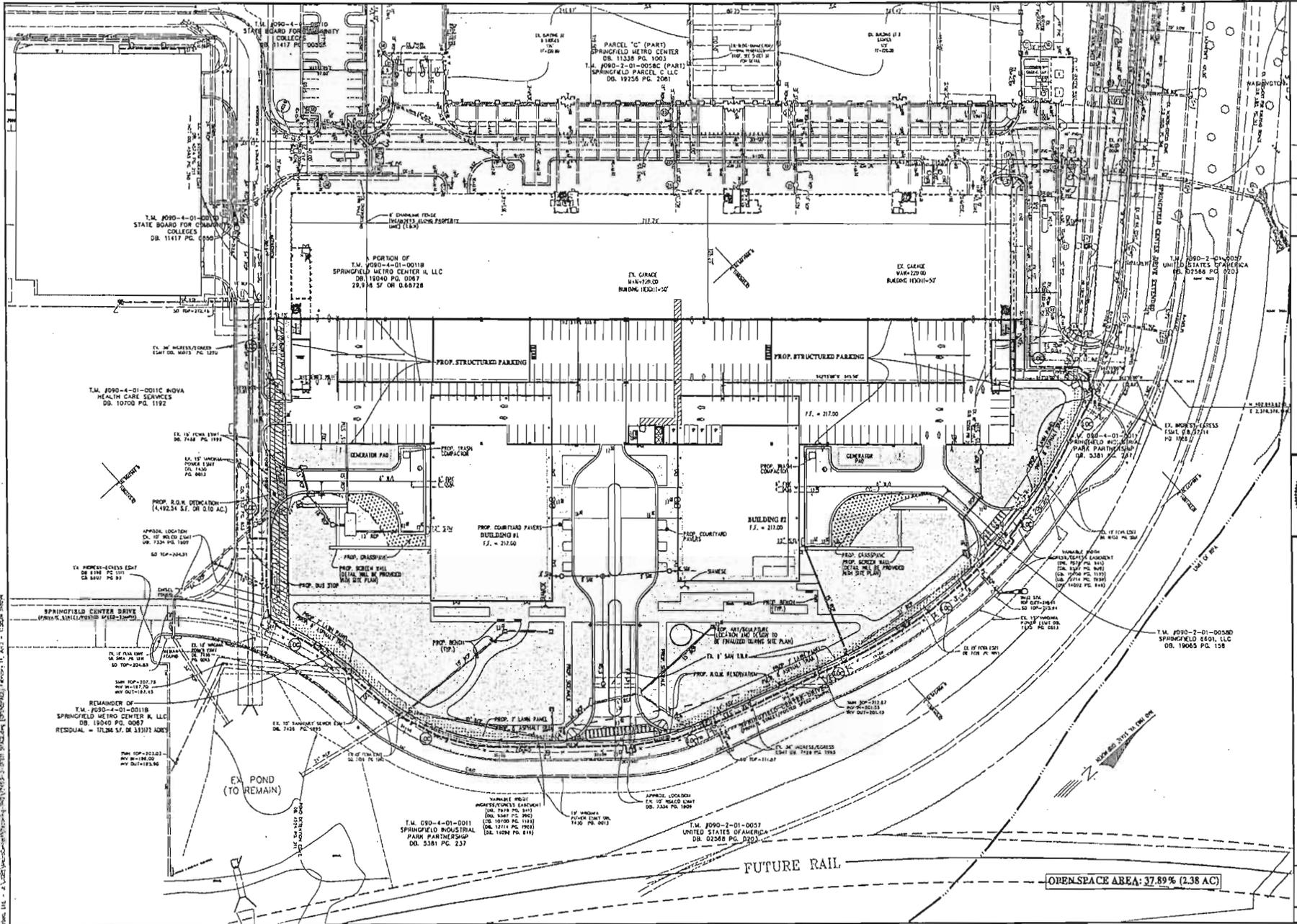
EXISTING CONDITIONS
**METRO CENTER II
 PHASE II CDP/FDP**
 LEE DISTRICT
 FAIRFAX COUNTY, VA
 CL1:7
 DATE: FEB. 2011

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 R11Z-12598



<p>STREET LAYOUT METRO CENTER II PHASE II CDP/FDP LEE DISTRICT FAIRFAX COUNTY, VA</p>	
SHEET 7 OF 25	DATE: FEB. 2011 SCALE: 1"=40' CHIT:
REVISIONS NO. DATE DESCRIPTION	

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 PLOT: 11-11-10.dwg



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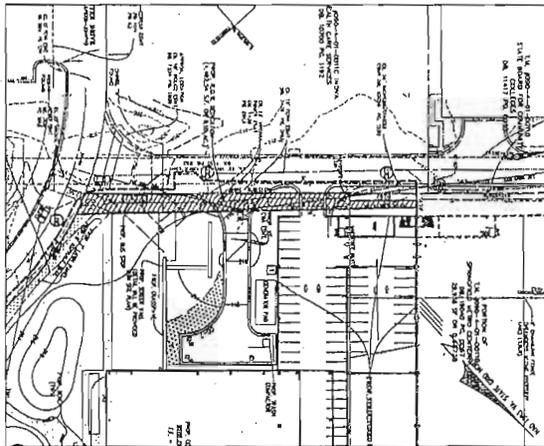
Urban



OFFSPACE EXHIBIT
METRO CENTER II
PHASE II CDP/FPD
 FAIRFAX COUNTY, VA

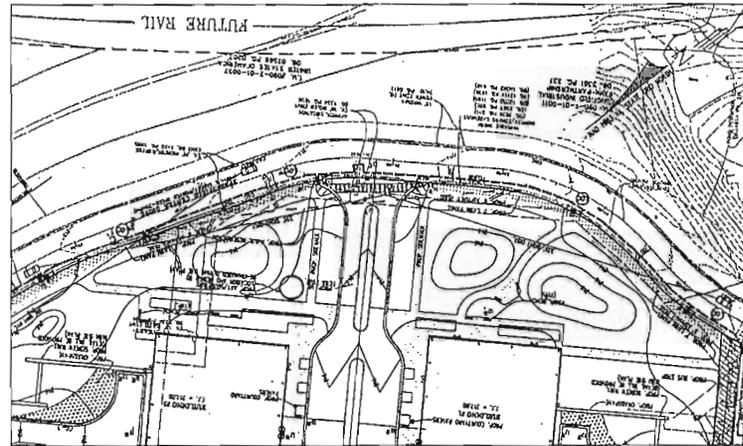
SCALE: 1"=40'
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 OF
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 REZ-1258R

OPEN SPACE AREA: 37.89% (2.38 AC)



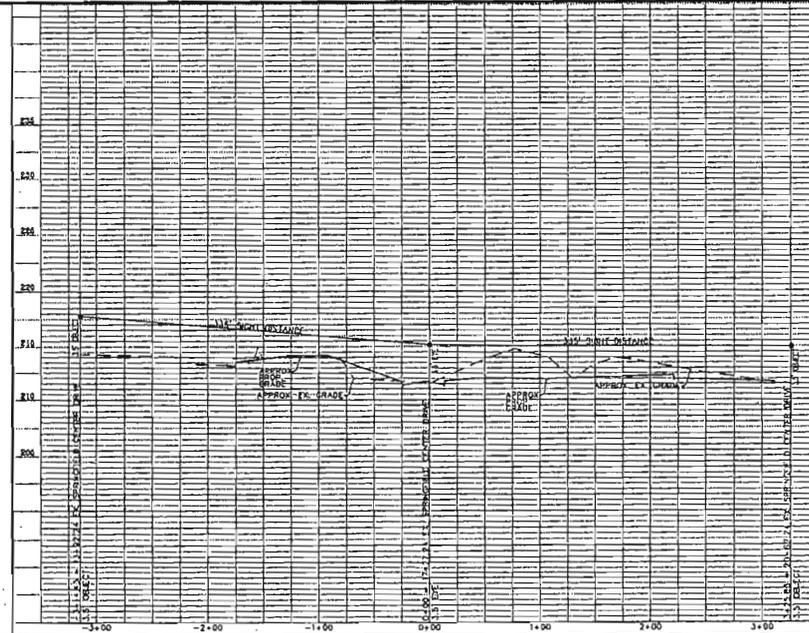
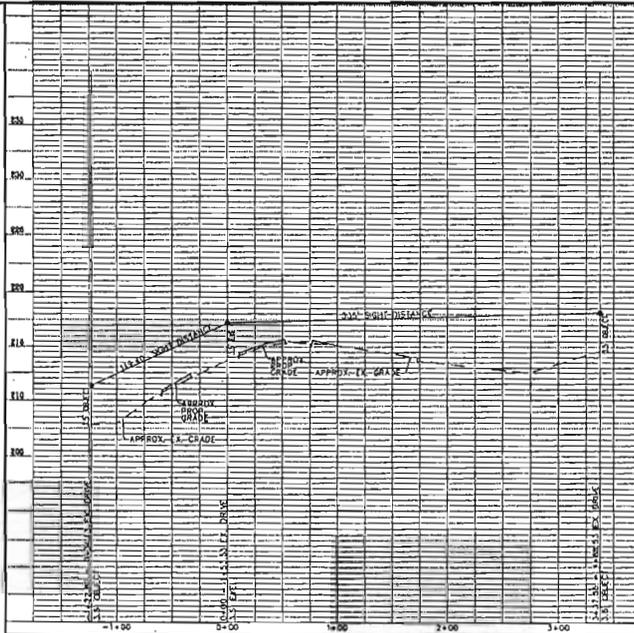
PLAN VIEW
SCALE: 1"=50'

EX. DRIVE
PRIVATE ROADWAY
DESIGN SPEED=20 MPH (SPEED LIMIT NOT POSTED)
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR



PLAN VIEW
SCALE: 1"=50'

EX. SPRINGFIELD CENTER DRIVE
PRIVATE ROADWAY
POSTED SPEED=25 MPH
PROP./EX. WIDTH VARIES
CATEGORY: LOCAL COLLECTOR



NO.	DATE	DESCRIPTION

DATE	BY	DESCRIPTION

Urban
 Planning Engineers, Architects, Land Surveyors

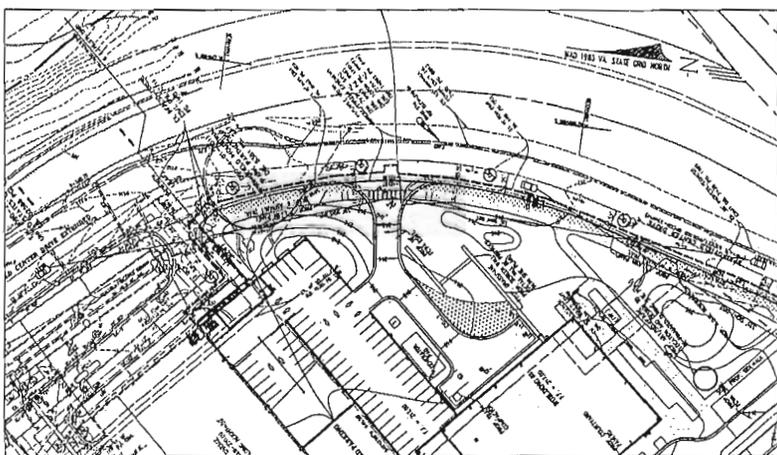


SIGHT DISTANCE PROFILE
METRO CENTER II
PHASE II CDP/FDP
 LEE DISTRICT
 FAIRFAX COUNTY, VA
 DATE: FEB. 2011
 SCALE: (H) 1"=50' (V) 1"=5' CL. 2

SHEET
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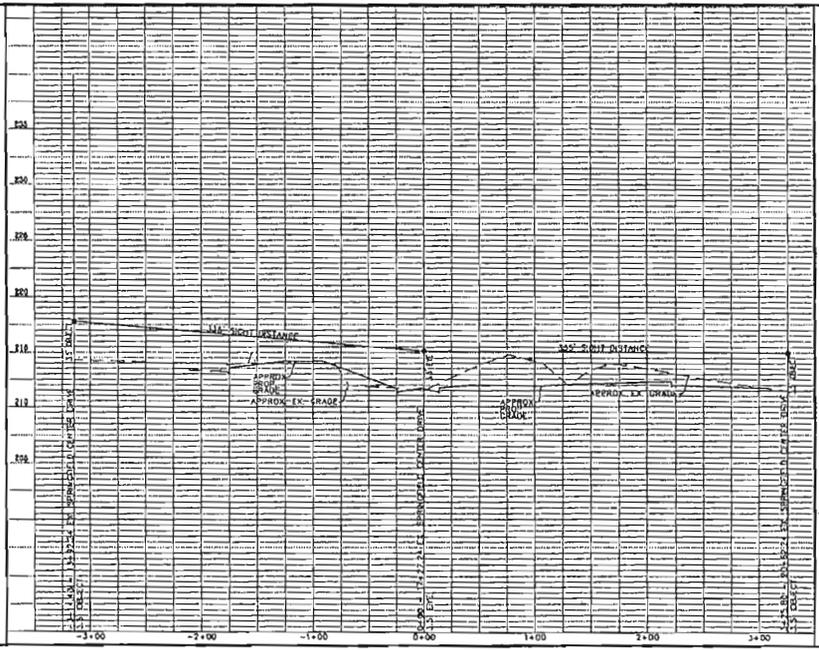
DATE: 11/14/10 11:58 AM
 PLOT: C:\Users\jgibson\Documents\Projects\Metro Center II\CDP/FDP\Sheet 9.dwg
 PLOTTER: HP DesignJet 2450
 PLOTTING: 11/14/10 11:58 AM

Date: 02-14-2011 10:58:58 AM Project: Metro Center II Phase II CDP/FP Lee District Fairfax County, VA
 User: j...



PLAN VIEW
SCALE: 1"=50'

EX. SPRINGFIELD CENTER DRIVE
 PRIVATE ROADWAY
 POSTED SPEED=25 MPH
 PROP./EX. WIDTH VARIES
 CATEGORY: LOCAL COLLECTOR



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BMP FACILITY DESIGN CALCULATIONS

Plan Name: Metro Center II Ph2 Date: 2/27/11
 Plan Number: _____ Engineer: CLT

I. WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

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

Subarea Designation	"C" Factor	Acres	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.00	1.48	0.00
(2) TOTAL ONSITE UNCONTROLLED DRAINAGE OPEN SPACE	0.32	2.63	0.96
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.00	2.19	0.00
Total		6.28	

III. a. PHOSPHORUS REMOVAL - "DCCOQUAN METHOD"

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

(A) Area of the Site (a) 6.28 acres

Subarea Designation	"C" Factor	Acres	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.00	1.48	0.00
(2) TOTAL ONSITE UNCONTROLLED DRAINAGE OPEN SPACE	0.32	2.63	0.96
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.00	2.19	0.00
Total		6.28	

(C) Weighted average "C" factor (a) 0.15

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	Regional Estimate (%)	Area (A)	Ratio	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. STORM FILTER	0.00	1.48	0.00	0.00
(2) TOTAL ONSITE UNCONTROLLED DRAINAGE OPEN SPACE	0.32	2.63	0.15	0.48
(3) TOTAL ONSITE UNCONTROLLED OPEN SPACE	0.00	2.19	0.00	0.00
Total		6.28		0.48

Part 4: Determine Compliance with Phosphorus Removal Requirement

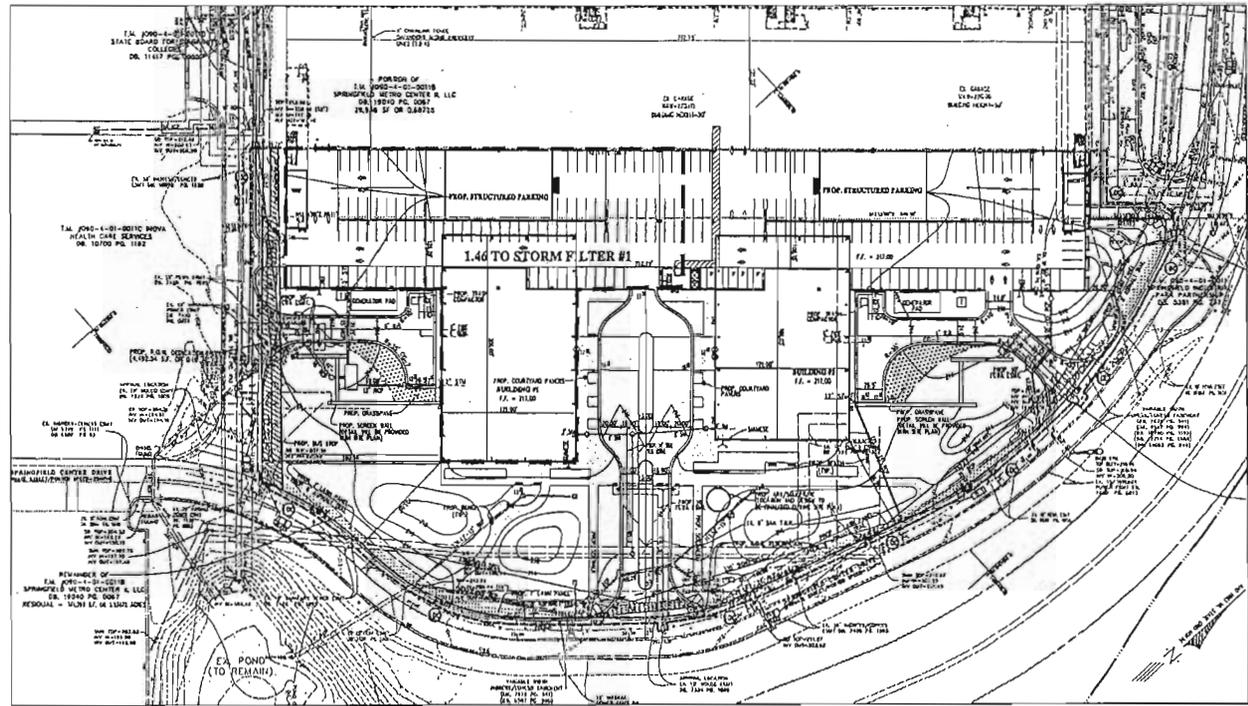
(A) Select Requirement (a) 0.32

Water Supply On-Go Standard (Fairfax County and Prince William County) = 0.2% (Fairfax County and Prince William County)
 Chesapeake Bay Preservation Area (Near Developments) = 0.2% (Prince William County)
 Chesapeake Bay Preservation Area (Subdevelopments) = 0.2% (Prince William County)
 $(1 - 0.0) \times (7 \text{ ppm}^3) \text{ plus } 100 = 0.32\%$

(B) If $(X) \geq$ then (X) , the Phosphorus removal requirement is satisfied.

Use (X) 0.48 \geq 0.32

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED



BMP NARRATIVE

THE METRO CENTER II, PHASE II PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ACCESS WAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR BEST MANAGEMENT PRACTICES (BMP) THE AREA UNDER CONSIDERATION CONSISTS OF APPROXIMATELY 6.28 ACRES. THIS SITE HAS A WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.00. THE PROJECT WILL UTILIZE A SINGLE STORM FILTER SYSTEM TO COMPLY WITH THE FAIRFAX COUNTY BMP REQUIREMENTS OF 0.32% POLLUTANT REMOVAL EFFICIENCY UNDER THE REDEVELOPMENT REQUIREMENTS OF FAIRFAX COUNTY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE EFFICIENCY REMOVAL SHOWN ON THESE COMPUTATIONS DURING THE FINAL SITE PLAN PHASE AS LONG AS THE EFFICIENCY IS MORE THAN 0.32%.

THE BMP IS LOCATED AT THE NORTHEASTERN LIMITS OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 1.48 ACRES. THE DRAINAGE AREA FOR THE FACILITY HAS AN ASSOCIATED WEIGHTED AVERAGE RUNOFF COEFFICIENT OF 0.00.

THE REMAINING AREA OF APPROXIMATELY 4.82 ACRES LEAVES THE SITE AN UNCONTROLLED RUNOFF.

SWM NARRATIVE

STORM WATER MANAGEMENT FOR THE SITE IS CONTROLLED BY AN EXISTING OFFSITE POND THAT WAS PROPOSED UNDER SP-108 AND MODIFIED WITH FAIRFAX COUNTY PLAN #700-SP-01. THE EXISTING POND WILL REMAIN IN SERVICE WITH NO NECESSARY IMPROVEMENTS. THE EXISTING POND IS SHOWN ON THE OUTFALL MAP PROVIDED ON SHEET 14 AND ALSO ON SHEET 15. THE SUBJECT SITE WAS INCLUDED IN THE ORIGINAL DESIGN OF THE EXISTING POND AS SHOWN IN THE GARAGE ENDS PROVIDED ON SHEET 13. COMPUTATIONS FOR THE EXISTING POND HAVE BEEN PROVIDED ON SHEET 16. THE PROPOSED IMPROVEMENTS OF THE SUBJECT SITE LOWER THE IMPERVIOUSNESS OF THE SITE AS DEPICTED ON SHEET 11. THEREFORE, THE PROPOSED IMPROVEMENTS OF THIS SITE DO NOT HAVE A NEGATIVE IMPACT ON THE EXISTING POND.

NO.	DATE	REVISIONS

urban
 PROFESSIONAL ENGINEERING
 1000 N. GLENN ROAD, SUITE 100
 FARMERS BURTON, VIRGINIA 22031
 (703) 426-1111
 www.urbanva.com



BMP PLAN
METRO CENTER II
PHASE II CDP/FDP
 1.68 DISTRICT
 FAIRFAX COUNTY, VA
 CLT
 DATE: FEB. 2011
 SCALE: 1" = 50'
 SHEET
 13
 OF
 25
 REV-12558

Urban, Inc. - 4155 Old Dominion Blvd., Suite 100, Fairfax, VA 22031 - 703.426.1111



OVERALL DRAINAGE MAP
1"=500'

OUTFALL NARRATIVE

THE METRO CENTER II - PHASE 2 PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PARKING GARAGE, ROADS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED IMPROVEMENTS ARE LOCATED ON A SITE THAT IS APPROXIMATELY 8.28 ACRES. THE SUBJECT SITE IS LOCATED WITHIN THE ACCOTAN CREEK WATERSHED. THE SITE DRAINS NORTH TO SOUTH THROUGH EXISTING CLOSED CONDUIT SYSTEMS AND EXISTING PONDS BEFORE ENTERING LONG BRANCH CREEK. WITH THIS PROPOSED DEVELOPMENT, STORMWATER FROM THE SITE WILL BE CAPTURED VIA ADEQUATELY ENGINEERED DROP INLETS LOCATED THROUGHOUT THE SITE.

THIS SITE FLOWS VIA ADEQUATELY SIZED PROPOSED AND EXISTING CLOSED CONDUIT SYSTEM TO EXISTING POND 'B' AS SHOWN AND LABELED AS 'OUTFALL #1' ON THIS SHEET. POND 'B' WAS PROPOSED UNDER SP-1508 SPRINGFIELD CENTER INDUSTRIAL PARK. IT WAS MOST RECENTLY MODIFIED WITH FAIRFAX COUNTY PLAN #7282-SP-01. SELECT SHEETS HAVE BEEN PROVIDED FROM THIS SITE PLAN FOR REFERENCE PURPOSES ON SHEETS #1-11. SHEET #1 SHOWS THE APPROVED AS-BUILT INFORMATION FOR THE POND. SHEET #2 SHOWS THE DRAINAGE AREA FOR THE POND, INCLUDING AREA FROM THE SUBJECT SITE FOR THIS PROPOSED PLAN. SHEET 7 SHOWS THE STORM ROUTINGS FOR POND 'B'. POND 'B' OUTFALLS INTO AN EXISTING STREAM AND THEN INTO EXISTING POND 'A'. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED ON SHEET 15. THE POND ROUTING INFORMATION PROVIDED ON SHEET #2 WAS USED TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE ERODIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE ERODIVE VELOCITIES.

POND 'A' WAS ORIGINALLY PROPOSED WITH SP-1508. THE POND CONTROLS 148.18 ACRES. THE POND OUTFALLS THROUGH A 24" PIPE THAT RUNS UNDERNEATH EXISTING METROTRAM TRACKS AND THEN FLOWS INTO AN EXISTING STREAM THAT FLOWS INTO LONG BRANCH CREEK. POND 'A' IS DETERMINED TO BE THE POINT OF CONFLUENCE WHERE THE FLOW FROM POND 'B' IS JOINED BY A DRAINAGE AREA THAT IS GREATER THAN 80% THE DRAINAGE AREA FROM POND 'B'. THE END OF ANALYSIS WAS TAKEN AT 150 FEET DOWNSTREAM OF THE POINT WHERE THE 24" OUTFALL PIPE DAYLIGHTS AND DRAWS INTO THE EXISTING STREAM AS SHOWN AND LABELED AS 'OUTFALL #2' ON THIS SHEET. THREE FIELD VERIFIED CROSS SECTIONS HAVE BEEN PROVIDED WITHIN THE 150' BETWEEN THE END OF ANALYSIS AND THE DAYLIGHTED PIPE AS SHOWN ON SHEET 18. THERE IS NO DESIGN INFORMATION AVAILABLE FOR POND 'A', SO COUNTY STAFF AGREED THAT IT WAS APPROPRIATE TO ANALYZE THIS OUTFALL BY TAKING THE DRAINAGE AREA FOR THE POND AND USE A 'C' VALUE OF 0.5 AND A 30 MINUTE TIME OF CONCENTRATION TO VERIFY THAT THE 2 YEAR STORM EVENT DOES NOT CREATE ERODIVE VELOCITIES AND THE 10 YEAR STORM EVENT IS ADEQUATELY MAINTAINED WITHIN THE STREAM. A PICTURE OF THE STREAM SHOWS THAT THE TYPICAL GROUND COVER IS COARSE GRAVEL AND THAT THE 2 YEAR STORM EVENT DOES NOT CREATE ERODIVE VELOCITIES.

AS A PROFESSIONAL ENGINEER, IT IS THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC THAT AN ADEQUATE OUTFALL EXISTS AND THERE WILL BE NO ADVERSE IMPACT TO THE DOWNSTREAM PROPERTIES, WATERWAYS OR FACILITIES INTO WHICH SUCH OUTFALLS ARE DISCHARGED.

Clayton C. Toock 2/14/12
URBAN ENGINEERING & ASSOCIATES, INC. DATE
CLAYTON C. TOOK, P.E., ASSOCIATE

URBAN, INC. - A U.S. CORPORATION (INCORPORATED IN VIRGINIA) 10000 WOODBURN DRIVE, SUITE 100, FARMERSVILLE, VA 22434
 URBAN, INC. - A U.S. CORPORATION (INCORPORATED IN VIRGINIA) 10000 WOODBURN DRIVE, SUITE 100, FARMERSVILLE, VA 22434

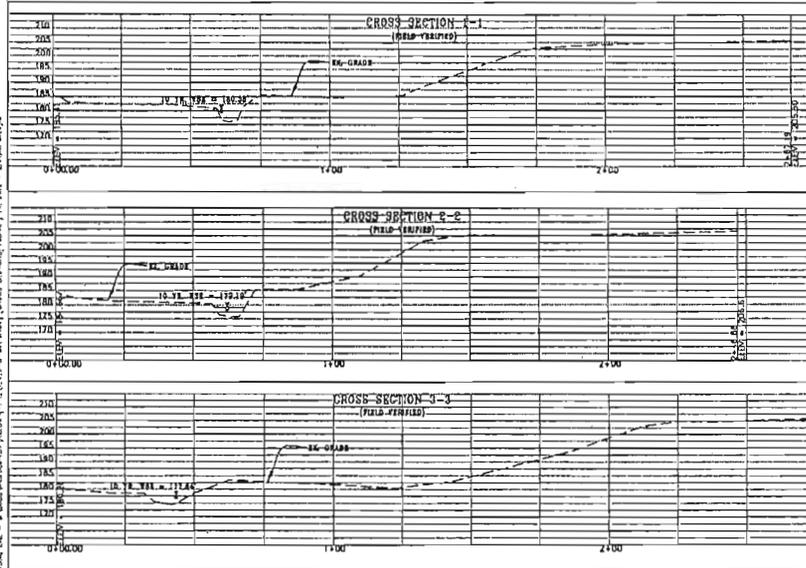
NO.	DATE	DESCRIPTION	REVISIONS
1	02/14/12	ISSUE FOR PERMIT	
2	02/14/12	REVISED PER COMMENTS	
3	02/14/12	REVISED PER COMMENTS	
4	02/14/12	REVISED PER COMMENTS	
5	02/14/12	REVISED PER COMMENTS	
6	02/14/12	REVISED PER COMMENTS	
7	02/14/12	REVISED PER COMMENTS	
8	02/14/12	REVISED PER COMMENTS	
9	02/14/12	REVISED PER COMMENTS	
10	02/14/12	REVISED PER COMMENTS	

State of Virginia
 Board of Professional Engineers
 License No. 10000
urban.
 Professional Engineers, Architects, Landscape Architects
 10000 WOODBURN DRIVE, SUITE 100, FARMERSVILLE, VA 22434
 (540) 893-8800
 www.urbaninc.com



URBAN ANALYSIS
METRO CENTER II
PHASE II CDP/FDP
 LEE DISTRICT
 FAIRFAX COUNTY, VA
 CL-5
 DATE: FEB. 2011
 SCALE: 1" = 500'

SHEET
 14
 OF
 25
 REF-12588



POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1

DA = 01.09 AC.
 Q2 = 127.90 CFS (TAKEN FROM 7082-SP-01 SEE SHEET 204)
 Q10 = 176.40 CFS (TAKEN FROM 7092-SP-01 SEE SHEET 204)
 CHANNEL SLOPE = 0.0184
 S = 0.0000 STONEY STRREAM CHANNEL

V2 = 0.86 FPS
 D10 = 1.23 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2

DA = 01.09 AC.
 Q2 = 127.90 CFS (TAKEN FROM 7082-SP-01 SEE SHEET 204)
 Q10 = 176.40 CFS (TAKEN FROM 7092-SP-01 SEE SHEET 204)
 CHANNEL SLOPE = 0.0184
 S = 0.0000 STONEY STRREAM CHANNEL

V2 = 0.86 FPS
 D10 = 2.64 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3

DA = 01.09 AC.
 Q2 = 127.90 CFS (TAKEN FROM 7082-SP-01 SEE SHEET 204)
 Q10 = 176.40 CFS (TAKEN FROM 7092-SP-01 SEE SHEET 204)
 CHANNEL SLOPE = 0.0184
 S = 0.0000 STONEY STRREAM CHANNEL

V2 = 4.13 FPS
 D10 = 2.10 FT.

*PERMISSIBLE VELOCITY IS 4.0 FPS PER TABLE 5-22 OF VECTH. THIRD EDITION FOR COARSE GRAVEL. SEE PICTURE THIS SHEET.

NO.	DATE	REVISIONS

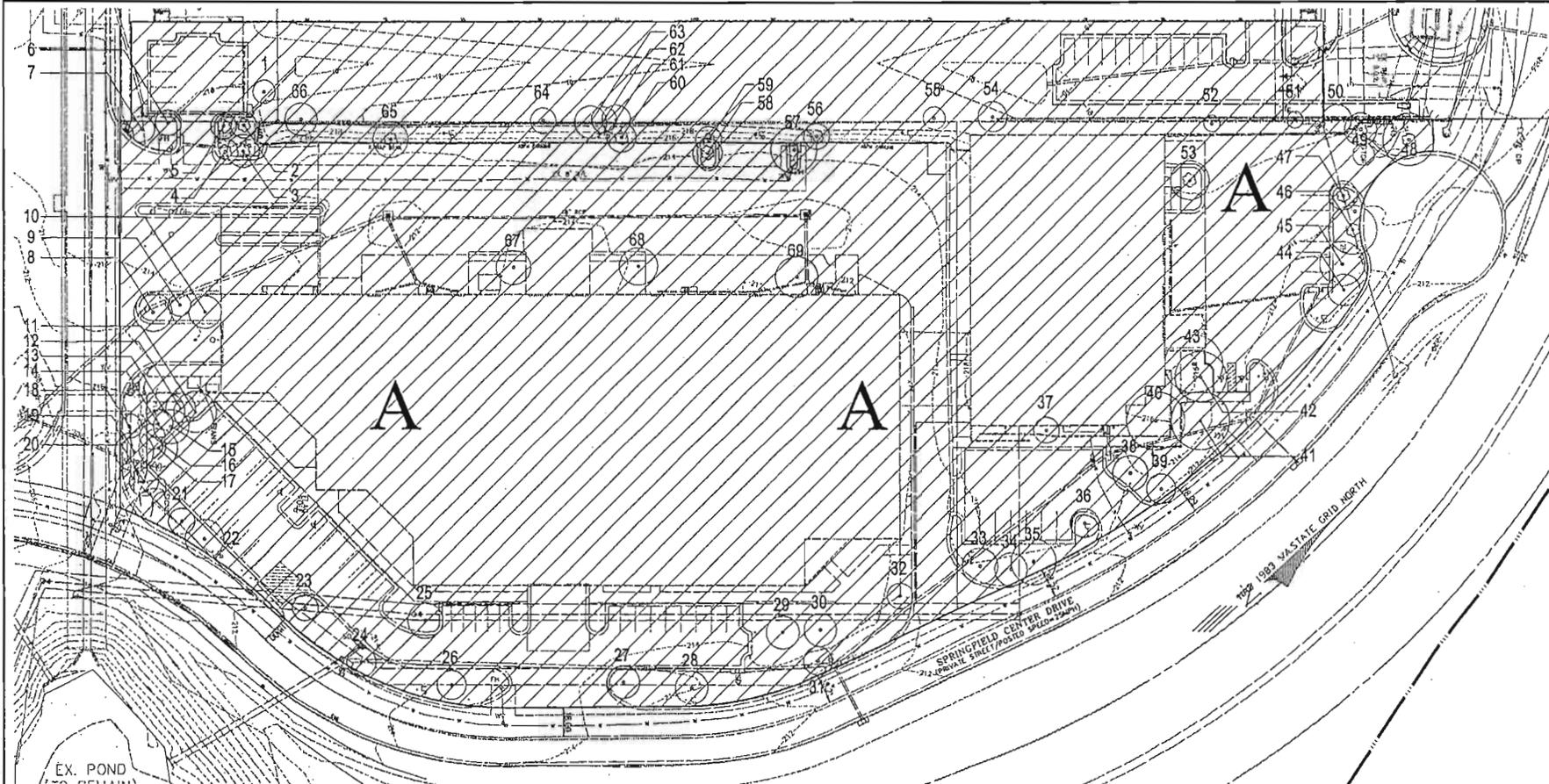
PLANS DATE	
02-28-11	
03-29-11	
07-20-11	
08-14-12	
08-14-12	

Project Engineer: Leanne Taylor, LEED AP



OUTFALL CROSS SECTIONS
METRO CENTER II
PHASE II CDP/FDP
 LEE DISTRICT
 FAIRFAX COUNTY, VA
 SCALE AS SHOWN
 DATE: FEB. 2011
 CL: 5'

SHEET
 15
 OF
 25
 REZ-12588



EXISTING VEGETATION - TREE INVENTORY						
TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	DBH	AVERAGE CANOPY RADIUS	CANOPY COVER
			DBH (in.)	HT. (ft.)	Area (sq. ft.)	Area (sq. ft.)
1	<i>Cupressus sempervirens</i>	Levanted Cypress	13	11	9	154
2	<i>Pinus strobus</i>	Colony Pine	8	8	8	201
3	<i>Pinus strobus</i>	Colony Pine	10	10	10	314
4	<i>Pinus strobus</i>	Colony Pine	8	8	8	201
5	<i>Pinus strobus</i>	Colony Pine	8	8	8	201
6	<i>Pinus strobus</i>	Colony Pine	10	10	10	314
7	<i>Pinus strobus</i>	Colony Pine	9	9	9	251
8	<i>Pinus strobus</i>	Colony Pine	8	8	12	452
9	<i>Cupressus sempervirens</i>	Levanted Cypress	13	13	7	154
10	<i>Pinus strobus</i>	Colony Pine	14	14	10	314
11	<i>Pinus strobus</i>	Colony Pine	24	24	10	314
12	<i>Pinus strobus</i>	White Pine	9	9	9	254
13	<i>Pinus strobus</i>	White Pine	12	12	10	452
14	<i>Pinus strobus</i>	White Pine	9	9	9	254
15	<i>Pinus strobus</i>	Colony Pine	9	9	11	290
16	<i>Pinus strobus</i>	White Pine	8	8	8	201
17	<i>Pinus strobus</i>	Colony Pine	10	10	12	452
18	<i>Cupressus sempervirens</i>	Levanted Cypress	12	12	8	201
19	<i>Pinus strobus</i>	Colony Pine	14	14	10	452
20	<i>Cupressus sempervirens</i>	Levanted Cypress	18	18	8	254
21	<i>Cupressus sempervirens</i>	Levanted Cypress	15	15	8	201
22	<i>Cupressus sempervirens</i>	Levanted Cypress	7	7	12	452
23	<i>Cupressus sempervirens</i>	Levanted Cypress	14	14	8	201
24	<i>Cupressus sempervirens</i>	Levanted Cypress	14	14	8	254
25	<i>Pinus strobus</i>	Colony Pine	13	13	11	300

EXISTING VEGETATION						
TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	DBH	AVERAGE CANOPY RADIUS	CANOPY COVER
			DBH (in.)	HT. (ft.)	Area (sq. ft.)	Area (sq. ft.)
26	<i>Cupressus sempervirens</i>	Levanted Cypress	12	12	8	254
27	<i>Cupressus sempervirens</i>	Levanted Cypress	19	13	10	314
28	<i>Cupressus sempervirens</i>	Levanted Cypress	15	18	10	314
29	<i>Cupressus sempervirens</i>	Levanted Cypress	13	12	10	314
30	<i>Pinus strobus</i>	Colony Pine	9	9	10	314
31	<i>Cupressus sempervirens</i>	Levanted Cypress	18	15	9	254
32	<i>Cupressus sempervirens</i>	Levanted Cypress	18	18	8	201
33	<i>Pinus strobus</i>	Colony Pine	17	17	11	300
34	<i>Cupressus sempervirens</i>	Levanted Cypress	18	16	10	314
35	<i>Pinus strobus</i>	Colony Pine	18	18	11	452
36	<i>Pinus strobus</i>	Colony Pine	12	12	8	254
37	<i>Juniperus horizontalis</i>	Eastern Red Cedar	10	10	8	201
38	<i>Cupressus sempervirens</i>	Levanted Cypress	12	12	11	290
39	<i>Cupressus sempervirens</i>	Levanted Cypress	13	12	8	254
40	<i>Pinus strobus</i>	Colony Pine	22	22	18	1,218
41	<i>Pinus strobus</i>	Colony Pine	22	22	18	1,218
42	<i>Pinus strobus</i>	Colony Pine	11	11	18	400
43	<i>Pinus strobus</i>	Colony Pine	28	21	18	1,218
44	<i>Cupressus sempervirens</i>	Levanted Cypress	24	24	10	314
45	<i>Pinus strobus</i>	White Pine	12	12	14	618
46	<i>Cupressus sempervirens</i>	Levanted Cypress	13	12	8	254
47	<i>Pinus strobus</i>	White Pine	12	12	8	254
48	<i>Pinus strobus</i>	Black Pine	19	19	16	604
49	<i>Pinus strobus</i>	Black Pine	21	21	10	314
50	<i>Pinus strobus</i>	Black Pine	25	25	8	254

EXISTING VEGETATION						
TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	DBH	AVERAGE CANOPY RADIUS	CANOPY COVER
			DBH (in.)	HT. (ft.)	Area (sq. ft.)	Area (sq. ft.)
51	<i>Juniperus horizontalis</i>	Eastern Red Cedar	8	8	8	154
52	<i>Juniperus horizontalis</i>	Eastern Red Cedar	8	8	8	154
53	<i>Pinus strobus</i>	Colony Pine	10	10	10	452
54	<i>Pinus strobus</i>	Black Pine	10	10	8	254
55	<i>Juniperus horizontalis</i>	Eastern Red Cedar	8	8	7	154
56	<i>Cupressus sempervirens</i>	Levanted Cypress	14	14	8	201
57	<i>Pinus strobus</i>	Colony Pine	22	21	14	618
58	<i>Cupressus sempervirens</i>	Levanted Cypress	14	15	9	254
59	<i>Pinus strobus</i>	Colony Pine	11	11	9	201
60	<i>Cupressus sempervirens</i>	Levanted Cypress	20	20	9	254
61	<i>Pinus strobus</i>	Black Pine	9	9	9	254
62	<i>Pinus strobus</i>	Black Pine	8	8	8	201
63	<i>Pinus strobus</i>	Black Pine	10	10	10	314
64	<i>Juniperus horizontalis</i>	Eastern Red Cedar	10	10	8	201
65	<i>Cupressus sempervirens</i>	Levanted Cypress	20	20	11	300
66	<i>Pinus strobus</i>	Black Pine	14	14	10	314
67	<i>Pinus strobus</i>	Colony Pine	14	14	11	300
68	<i>Pinus strobus</i>	Colony Pine	14	14	12	452
69	<i>Pinus strobus</i>	Colony Pine	20	20	13	351

Total Existing Canopy Cover: 6,873

Cover Type	Primary Species	Secondary Species	Canopy Height	Average	Comments
A	Colony Pine (<i>Pinus strobus</i>), Levanted Cypress (<i>Cupressus sempervirens</i>), White Pine (<i>Pinus strobus</i>), Eastern Red Cedar (<i>Juniperus horizontalis</i>)	n/a	6-20 ft	6.2 ft	The cover type is on developed land, the majority of the area consists of the site's parking lot, drive aisles and ball fields with scattered landscaped trees that are located primarily around the back of the building. The majority of landscaped areas have groundcover or shrubs, while the remaining areas are wooded. The trees on site are a mixture of native and non-native trees primarily located close to the property line.

DATE: FEB. 2011
SCALE: 1" = 50'

17 OF 25
SHEET

RUZ-12588
DATE: FEB. 2011

FAIRFAX COUNTY, VA
CL: N/A

METRO CENTER II
DATE: FEB. 2011

PHASE II CDF/FDP
DATE: FEB. 2011

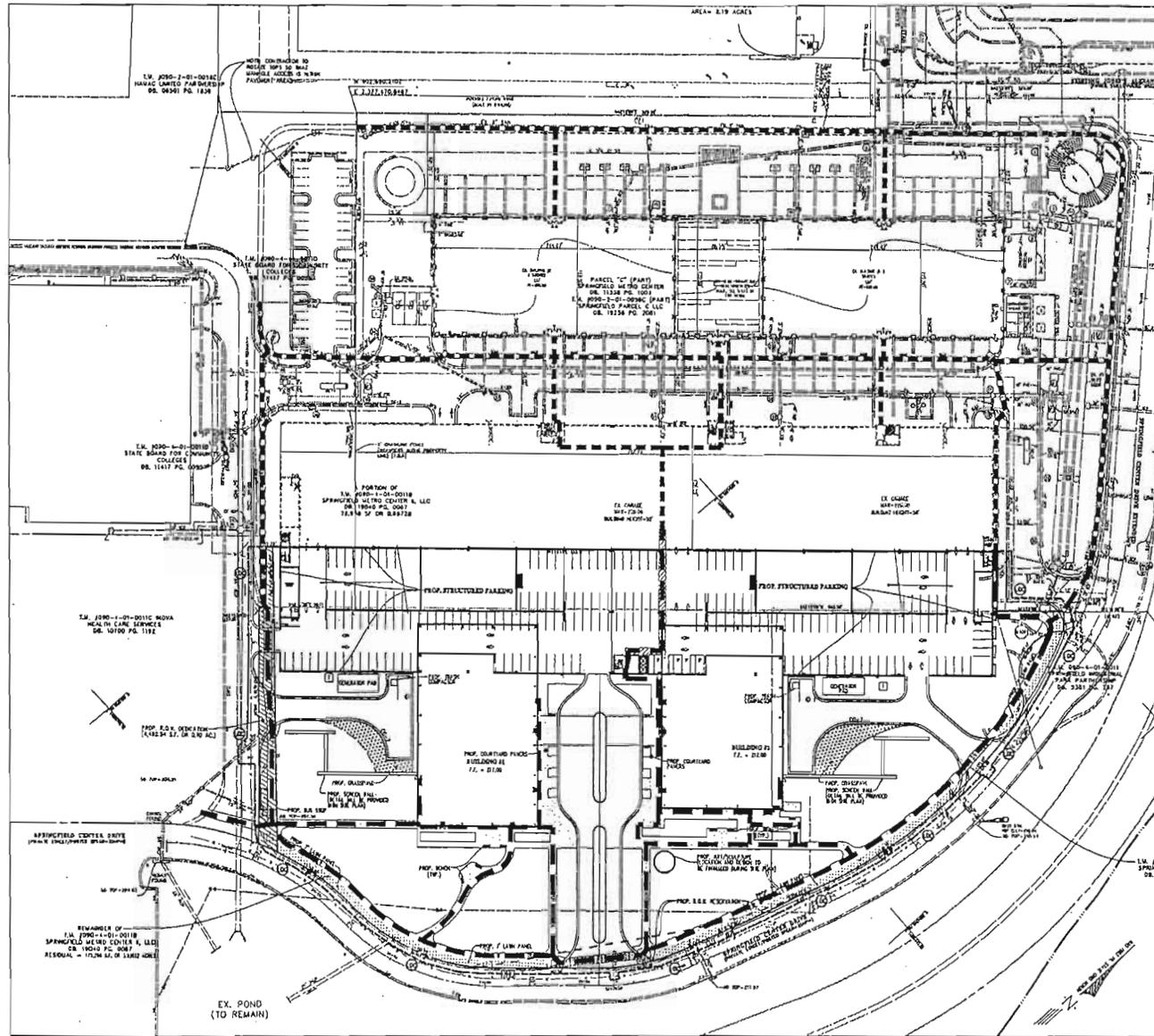
SEE DISTRICT
DATE: FEB. 2011

EXISTING VEGETATION MAP
DATE: FEB. 2011

urban
DATE: FEB. 2011

REVISIONS
DATE: FEB. 2011

Date: 11/14/11 - A:\2011\11-14-11\11-14-11.dwg (11/14/11) - 11/14/11.dwg (11/14/11) - 11/14/11.dwg (11/14/11) - 11/14/11.dwg (11/14/11)



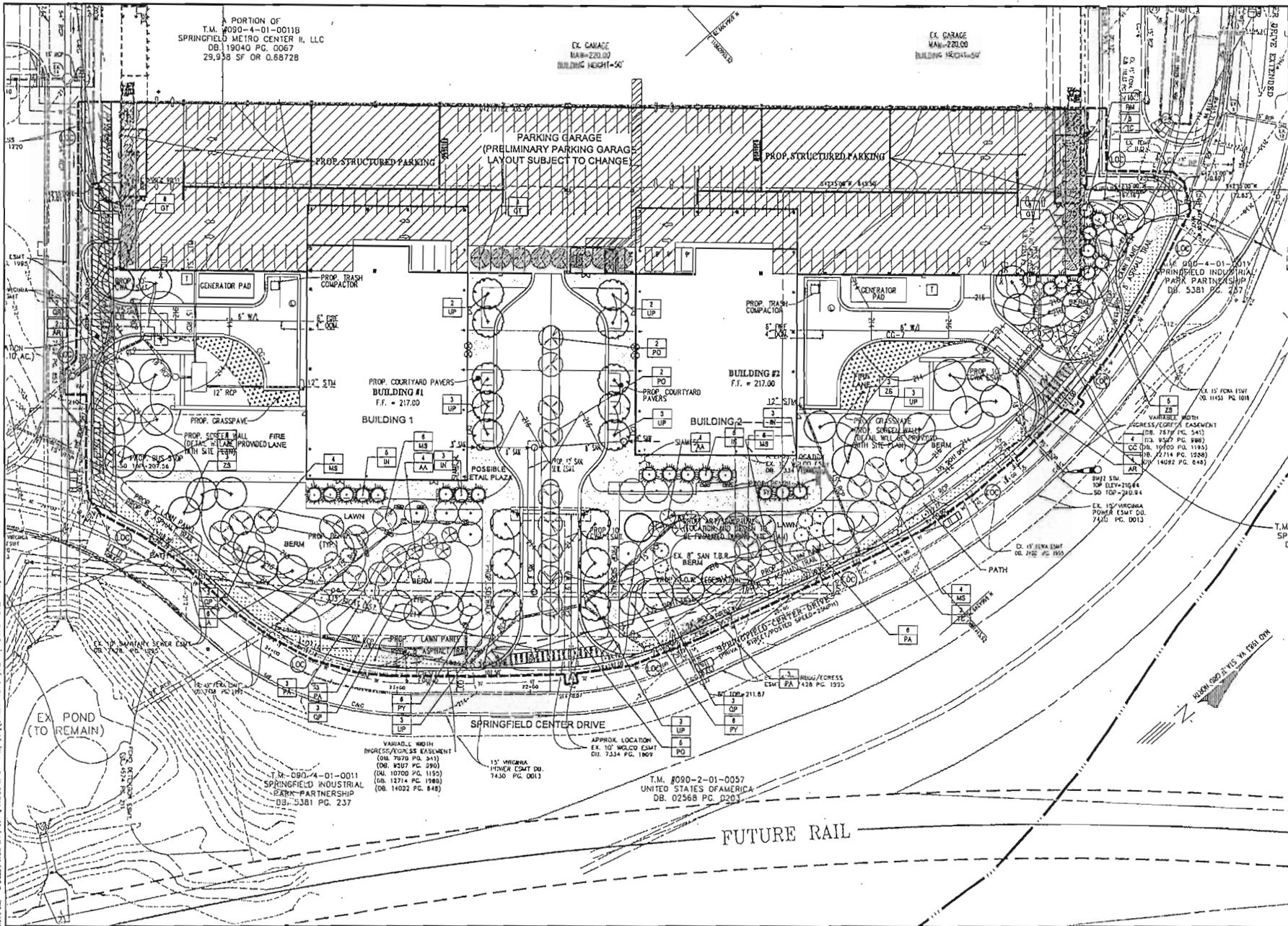
LEGEND:
 - - - - - ON-SITE PEDESTRIAN CIRCULATION PATH
 - - - - - INTRA-PARCEL PEDESTRIAN CIRCULATION

ON-SITE PEDESTRIAN CIRCULATION PLAN METRO CENTER II PHASE II CDP/FDP FAIRFAX COUNTY, VA	DATE: FEB. 2011 SCALE: 1" = 50' SHEET 18 OF 25 REZ-12588
CL: NVA	DATE: FEB. 2011
James H. Bates Professional Engineer License No. 51746 State of Virginia	urban Planning Engineers Architects Land Surveyors
PLAN DATE 10-11-11 10-22-11 10-23-11 02-03-12 02-03-12	REVISIONS NO. DATE DESCRIPTION

A PORTION OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
29,938 SF OR 0.68728

EX GARAGE
MAX=220.00
BUILDING HEIGHT=50'

EX GARAGE
MAX=220.00
BUILDING HEIGHT=50'



NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS
6	11/11/11	ISSUED FOR PERMITS
7	11/11/11	ISSUED FOR PERMITS
8	11/11/11	ISSUED FOR PERMITS
9	11/11/11	ISSUED FOR PERMITS
10	11/11/11	ISSUED FOR PERMITS

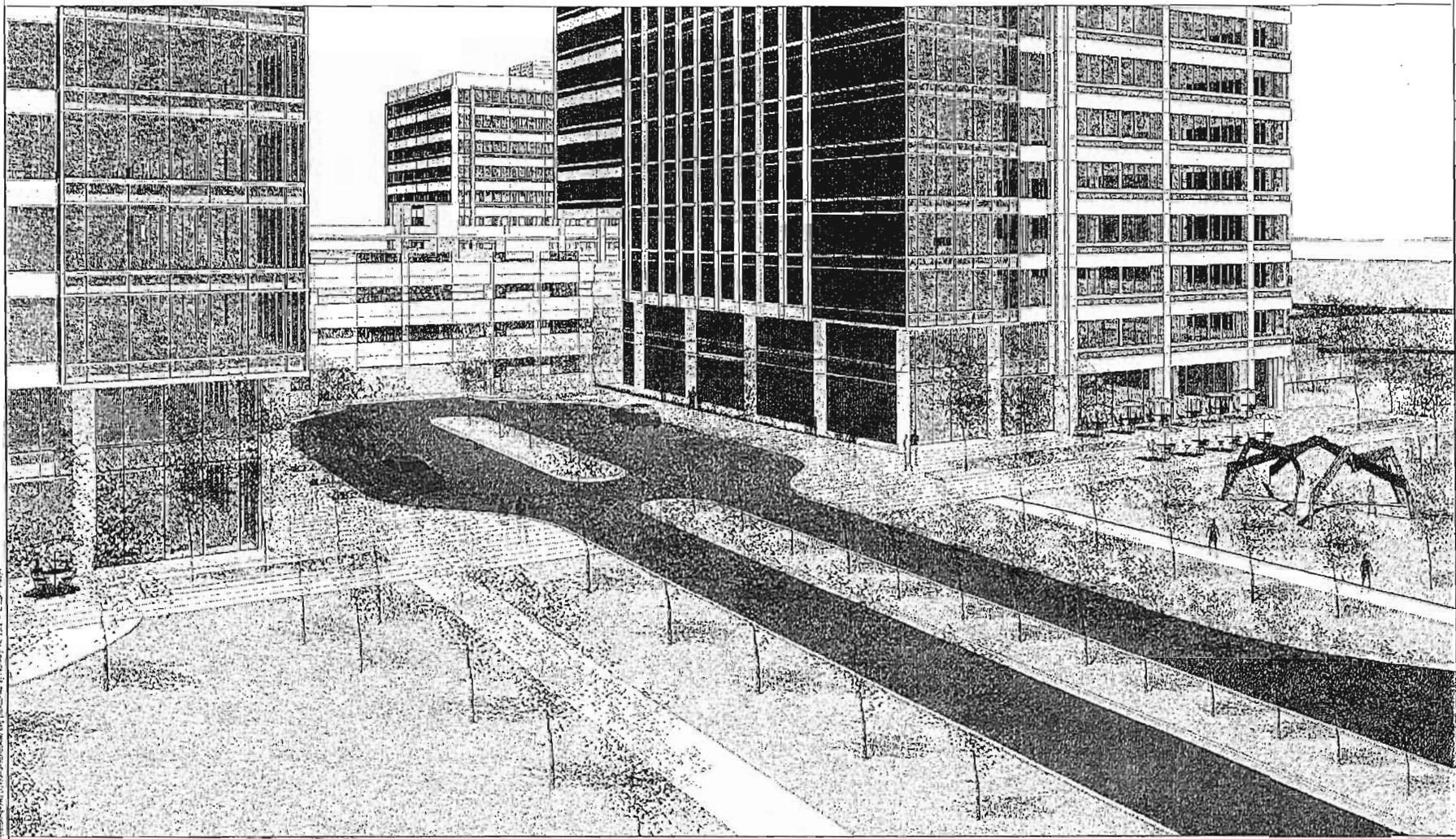
LEG LANDSCAPE ARCHITECTURE
TRADING AND CONSTRUCTION
1000 N. GARDNER ST.
SUITE 100
FAIRFAX COUNTY, VA 22031
TEL: 703.441.1111
WWW.LANDSCAPEARCHITECTURE.COM



T.M. #090-4-01-0011B
SPRINGFIELD INDUSTRIAL PARK PARTNERSHIP
DB. 5381 PG. 267

LANDSCAPING PLAN
METRO CENTER II
PHASE II CDP/IDP
LEE DISTRICT
FAIRFAX COUNTY, VA

DATE: FEB. 2011
CL-1/A
SCALE: 1"=30'
SHEET
20
OF
25
REV: 12588



DATE: 11/11/10
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 PROJECT: METRO CENTER II
 SHEET: 22 OF 25

THIS SHEET FOR INFORMATION PURPOSES ONLY
 AND IS SUBJECT TO FINAL ENGINEERING DESIGN!

PLAN DATE 10-11 09-22-11 08-23-11 07-26-11 06-29-11 05-31-11 04-29-11 03-29-11 02-29-11 01-29-11	REVISIONS NO. DATE 1 2 3 4 5 6 7 8 9 10
ARCHITECTURAL RENDERING METRO CENTER II PHASE II CDP/FDP FEDERAL DISTRICT FARRIS COUNTY, VA	
DATE: FEB. 2011	
SHEET 22 OF 25	
REZ-12588	

